



MICHAEL N. FEUER
CITY ATTORNEY

REPORT NO. R 16 - 0087
MAR 14 2016

REPORT RE:

**DRAFT ORDINANCE REPLACING AND SUPERSEDING ORDINANCE NO. 151602 TO
AMEND THE BOUNDARIES OF THE GRANADA HILLS-KNOLLWOOD "K"
EQUINEKEEPING DISTRICT AND ADOPT ADDITIONAL RESTRICTIONS TO PROTECT
HORSEKEEPING USES**

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 replaces and supersedes Ordinance No. 151602 and amends the boundaries and requirements of the Granada Hills-Knollwood "K" Equinekeeping District (Granada Hills Equinekeeping District).

Summary of Ordinance

The Granada Hills Equinekeeping District was established in 1978 by Ordinance No. 151602. It is approximately 1,542 acres, originally located north of Rinaldi Street, west of Shoshone Avenue and east of the community plan boundary.

The proposed ordinance slightly amends the boundaries of the Granada Hills Equinekeeping District to remove non-equinekeeping lots located on the eastern edge of the district. The proposed ordinance maintains the existing standards in the district, which

prohibit equinekeeping within 75 feet of residences in certain areas of the district or on the perimeter of the district.

The ordinance adds the following requirements for all new lots created in the R and A zones:

- Lots must be a minimum of 20,000 square feet;
- Lots must have designated areas available for equestrian uses of at least 2,400 square feet;
- Lots in the Hillside Area must include a minimum 11,000 square foot pad area for the primary residence and equinekeeping area;
- Lots must maintain the equinekeeping areas free of permanent structures, such as pools and tennis courts; and
- Lots must provide equine access from the public right-of-way.

The draft ordinance also requires tract and parcel maps in the district to be conditioned on the improvement and dedication of equestrian and pedestrian trails consistent with the Granada Hills-Knollwood Community Plan.

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 at the time 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