



**MICHAEL N. FEUER**  
CITY ATTORNEY

REPORT NO. R 16 - 0086  
MAR 14 2016

REPORT RE:

**DRAFT ORDINANCE AMENDING SECTION 12.04 OF THE  
LOS ANGELES MUNICIPAL CODE TO AMEND THE ZONING MAP TO ESTABLISH THE  
OLD GRANADA HILLS RESIDENTIAL FLOOR AREA SUPPLEMENTAL USE DISTRICT**

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. This draft ordinance establishes a residential floor area supplemental use district (RFA District) in the Old Granada Hills area of the City.

Summary of Ordinance

The proposed Granada Hills RFA District ordinance is part of a package of ordinances related to the Granada Hills-Knollwood Community Plan Update (GH Plan Update).

The proposed Granada Hills RFA District is generally bounded by San Fernando Mission Boulevard on the north, San Jose Avenue on the south, Zelzah Avenue on the west, and Amestoy Avenue on the east (The Old Granada Hills neighborhood). The proposed RFA District limits the size of single-family dwellings to be more restrictive than what is permitted by the Baseline Mansionization Ordinance.

The draft ordinance restricts the maximum residential floor area, including accessory buildings, on a single-family residentially zoned lot in the area to the following based upon lot size:

- Lots less than 7,500 sq.ft., the greater of 30% or 1,000 sq.ft.
- Lots 7,500 to 10,999 sq.ft., the greater of 25% or 2,250 sq.ft.
- Lots 11,000 sq.ft. or greater, the greater of 20% or 2,750 sq.ft.

The proposed ordinance also allows a “bonus” that would increase the floor area ratio by up to 20% to a developer who utilizes one or more of the following options: (1) the maximum envelope height does not exceed 18 feet; (2) the garage is detached and located at the rear of the house; (3) the total residential floor area of each story other than the base floor 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.

The proposed ordinance would repeal the provisions of the Interim Control Ordinance (ICO) for 15 Neighborhood Conservation Areas (Ordinance No. 183,497) for properties in the Granada Hills RFA District.

#### 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