

ORDINANCE NO. _____

An ordinance replacing and superseding Ordinance No.151602 to amend the boundaries of the Granada Hills "K" Equinekeeping District and to adopt additional restrictions to ensure the continued protection for the keeping of horses and horse related activities on the properties in the Granada Hills "K" Equinekeeping District.

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

Section 1. The provisions in this ordinance replace and supersede the provisions set forth in Ordinance No. 151602.

Sec. 2. **THE GRANADA HILLS "K" EQUINEKEEPING DISTRICT.** 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 (K) Equinekeeping District consistent with LAMC Section 13.05, which shall be known as the "Granada Hills 'K' Equinekeeping District," for those areas of the City of Los Angeles shown within heavy lines on the map below:

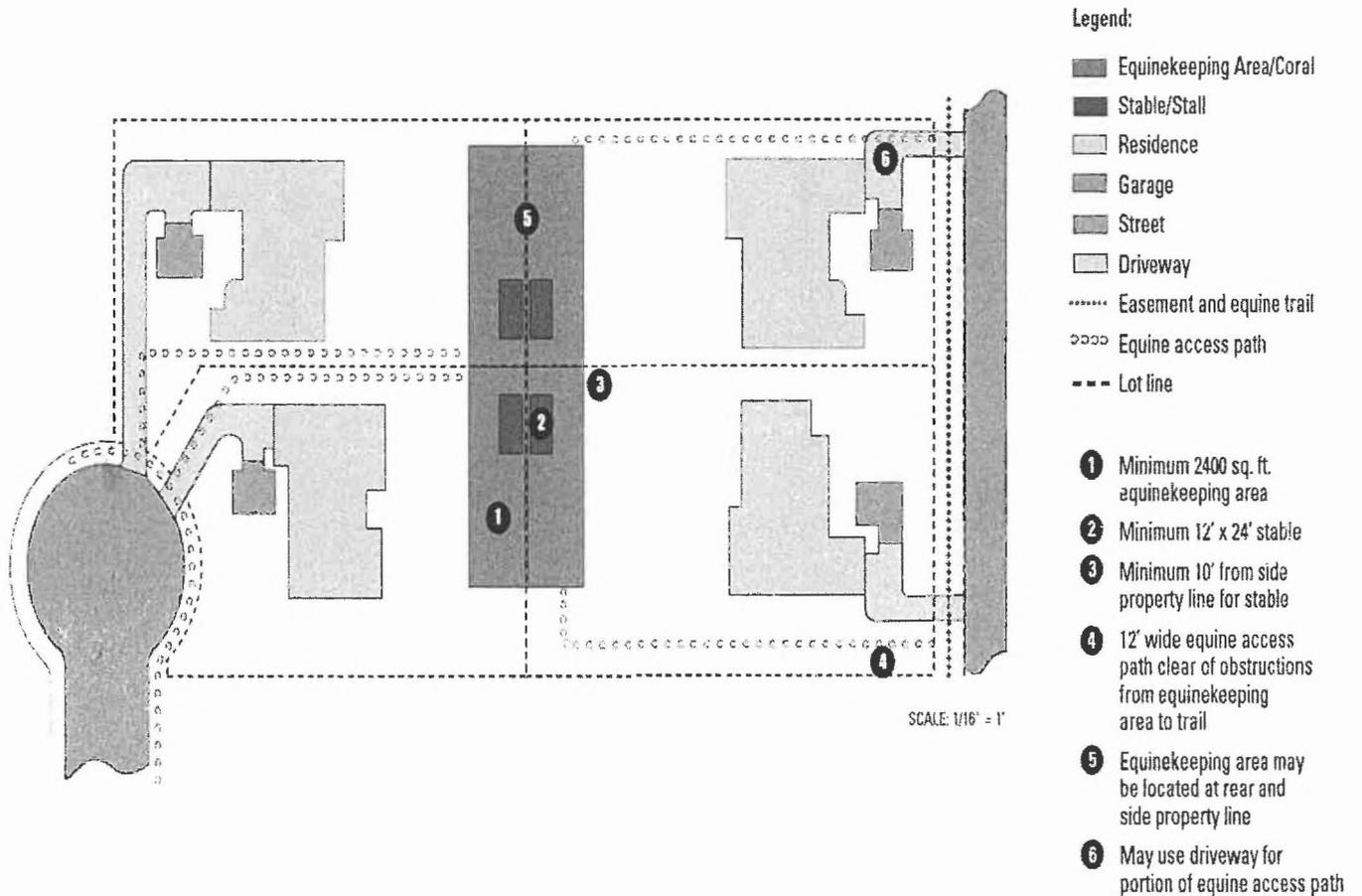
Sec. 3. **ADDITIONAL CONDITIONS.** Pursuant to LAMC Section 13.05.C.3, all properties in the Granada Hills "K" Equinekeeping District shall be subject to the following conditions, which are additional to the requirements set forth in Chapter 1 of the LAMC:

A. **New Lots in the R and A Zones.** All lots in the R and A Zones that were created after the adoption of this ordinance shall comply with all of the following:

1. The lot shall be a minimum of 20,000 square feet.
2. The lot shall have a designated equinekeeping area, permanently reserved for equestrian uses, which includes a level 2,400 contiguous square foot area with a minimum width of 24 feet.
3. The equine pad area shall include a minimum 288 (12'x24') square foot area for a stable, and a minimum 144 (12'x12') square foot area for storage of feed and equipment.
4. Hillside Area lots, as defined in LAMC Section 12.03, shall include a minimum 11,000 square foot combined pad area for the primary residence and equinekeeping area. Front yard setbacks required by the Code or any Specific Plan may be reduced as necessary to accommodate an equine pad area on hillside lots at the reasonable discretion of the Department of City Planning.
5. Permanent structures that are not for equinekeeping purposes, including, but not limited to, swimming pools and tennis courts, shall not be constructed or located within any portion of the required equine pad and stable areas. Such structures may be permitted only outside of the required equine stable and pad areas.
6. Equine access into the lot from the public right-of-way shall be provided on lots where access is taken from a front-facing street and shall be a minimum 12-foot wide path extending from the right-of-way to the equine pad area. A driveway which is a minimum 12 feet in width may function dually as an equine access path for the portion of the equine path that extends from the street to the end of the driveway.

The illustration below is intended to provide a graphical guide to the requirements in this Section A. The illustration is intended for guidance purposes only and should not be interpreted to provide any additional requirements.

Equinekeeping Lots Within the K-District



Note: Layout of lots shown above is an example. Exact configuration of lots may vary. Equinekeeping requirements are in addition to all other applicable regulations.

B. Horsekeeping Prohibited.

No horse(s) shall be kept or maintained within 75 feet of any residences on (a) Hesperia or Newcastle Avenues; (b) Zelzah Avenue, south of Newcastle; (c) the RA-zoned lots easterly of Mayerling Street, south of Lerdo Avenue, existing prior to October 11, 1978; (d) lots east of Shoshone Avenue, south of Mayerling Street, existing prior to October 11, 1978; and (e) RS, RE11, RE15 and RA zoned lots existing prior to October 11, 1978, on the perimeter of the Granada Hills "K" Equinekeeping District as established in Ordinance No. 151602.

C. Tentative and Parcel Map Condition.

The following requirements apply to any approval for a division of land pursuant to Los Angeles Municipal Code Chapter 1, Article 7 in the Granada Hills "K" Equinekeeping District after the adoption of this ordinance that do not otherwise have vesting rights.

1. All tentative tract and parcel maps shall be conditioned on the subdivider recording a covenant in the County Recorder's Office acknowledging and agreeing to comply with all terms and conditions in this ordinance. The covenant shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The City Council finds that the requirements of this ordinance for the design and improvement of lots in a manner to ensure equinekeeping in the Granada Hills "K" Equinekeeping District are necessary to find consistency with the Granada Hills-Knollwood Community Plan.

2. For projects over which an equestrian or pedestrian trail is shown in the Granada Hills-Knollwood Community Plan, the Advisory Agency shall require formal dedication for a public easement for equestrian and or pedestrian trail purposes if all of the following findings can be made:

(a) That the trail provides access not provided by other dedicated public trails in the vicinity;

(b) That the trail connects to existing dedicated public trails;

(c) That the trail will not prevent use of the parcel for residential purposes. The course of the trail may be altered to maximize land use as long as the altered course is safe and maintains trail continuity; and

(d) That the trail benefits the residents of the subdivision by providing a linkage from the subdivision to existing dedicated public trails.

3. All final tract and parcel maps shall include offers of any dedications required under this Section. Certificates providing that the City may accept the offer to dedicate such easement at any time shall be shown on the Final Map.

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

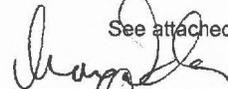
Date 3/31/16

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 31, 2016

See attached report.

 FOR

Vincent P. Bertoni, AICP
Director of Planning