

**EXHIBIT G:**

**Recommended Sylmar Equinekeeping “K” Supplemental Use District**

CPC-2006-5569-CPU; ENV-2006-5624-EIR

Recommended by the City Planning Commission on April 25, 2013.

ORDINANCE NO. \_\_\_\_\_

**SYLMAR EQUINEKEEPING “K” DISTRICT  
BOUNDARY MAP AND CONDITIONS ORDINANCE**

An ordinance replacing the Equinekeeping “K” Supplemental Use District established by Ordinance No. 153,386, within the Sylmar Community Plan Area. This ordinance map and the conditions shall be made part of Article 2, Chapter 1 of the Los Angeles Municipal Code (LAMC).

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

**Section 1. Sylmar Equinekeeping “K” District Boundaries.**

This Ordinance hereby establishes and adopts boundaries, as part of Section 13.05.B, on lots in whole or in part within the Sylmar Equinekeeping “K” District for the area bounded by dashed lines, as shown on the District map (Map 1) attached hereto.

**Section 2. Conditions for the Subdivisions of Lots**

This Ordinance hereby establishes the following conditions for lots in the R and A zones located within the Sylmar Equinekeeping “K” District, as part of Section 13.05.C(3), to be imposed as part of discretionary actions including, but not limited to approvals for division of land, pursuant LAMC sections 17.03, 17.05 and 17.52 et seq. The subdivision of residential lots in the Sylmar Equinekeeping “K” District requires review of the details of the proposed layout, and the locations of structures, equine pad and stable areas, and lot access for equines and trailers for all single-family residential lots that are in the R and A zones. No grading permit or subdivision map shall be issued for single-family or multiple family lots until a review of these details of subdivision design is completed by the Advisory Agency or other decision maker.

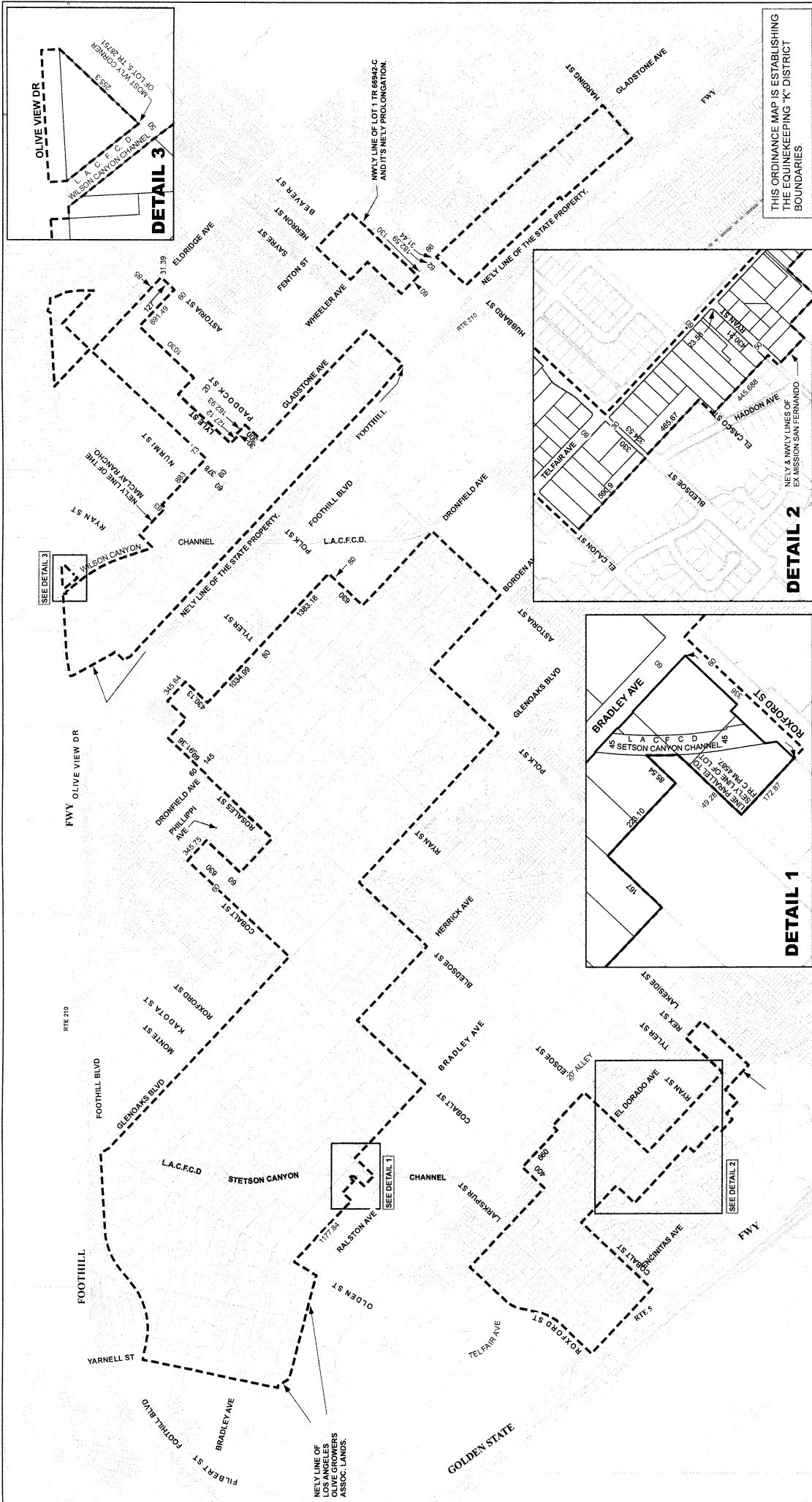
- a. Minimum Lot Area.** The minimum required lot area for new subdivisions on sites designated Minimum by the Sylmar Community Plan shall be 40,000 square feet. On sites designated Very Low I by the Sylmar Community Plan, the minimum required lot area for new subdivisions shall be 17,500 square feet.
- b. Equine Pad, Stable Areas, and Lot Access.** The following conditions apply to all new subdivisions designated Minimum of Very Low I by the Sylmar Community Plan.
  1. All lots shall have a designated equinekeeping area, permanently reserved for equestrian use, which includes a level 2,000 contiguous square foot area, with a minimum width of 24 feet.

2. The equine pad area shall include a minimum 288 (12x24) square foot area for a stable, and 144 (12x12) square foot area for storage of feed and equipment.
3. Hillside equinekeeping lots shall include a minimum 11,000 square foot combined pad area for the primary residence and equine keeping area. Front yard setbacks may be reduced to better accommodate an equine pad area on hillside lots.
4. 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.
5. 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.

### **Section 3. Conditions for all Lots within the Sylmar Equinekeeping “K” District.**

In addition to conditions established under Section 13.05.C of the LAMC, this ordinance hereby establishes the following conditions for lots in the R, A, and RD zones located within the Sylmar Equinekeeping “K” District, as part of Section 13.05.C(3). No building permit or subdivision map shall be issued until a review for compliance is conducted by the Advisory Agency or other decision maker. A dimensioned site plan that is to-scale which shows the following is required: (1) location of the equine keeping structure and/or enclosure on subject lot and any adjacent properties (2) distances between proposed habitable room additions, new residential dwelling unit, accessory living quarters or servant quarters or similar structures and/or enclosures and (3) the location and design of existing and proposed trail or trail crossing.

- a. **Easements and Equestrian Trail Conditions.** New development that fronts a trail, as identified in the Sylmar Community Plan Trail System map, shall be required to dedicate an easement for pedestrian and equestrian trail purposes and to construct and/or improve a trail adjacent to the front of the lot, in compliance with the Sylmar Community Plan and/or to the satisfaction of the Advisory Agency.
- b. **Crossings.** A crosswalk that allows a rider to activate the signal without dismounting shall be required as part of any future roadway improvement program as identified in the Sylmar Community Plan Trail System map. The Department of City Planning and/or the Advisory Agency, following consultation with appropriate city agencies, such as the Department of Transportation, may add signals where it has been determined to be needed for the safe separation of vehicles and equestrian.



THIS ORDINANCE MAP IS ESTABLISHING THE EQUINEKEEPING "K" DISTRICT BOUNDARIES.

Sylmar, CPA - K District

Area Mapped  
K. BOUNDARY  
CPA

DETAIL 1

NEWLY ACQUIRED LOT 1 TR 68842-C  
L.A.C.F.C.D.  
SETSON CANYON CHANNEL  
L.A.C.F.C.D.  
NEWLY ACQUIRED LOT 1 TR 68842-C  
L.A.C.F.C.D.

DETAIL 2

NEWLY ACQUIRED LINES OF  
EX MISSION SAN FERNANDO

EL CASCO ST  
MADDOX AVE  
BLESSOR ST  
EL CAJON ST

DETAIL 3

OLIVE VIEW DR  
WILSON CANYON CHANNEL  
L.A.C.F.C.D.

**SYLMAR EQUINEKEEPING "K" DISTRICT (MAP 1)**

(---) (K) DISTRICT BOUNDARY  
(---) L.A. CITY BOUNDARY

C.M. 222 B 149, 219 B 145, 222 B 141, 222 B 145,  
222 B 153, 222 B 157, 225 B 141, 225 B 145,  
225 B 149, 225 B 153, 225 B 157, 228 B 141,  
228 B 145, 228 B 149, 228 B 153, 228 B 157

1,000 500 0 1,000 Feet

DATA SOURCES: DEPARTMENT OF CITY PLANNING & BUREAU OF ENGINEERING

FOR REFERENCE PURPOSES ONLY  
EQUINEKEEPING "K" DISTRICT

Ordinance No. 153 386

