

Condition Compliance Review

(The blue underline is hyperlinked to another document. This function is only available on the CD Disk in the City Planning Case File)

- 1 All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.

COMPLIANCE: Refer to attached [Building Permit History](#)

- 2 The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

COMPLIANCE: Refer to attached [Building Permit History](#) BP 10010-2000-01392

- 3 The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.

COMPLIANCE: There is no evidence in the record of complaints being filed.

- 4 All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

COMPLIANCE: The subject site is an interior lot on an easement setback from the public streets, which reduces and may eliminate graffiti. Nevertheless, the applicant is prepared to remove and paint over any graffiti if such occurs.

- 5 A copy of the first page of this grant and all conditions and/or any subsequent appeal of this grant and its resultant conditions and/or letters of clarification shall be included in and printed on the "notes" portion of the building plans submitted to the Zoning Administrator and the Department of Building and Safety for purposes of having a building permit issued.

COMPLIANCE: Standard requirement for Planning Department clearance in order for Department of Building and Safety to issue a building permit. Refer to attached [Building Permit History](#) (BP 10010-2000-01392).

6. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The

agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

COMPLIANCE: ([See attached](#))

7. In order to provide for reexamination of the matter one year after the operation begins and consideration of any changed conditions in the neighborhood and if the applicant/operator or owner of the land wishes to continue operation as herein authorized, he must file for "Approval of Plans". Said application must be filed no later than one year after the start of the operation. The application shall be accompanied by the payment of appropriate fees, as governed by Section 19.01-1 of the Los Angeles Municipal Code, and must be accepted as complete by the Planning Department public counter. The completed application shall be accompanied by owner/occupant notice labels for abutting properties and include the Council District, Los Angeles Police Department district station, Los Angeles Department of Animal Regulation, Los Angeles County Health Department County Health, and individuals on the interested parties list related to the subject authorization.

The applicant/owner shall provide appropriate documentation to substantiate ongoing compliance with each of the conditions contained herein at the time of filing the Approval of Plans review application. At the time of filing the application, the information shall also be mailed to address labels noted above.

The Zoning Administration may elect to waive the public hearing, if the applicant has fully complied with the conditions of approval, continued operation of the facility would not adversely impact the surrounding community, and the matter is not likely to evoke public controversy.

COMPLIANCE: The applicant believed Case No. ZA 2002-2741(PAD) issued by the Zoning Administrator governed the operation and that Condition No. 17 regarding the easement must be achieved prior to utilizing the approval. The easement was the subject of a [lawsuit](#), which eventually was decided in favor of the applicant. However, because of this believe, that applicant postponed applying for Approval of Plans. The applicant subsequently learned North Valley Area Planning Commission deleted Condition No. 17 (Case No. ZA 2002-2741(PAD)A1). Work begun to comply with Condition No. 6 once this was learned.

8. Contract Person. A responsible adult attendant shall be on duty at all times on the premises or to be easily contacted for information on a posted notice near the entrance to the site. Further, such person shall be charged with the responsibility of maintaining the property and improvement in a neat, attractive, and safe condition at all times and to generally conduct the enterprise so as to not create any nuisance, such as noise, dust, odors, etc., to the surrounding properties.

COMPLIANCE: Pursuant to Case No. ZA 2002-2741(PAD)A1, an employee lives on the premises for the purpose of 24-hour security and public communication.

9. Deliveries. Deliveries including the loading and unloading of equines shall occur only during the following hours: the facility no earlier than ~~7~~ 8 a.m., nor later than ~~8~~ 6 p.m., Monday through Friday. ~~and no earlier than 8 a.m., nor later than 8 p.m. on Saturdays, Sundays, and legal holidays~~ Emergency deliveries of equines outside of these hours shall be permitted and the hauling of manure on Saturdays. Emergences and equine shows off-site are exempted. *(Modified by the Commission)*

COMPLIANCE: There is ongoing compliance with Operational Condition.

10. Dust Control. In order to prevent fugitive dust, the arena(s) horse, baby pasture and other training and riding areas shall be sprinkled at least once a day before the first exercise of the first horse and/or at the end of the day in readiness for the following days' use *and/or* throughout the day as needed. On windy days, horse training, baby pasture or riding ring(s) shall be sprinkled as least two times. ~~Sprinklers to water all "turn-out" areas shall be installed.~~ *(Volunteered by the Applicant, Modified by the Zoning Administrator, and the Commission)*

COMPLIANCE: There is ongoing compliance with Operational Condition.

11. Emergency Evacuation Plan. Submit an emergency response plan for approval by the City Planning Department and the Fire Department. The emergency response plan shall be posted in a conspicuous place and should include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals and fire departments, and alternative locations for evacuation of the equine. *(Modified by the Commission)*

COMPLIANCE: The Emergency Plan was reviewed and approved by the Planning Department and is displayed in the facility's office. ([See attached](#))

12. Employees. There may be up to four employees. One employee may live on the premises in the herein approved pre-fab mobile home for the purpose of 24-hour security. Within 30 days of the effective date of the action, a request shall be made to the Department of Building and Safety to inspect the said habitable structure. *(Volunteered by the Applicant, Modified by the Zoning Administrator)*

COMPLIANCE: There is ongoing compliance with Operational Condition. On August 28, 2008, Code Enforcement "Closed" the active status of the garage converted to a dwelling. ([Building Permit History](#))

13. Equine Number. The number of equine within the operational components may vary; however, the maximum number of equine shall not exceed 100 on the property at any one time. The number for training, boarding, breeding, stabling, and birthing shall not exceed 70 equine; the number as part of a 501 c3 (i.e., non-profit) equine rescue program shall not exceed 30 equine; nor shall the number

exceed 30 in the evacuation program.

COMPLIANCE: There is ongoing compliance with Operational Condition.

14. Events

- a. Events shall not exceed the hours of 9 a.m. to 5 p.m., daily. (*Volunteered by the Applicant*)

COMPLIANCE: There is ongoing compliance with Operational Condition.

- b. Events may include grooming and rehabilitation of rescued horses by Girl Scouts seeking their Gold Award, educational horsemanship clinics and seminars, horse training, riding lessons, adoption of rehabilitated rescue horses, on site fund raisers for the 501c3 horse and up to four annual horsemanship clinics provided that such events are by RSVP and in compliance with Condition No. 19b. (*Volunteered by the Applicant amended by the Commission*)

COMPLIANCE: There is ongoing compliance with Operational Condition.

- c. There shall be no horse shows, exhibits, tours, demonstrations or training or commercial breeding of horses not boarded on the premises. There shall be no selling, renting, trading of horses not boarded on the premises. Equestrian schooling shows, exhibits and demonstrations are permitted for equines boarded on the subject site, ~~but only for a year provided that such event are by RSVP and in compliance with Condition No. 19b~~ (*Volunteered by the Applicant, Modified by the Zoning Administrator*)

COMPLIANCE: There is ongoing compliance with Operational Condition.

15. Fencing. Equines shall be allowed to exercise and have freedom of movement as necessary to reduce stress and maintain good physical condition. Space and provisions for exercise must be appropriate and sufficient for the age, breed/type, quantity, condition and size of the equine(s).

- a. Fencing shall be well maintained and in good repair at all times.

COMPLIANCE: See photographs of fencing.

- b. The perimeter of the area used for commercial boarding shall be enclosed with a chain link, rail fencing (e.g., Centaur). hedges or other suitable materials to a height adequate to confine horses on the property, but in no event to exceed 6 feet in height and shall have all necessary openings.

COMPLIANCE: See photographs of fencing.

- c. Sick or Under Weight Equines. Equines should be scored by a veterinarian

using the Henneke Condition Scoring Chart or other appropriate measure. Sick or afflicted equine shall not be permitted to have contact with other equine on abutting properties.

COMPLIANCE: There is ongoing compliance with Operational Condition.

- d. Horses may roam in the fenced pastures. All boarded horses shall return to their respective stalls, corrals, or paddocks at 4 p.m. for an evening meal and rest. *(Volunteered by the Applicant)*

COMPLIANCE: There is ongoing compliance with Operational Condition.

16. Hours. The permitted hours of riding of equines boarded on the property shall not exceed the following hours: 8 a.m. to 9 p.m. Monday to Friday, 8 a.m. to 8 p.m., Saturday, Sunday, and holidays. *(Modified by the Zoning Administrator)*

COMPLIANCE: There is ongoing compliance with Operational Condition.

17. ~~Ingress and egress are by two easements. Easement (A) known as the lower easement shall be used primarily for deliveries of feed, bedding, and equines. Easement (B), appurtenant easement across Parcels C&D tract map 1423, in tile 10100 block of McBroom Street and shall be used for all other activities. (Volunteered by the Applicant, Modified by the Zoning Administrator)~~

COMPLIANCE: Not required.

18. Lighting. Any floodlighting on the premises shall be shielded and/or directed onto the site. This condition shall not preclude the use of low-level security lighting. All arena lights shall be shielded to shine only on the arena riding area. *(Volunteered by the Applicant,*

COMPLIANCE: See photographs of Pole Lighting on Timer

19. Parking.

- a. Vehicles stored on the ranch may include the occupant's cars, pickup truck, manure trailer, two equine trailers and a tractor. The remaining parking area shall accommodate 10-16 vehicles in designated parking places. There are three additional paved spaces used for equine trailers. *(Volunteered by the Applicant, Modified by the Zoning Administrator)*

COMPLIANCE: See photographs of Paved Parking Area and Garage

- b. Further, all students, boarders, spectators and other visiting the site shall park within the confines of the property and within the boundaries of the area specified on the plot plan and under no circumstances shall vehicles park on adjoining streets.

COMPLIANCE: There is ongoing compliance with Operational Condition. The riding arena is used for parking during large gatherings.

- c. In addition, the parking area and driveway thereto shall be surfaced with paving, rock and oil, decomposed granite, or other dust proof material and be occasionally renewed, treated or watered once a day if necessary so as to prevent dust at all times.

COMPLIANCE: ([Building Permit History](#))

20. Rules and Regulations. The rules and regulations of the Los Angeles Department of Animal Regulation and the Los Angeles County Health Department and other appropriate agencies shall be complied with in the use the property as herein authorized including, but not limited to the following:

COMPLIANCE: ([see attached](#))

- a. All equines more than one year in age maintained on the subject property shall be licensed with the Department of Animal Regulation. Copies of said licenses shall be provided upon request of the Zoning Administrator or the Department of Building and Safety.
 - b. Adequate sanitary facilities in conformance with the regulations of the County Health Department shall be provided on the premises for visitors and employees.
 - c. Hay and feed storage shall be confined and controlled in a manner to comply with requirements of the Los Angeles City Departments of Building and Safety and Fire.
 - d. Adequate provisions shall be made for the complete removal from the premises of all refuse and manure on a regular basis to the satisfaction of the Los Angeles County Health Department. Between such removal, such materials shall be stored on concrete floor areas with concrete block walls or in commercial-covered refuse disposal containers approved by the health officer of the Los Angeles County Health Department. Where possible, the grantee shall remove manure to a recycling or composting facility to mitigate environmental impacts on landfills.
21. Signs shall conform to provisions in Division 62 (Building Code) of the City of Los Angeles Building Code or the approved by the Zoning Administrator, whichever is more restrictive. No off-site commercial signs, flashing or blinking signs, projecting signs, roof signs or pennants, banners, ribbons, streamers, spinners, balloons, or pole sign shall be permitted on the subject site.

COMPLIANCE: There are no signs.

22. Stalls and Corrals.

COMPLIANCE: See photographs of Pipe Paddocks Paved, Storage and Shed Row Barn, Manure storage

- a. It is the responsibility of the owner/custodian to ensure that each equine, taking into consideration age, breed/type, and health, has access to proper shelter or protection from the weather (e.g. relief from more dominant equines that may exclude him/her from the shelter). Shelter for equines shall have at least a roof and three sides and be kept in good repair and free of standing water, accumulated waste, sharp objects and debris. Proper shelter provides protection from inclement weather conditions (e.g. prevailing wind, sleet, rain and temperature extremes).
- b. Trees and natural weather barriers providing shelter may be considered adequate shelter, to the satisfaction of Los Angeles Department of Animal Regulation and/or Los Angeles County Health Department County Health.
- c. Enclosed areas shall be constructed or modified to allow free flow of air to control temperature, humidity and prevent air stagnation. Each individual stall, in which equines are kept, shall be provided with an area for dry footing, water supply, and clean feed area for the health of the animals. *(Volunteered by the Applicant, Modified by the Zoning Administrator)*
- d. Water Bowls. All stalls and corrals shall be fitted with automatic watering bowls. Corrals and enclosures in which equines are kept shall be provided with watering facility and maintained with an adequate cool water supply at all times. Proper drink shall mean clean, potable water available at all times for all equines. Exceptions shall be determined by veterinary consultation or professionally accepted practices for the safety and well-being of the equine. Frequency of watering shall consider age, breed/type, condition, size and quantity of equine(s). Activity levels and climatic conditions must be considered. All water receptacles shall be kept clean and free of contaminants and be positioned or affixed to minimize spillage.
- e. All stalls and corrals shall be fitted with an automatic fly system. *(Volunteered by the Applicant)*
- f. All manure shall be removed once weekly. During the week manure is to be stored in a bin for that purpose and covered with a tarp per recommendation of the Los Angeles Department of Health, Vector Management, the purpose of which is to create enough heat under the tarp to kill larvae.
- f. Use pine shavings in stalls to absorb all urine. Wet bedding is removed to the manure bin daily. In the paddocks, we add approximately 3 inches of sand semi-annually to absorb urine. With sufficient sand, urine dries rapidly and does not leach into the decomposed granite flooring or native soil below the decomposed granite. Manure is also removed to the storage bin daily.

(Volunteered by the Applicant)

23. Storm water Management. Environmental impacts may result from animal waste stored or left uncovered near small streams and storm drains. Animal waste contain nutrients--phosphorus, nitrogen, and bacterial, which act as fertilizer to stimulate aquatic plants' growth, which in-turn deplete oxygen in the water, killing sea life. However, the potential impacts will be mitigated to a level of insignificance by incorporating storm water pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwgcb4/>). (*Environmental Mitigation Measure No. VIIIe7*)

COMPLIANCE: See [Building Permit History](#) Clearance 08/06/2012 and [See the attached](#).

- a. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- b. Design facilities with gutters that will divert runoff away from livestock area.
- c. Locate corrals, stables and barns on high ground when possible, and surround them with pasture to act as a natural filtration system.
- d. Runoff will be collected in a vegetative swale, wet pond, or extended detention basin before it reaches the storm drain system.
- e. Pastures to incorporate healthy and vigorous pastures with at least 3 inches of leafy materials.
- f. Compost soiled bedding and manure for reuse or store them in covered, water-tight units for disposal.
- g. Parking area and driveways to consist of permeable materials, such as crushed aggregate or gravel.
- h. The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction

maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.