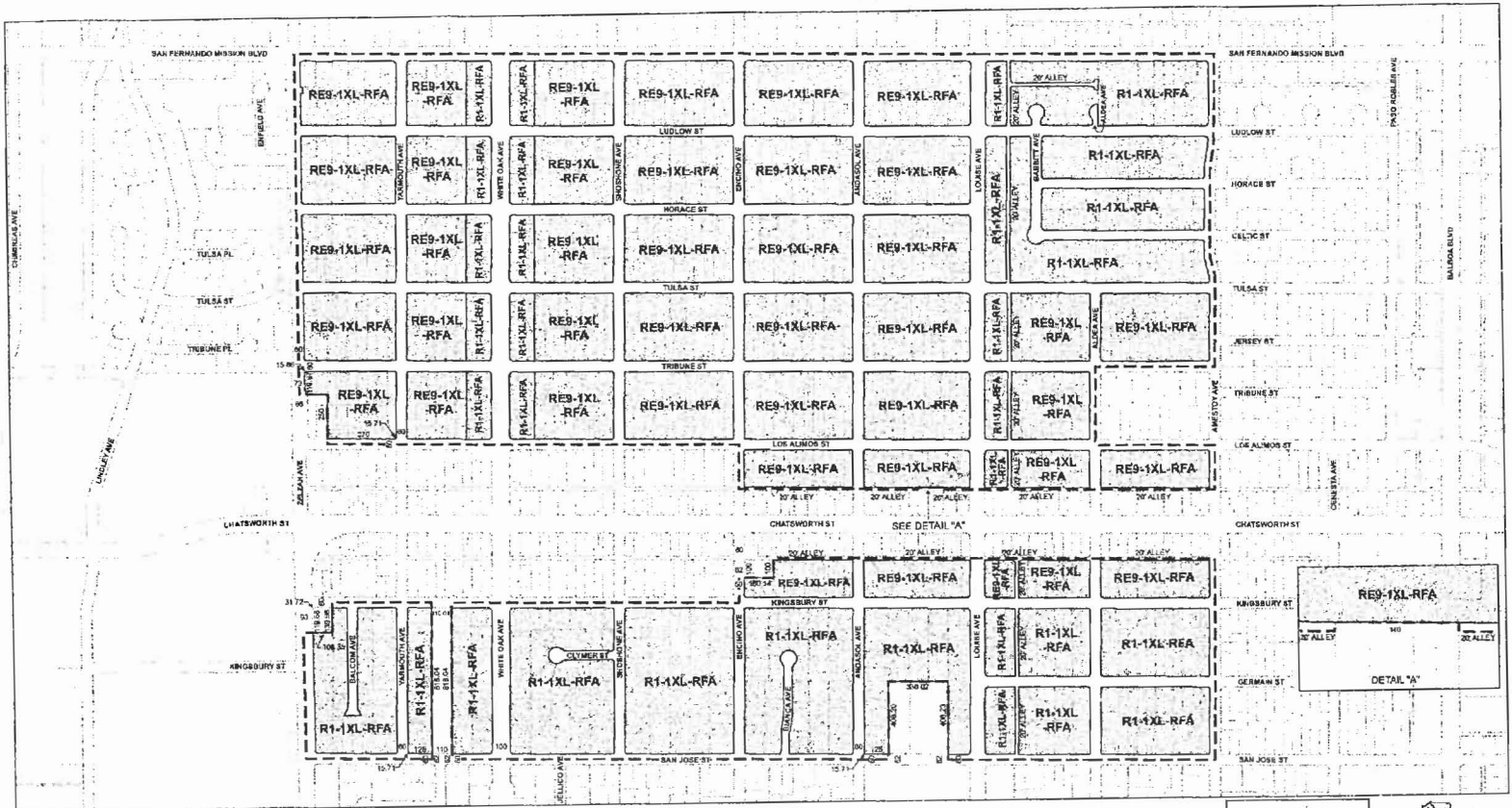


ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code to amend the zoning map and establish a Residential Floor Area Supplemental Use District consistent with Section 13.13 of the Los Angeles Municipal Code.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Section 12.04 of the Los Angeles Municipal Code (LAMC) is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the LAMC to create a Residential Floor Area (RFA) Supplemental Use District consistent with LAMC Section 13.13, which shall be known as the Old Granada Hills Residential Floor Area District, for those areas of the City of Los Angeles shown within heavy lines on the map below:



GRANADA HILLS COMMUNITY PLAN AREA
 OLD GRANADA HILLS RESIDENTIAL FLOOR AREA (RFA)

Old Granada Hills RFA Boundary



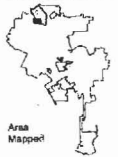
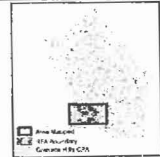
LAND SOURCES, DEPARTMENT OF CITY PLANNING, DIVISION OF RFA, BUREAU OF ENGINEERING



C.M. 210 B 129, 210 B 133, 207 B 129, 207 B 133 CPC-2008-5588-CPU

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Sec. 2. Pursuant to Section 13.13 of the LAMC, all lots zoned R1 and RE9 that are within the Old Granada Hills Residential Floor Area District and with the suffix RFA, as described in the map in Section 1 of this ordinance, shall be subject to the following additional regulations:

A. **Maximum Residential Floor Area.** For all single-family residentially zoned lots within the Old Granada Hills Residential Floor Area District, the maximum residential floor area contained in all buildings and accessory buildings shall not exceed the following:

Lot Size	FAR (% of Lot Size)
Less than 7,500 sq-ft	30% or 1,000 sq-ft, whichever is greater
7,500 to 10,999 sq-ft	25% or 2,250 sq-ft, whichever is greater
11,000 sq-ft or greater	20% or 2,750 sq-ft, whichever is greater

B. **Additional Bonus.** An additional 20 percent of the maximum residential floor area shall be allowed if any one or more of the criteria listed below is utilized:

1. The maximum envelope height does not exceed 18 feet; or
2. The required Private Garage is detached and located at the rear of the house, provided that the Private Garage building is no more than 20 percent the main residential building footprint; or
3. The total residential floor area of each story other than the base floor in a multi-story building does not exceed 75 percent of the base floor area; or
4. The cumulative length of the exterior walls facing the front lot line, equal to a minimum of 25 percent of the building width is stepped-back a distance of at least 20 percent of the building depth from a plane parallel to the lot width established at the point of the building closest to the front lot line. When the front lot line is not straight, a line connecting the points where the side lot lines and the front lot line intersect is used. When through-lots have two front yards, the step back is provided along both front lot lines.

For the purposes of this provision, all exterior walls that intersect a plane parallel to the front lot line at 45 degrees or less shall be considered to be facing the front lot line. The building width shall be the greatest distance between the exterior walls of the building measured parallel to the lot width. The building depth shall be the greatest distance between the exterior walls of the building measured parallel to the lot depth.

C. Verification of Existing Residential Floor Area. For additions with cumulative residential floor area of less than 1,000 square feet constructed after January 1, 2008, or remodels of buildings built prior to January 1, 2008, the existing Residential Floor Area shall be the same as the building square footage shown on the most recent Los Angeles County Tax Assessor's records at the time the plans are submitted to the Department of Building and Safety and a plan check fee is paid. Except that residential floor area may be calculated as defined in Section 12.03 of this Code when a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer, is submitted by the applicant. Any work that does not qualify as a remodel, as defined in the paragraph below, or additions that are 1,000 square feet or larger shall require a complete set of fully dimensioned plans with area calculations of all the structures on the lot, prepared by a licensed architect or engineer.

For the purposes of implementing this subdivision, a remodel shall mean the alteration of an existing building or structure provided that at least 50 percent of the perimeter length of the contiguous exterior walls and 50 percent of the roof are retained.

D. Areas Exempt from the Total Residential Floor Area. The following areas shall not be counted towards the total Residential Floor Area for purposes of this ordinance:

1. The first 400 square feet of covered parking area.
2. Detached accessory buildings not exceeding 200 square feet, provided the total combined area exempted of detached accessory buildings on a lot shall not exceed 400 square feet.
3. The first 250 square feet of attached porches, patios and breezeways with a solid roof if they are open on at least two sides.
4. Porches, patios and breezeways that have an open lattice roof.
5. The first 100 square feet of any story or portion of a story of the main building on a lot with a ceiling height greater than 14 feet shall be counted only once.

Sec. 3. Upon adoption of this ordinance, the provisions of the Interim Control Ordinance (ICO) for 15 Neighborhood Conservation Areas (Ordinance No. 183,497) are no longer applicable to properties in the Old Granada Hills Residential Floor Area District.

Sec. 4. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

HOLLY L. WOLCOTT, City Clerk


By _____ Deputy

Approved _____

Mayor

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By  _____
KATHRYN C. PHELAN
Deputy City Attorney

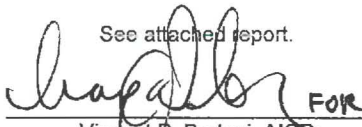
Date 3/14/16

File No(s). CF 15-1266

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend that it be adopted

March 11, 2016

See attached report.

 For
Vincent P. Bertoni, AICP
Director of Planning