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CITY ATTORNEY

REPORT NO. R 16 - 0 0 8 5
MAR 1 4 2016

REPORT RE:

**DRAFT ORDINANCE AMENDING SECTION 12.04 OF THE LOS ANGELES
MUNICIPAL CODE TO AMEND THE GRANADA HILLS SPECIFIC PLAN**

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. CF 15-1226
CPC-2006-5568-CPU

Honorable Members:

This Office has prepared and now transmits for your consideration, approved as to form and legality, the enclosed draft ordinance. The purpose of the draft ordinance is to amend the Granada Hills Specific Plan (GH Specific Plan).

Background and Summary of Ordinance

The proposed ordinance was prepared as part of the Mayor initiated Granada Hills-Knollwood Community Plan Update (GH Plan Update). The GH Plan Update included an update to the Granada Hills-Knollwood Community Plan, and adoption of several accompanying zoning implementation ordinances, including the proposed ordinance amending the GH Specific Plan, as well as zone and height district changes, amendments to an existing equinekeeping district, and adoption of a residential floor area ordinance.

The draft ordinance changes the boundaries of the GH Specific Plan by adding two existing commercial areas which are surrounded by residential neighborhoods – the center at

Balboa Boulevard west of Knollwood Drive and the commercial corner at Devonshire and Hayvenhurst Avenue. It also adds a multi-family residential area along Los Alimos and Kingsbury Streets between Zelzah Avenue and Encino Avenue, and it removes a commercial area west of Lindley.

The draft ordinance enhances the design of new development for commercial and multi-family areas through new regulations and the adoption of design guidelines (included as Appendix A to the GH Specific Plan).

The draft ordinance also adopts an administrative clearance process for signage and change of use permits. Under this new process, sign and change of use permits that comply with the Specific Plan will not be subject to any discretion by the decisionmaker or a right to appeal. It adds more flexibility for architectural standards by allowing buildings to be compatible to the previously required Spanish Colonial style. Finally, the draft ordinance eliminates confusing language and language that imposes requirements redundant to the Los Angeles Municipal Code.

Charter Findings

Pursuant to Charter Section 559, the Director of Planning has approved the draft ordinance on behalf of the City Planning Commission. Should the City Council adopt this ordinance, it may comply with the provisions of Charter Section 558 by either adopting the findings of the Director of Planning as set forth in his transmittal to the City Council or by making your own findings.

CEQA Findings

The City Council may find in its independent judgement based on the whole of the administrative record that the proposed ordinance was assessed in Environmental Impact Report, No. ENV-2006-5623-EIR, SCH No. 2008021061, certified by Council on October 28, 2015.

Council Rule 38 Referral

A copy of the draft ordinance was sent, pursuant to Council Rule 38, to the Department of Building and Safety with a request that all comments, if any, be presented directly to the City Council when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Kathryn Phelan at (213) 978-8257. She or another member of this Office will be present when you consider this matter to answer any questions you may have.

Very truly yours,

MICHAEL N. FEUER, City Attorney

By 
DAVID MICHAELSON
Chief Assistant City Attorney

DM/KCP:mh
Transmittal