

# VOLUNTEERED CONDITIONS <sup>1/</sup>

**Authorization:** Maximum of 94 children between 2½ and five years. Operation hours shall not exceed the hours of 6:30 a.m. to 6:00 p.m., Monday through Friday.

**Hours of Operation:** A facility meets the conditions of approval for opening a child care center when the hours of operation fall between 6 a.m. and 6:30 p.m. *(In conformity with Motion CF 20-0652, Modified)*

**Approval of this permit** will run with the land, and an operator has the right to continue to operate as a child care center under this permit for so long as the above conditions are followed. *(In conformity with Motion CF 20-0652)*

## **Complaint Response/Community Relations:**

- Monitoring of complaints. The property owner/operator shall monitor complaints concerning activities associated with the subject facility and ensure the property's security.
- Complaint monitoring. A 24-hour "hotline" 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 daycare shall comply with all requirements of the State Department of Social Services, Los Angeles Department of Building and Safety, and the Fire Department. *(In conformity with Motion CF 20-0652 and Large Family Day Care Home)*

**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.

**Licensing and Permits:** The use of the property as an authorized child care facility shall comply with all requirements of State Department of Social Services, Los Angeles Department of Building and Safety, and the Fire Department. *(In conformity with Motion CF 20-0652)*

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<sup>1/</sup> Conditions are fashioned after the former Larger Family Day Care (revised by Office of Zoning Administration March 2, 2022, [ZA Memo 138](#)) performance standards and conditions in City Council Motion [CF 20-0652](#)

**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 daily.

**Megan's Law:** Within 45 days of the effective date of this determination, a letter shall be submitted that verifies that the 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:**

- No loudspeaker or public address system shall be installed or operated on any open portion of the premises. Any recorded music connected with any activity shall be significantly modulated to ensure that the user does not disturb the neighboring residents. *(Standard for Large Family Day Care Home)*
- All play equipment and structures are located in the rear yard only. *(Standard for Large Family Day Care Home)*
- The use does not create an unreasonable level of disruption or interference with the peaceful enjoyment of the neighboring residents. *(Standard for Large Family Day Care Home)*
- Regulating noise shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,571 and any subsequent ordinances prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

**Parking/Circulation:** *(Addresses concerns regarding traffic)*

- Thirteen (13) parking spaces shall be required. *(Chief Z.A. memo 7-15-85)*
- A center meets the standard for parking if it has at least one parking spot per staff member. *(In conformity with Motion CF 20-0652)*
- Dropoff and pickup shall occur on-site to avoid interference with traffic and promote the safety of the children. *(Standard for Large Family Day Care Home, Modified)*
- Dropoff hours are from 7 a.m. to 9 a.m., and Pickup hours are from 5 p.m. to 7 p.m., during which the majority of dropoffs and pickups for the child care center will occur. If a site does not have a parking lot or driveway that can accommodate at least two cars simultaneously for dropoff and pickup, centers that have curb space for dropoff and pickup also satisfy this condition, so long as it does not obstruct a major intersection or bus lane/stop. Centers shall have the right to place "loading zone" signs along the curbside dropoff and pickup areas. Additionally, the loading zone for dropoff and pickup should allow for at least two

but not more than three cars at a time to safely enter and exit the designated area and is to be monitored by a staff member of the facility during the hours of dropoff and pickup. *(In substantial conformity with Motion CF 20-0652)*

- The dropoff and pickup of daycare children shall be subject to the following: *(Program developed by applicant specific to operational needs)*
  1. The applicant shall provide one adult staff at the entrance gate to assist dropoff.
  2. The drop-offs shall be staggered between 7:00 a.m. and 9:00 a.m. for full-day children and between 8:30 a.m. and 12:30 a.m. for part-day children.
- Andora Avenue shall not be used in the facility's daily operation but may be used in emergencies and for the two annual events. A gate shall be provided that can be closed and secured.
- Before utilizing the rights authorized, the Department of Transportation shall review and approve the driveway, parking, circulation, and access/egress.

**Special Events** per calendar year shall not exceed the following:

- One (1) Graduation annually
- One (1) Holiday event annually

**Transportation Demand Management:** *(Addresses concerns regarding traffic)*

- Include information in brochures programs and flyers advertising activities encouraging alternative transportation and offering 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.

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