

a finding by the city that such a decrease could or would adversely affect the long term maintenance of the condominium structures or the common areas. To enable the city to exercise this optional veto the declaration shall provide that the association actions to decrease the annual assessment do not become effective until sixty days after written notice of such action is given to the city to enable the city to exercise this.

L. Utility Easements Over Private Streets and Other Areas. If the condominium project contains private streets, provision shall be made for public utility easements in or adjacent to such private streets, adjacent to public streets or over other portions of the project to accommodate fire hydrants, water meters, street furniture, storm drainage, sanitary sewers, water and gas mains, electrical lines and similar urban infrastructure. The commission may also require access routes necessary to assure that fire fighting equipment can reach and operate efficiently in all areas of the project.

M. Amendment of the Declaration. Any amendment to the declaration which would amend, modify, delete or otherwise affect any provision required by this chapter shall require the prior written approval of the city. To that end, no such amendment of the declaration shall be effective unless:

1. The text thereof shall have been submitted to the city thirty days prior to its adoption by the owners;
2. Either the city has approved the amendment or failed to disapprove it within the thirty-day period; and
3. The recorded instrument effecting such amendment shall recite that it was so submitted and approved or not disapproved. (Ord. 822 §1(part), 1989)

## Chapter 17.46

### DAY CARE CENTERS

#### Sections:

- 17.46.010 Purpose.
- 17.46.020 Conditional use permit--Planning commission criteria.
- 17.46.030 Conditional use permit--State requirements.
- 17.46.040 Licensing.

17.46.010 Purpose. These standards are designed to complement the variety of state laws which control devel-

opment and operation of day care centers. (Ord. 822 §1(part), 1989)

17.46.020 Conditional use permit--Planning commission criteria. Large day care centers (not more than fourteen children) require the approval of a conditional use permit. In evaluating the conditional use permit, the planning commission shall consider the following criteria:

A. Off-Street Parking. One off-street parking space shall be provided for each two employees working at any one time. The spaces shall be in addition to any spaces required for any other use occupying the same building or premises.

B. Off-Street Loading. Wherever possible, an area for the loading and unloading of children shall be provided on the site and laid out in such a manner as to provide for forward travel of vehicles both on entering and leaving the site. (Ord. 1063 §3, 2004: Ord. 822 §1(part), 1989)

17.46.030 Conditional use permit--State requirements. Indoor areas, outdoor play areas, restrooms, fencing, and other structural requirements shall be governed by the California Health and Safety Code. Any application for a conditional use permit will show evidence of compliance with the applicable state laws. (Ord. 822 §1(part), 1989)

17.46.040 Licensing. Licensing of day care centers is the responsibility of the Los Angeles County Department of Public Social Services (DPSS) and any applicant for a conditional use permit must show evidence of application to Los Angeles County for proper licensing. (Ord. 822 §1(part), 1989)

#### Chapter 17.48

#### INDUSTRIAL AND COMMERCIAL USES ADJACENT TO A SINGLE-FAMILY RESIDENTIAL ZONE DISTRICT

##### Sections:

- 17.48.010 Purpose.
- 17.48.020 Design standards.
- 17.48.030 Performance standards.

17.48.010 Purpose. The purpose of this chapter is to provide development standards designed to protect single-family residential neighborhoods from the adverse