

Recommended Conditions
ZA 2018-5055(CU)(WDI)
11841 W. Burbank Blvd., 91607

Authorization: Maximum of 31 children not exceeding six years of age. Operation hours shall not exceed the hours of 6:30 a.m. to 6:00 p.m., Monday through Friday.

Complaint Response/Community Relations:

- Monitoring of complaints. The property owner/operator shall monitor complaints concerning activities associated with the subject facility and to ensure security of the property.
- Complaint monitoring. A 24-hour "hot line" phone number shall be provided for the receipt of complaints from the community regarding the subject facility and shall be:
 - 1) Posted at the gate or wall.
 - 2) Mailed to abutting property owners and tenants.
 - 3) Provided to the Office of Zoning Administration, schools, Certified Neighborhood Council, and local neighborhood homeowner/renter associations, if any.

Compliance with other agencies:

- The use of the property as an authorized child day care shall comply with all requirements of the State Department of Social Services, Los Angeles Department of Building and Safety, and the Fire Department.

Conditions Standard for Large Family Day Care Home:

- Drop-off and pick-up areas are provided, as are necessary to avoid interference with traffic and promote the safety of the children.
- The day care home complies with all applicable State and local laws and requirements relating to childcare facilities.
- The use does not create an unreasonable level of disruption or interference with the peaceful enjoyment of the neighboring residents.
- All play equipment and structures are located in the rear yard only.
- No loudspeaker or public address system shall be installed or operated on any open portion of the premises, and any recorded music used in connection with any activity shall be significantly modulated to ensure that the use does not disturb the neighboring residents.

Design Considerations:

- The site shall retain the appearance of a single-family home and be maintained in an attractive manner at all times.
- Two covered parking spaces shall be provided upon termination of the use of the Childcare facility and reversion to a single-family dwelling.

Lighting:

- All lighting shall be shielded and directed onto the site and no floodlighting shall be located that shines directly onto any adjacent property. This condition shall not preclude the installation of low-level security lighting.

Maintenance:

- The subject property, including any associated parking facilities and abutting streets, sidewalks and alleys, shall be maintained in a neat and attractive condition at all times and shall be kept free of trash and debris on a daily basis.

Megan's Law: Within 45 days of the effective date of this determination, a letter shall be submitted that verifies that applicant/operator has reviewed the results of the Register of California's Convicted Sex Offenders Database for the zip code of the subject site

Noise: Regulating noise shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,571 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

On-site signs: Comply with Section 12.22-A, 7 of the Los Angeles Municipal Code.

Parking/Circulation:

- Three (3) onsite parking spaces shall be provided (one for each classroom).
- No drop-off/pick-up shall occur at the curb.
- Vehicles shall not block the driveways of adjoining properties.
- Drop of times shall be staggered when possible to avoid traffic congestion by arriving at the same time.'
- Use of Shared Driveway or Lot Tie Affidavit

Special Events per calendar year shall not exceed the following:

Transportation Demand Management:

- Include information in brochures programs and flyers advertising activities encouraging the alternative transportation and as well offer incentives to users who use alternative means of transportation other than single occupancy vehicles.
- Use due diligence in seeking additional sites for parking, if other mitigation measures are found deficient.
- To reduce potential spillover parking in residential areas, place signs or notices in key locations on-site or other means presenting parking policies and warning drivers of the possibility of being towed for noncompliance with Municipal Code parking laws.
- Parking Overflow. A parking plan/valet plan has been prepared indicating how overflow parking would be managed by use of on-site tandem parking and an off-site location at Life Church or other permitted location within 250 feet of the subject site.

Trash Storage: Trash storage bins shall be located behind a gated enclosure constructed unable to be easily view from the public domain.

Walls and fences: Per the Municipal Code, as amended by Ordinance No. 146,030 (Effective July 11, 1974), the fence/wall shall be maintained in good repair and kept vertical, uniform and structurally sound, and all repairs shall blend in with said fence or wall and be compatible therewith in color and material. Fences and walls shall be uniformly painted or stained or otherwise treated or sealed to prevent weathering or deterioration.