GIRARD TRACT SPECIFIC PLAN

An ordinance establishing a Specific Plan for the Girard Tract area of the City of Los Angeles.

WHEREAS, the Girard Tract, approved and recorded in the 1920's, contains lots averaging 3,500 square feet in size, which are substandard by today's zoning regulations; and

WHEREAS, although the Girard Tract was originally subdivided to provide lots for weekend cottages, few of these lots were developed at the time of the original subdivision; and

WHEREAS, the area is unique, because it is a tract originally created to be used for building small summer houses, or secondary residences, not for primary residences; and

WHEREAS, the existing streets in the tract are narrow and substandard according to the City's standards for hillside streets; and

WHEREAS, in recent years there has been an increasing number of large, expensive single-family homes being constructed on the substandard lots of the Girard Tract due to the great demand for such homes there and in the rest of the Santa Monica Mountains; and

WHEREAS, this overdevelopment is resulting in densities that are excessive and inappropriate for a hillside area; and
WHEREAS, both the existing zoning and the Canoga Park-Winnetka-Woodland Hills District Plan call for minimum lots sizes of 5,000 square feet for single-family home developments; and

WHEREAS, this area was subdivided prior to the enactment of the R1 zone, and thus building permits for single-family homes are not required to conform to the lot size requirements for either the zoning or the Plan; and

WHEREAS, on November 7, 1986, the Los Angeles City Council approved a motion instructing the City Planning Department, in cooperation with the City Attorney to prepare a permanent regulatory ordinance to provide appropriate controls for development standards on substandard hillside lots in the Girard Tract area;

NOW THEREFORE,

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

Section 1. PURPOSE.

The purpose and objects of this Specific Plan is to establish reasonable and uniform development standards for hillside lots in the Girard Tract. The City Council hereby establishes development standards for hillside lots for all parcels of land located in whole or in part within...
the Specific Plan area identified in Section 3 of this Ordinance.

Sec. 2. DEFINITIONS.
The following words or phrases whenever used in this ordinance shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code, if defined therein.

A. Project - the erection or construction of or addition to any building or structure on any lot which is located in whole or in part within the area identified in Section 4 of this Ordinance.

B. Project Permit - a permit issued for a Project pursuant to the provisions set forth in Section 6 of this Ordinance.

C. Substandard Street - a street having a right-of-way or roadway width less than the improvement standards set forth in Los Angeles Municipal Code Section 12.37.H for major and secondary highways and collector streets, and set forth by the Street Standards Committee and adopted by the Commission.

D. Unimpeded Improved Street - a street with a minimum continuous roadway
width of 20 feet measured from the farthest point on a front lot line to that point where the roadway intersects a designated major or secondary highway, or collector street, or hillside collector street and which does not contain any encroachments which would prohibit the passage of a fire truck.

Sec. 3. PROHIBITION AND RELATIONSHIP TO THE MUNICIPAL CODE OF THE CITY OF LOS ANGELES.

A. No building permit shall be issued for any Project which does not comply with the Regulations of Section 5 of this Specific Plan. However, this prohibition shall not apply if a Project Permit has been approved pursuant to the provisions of this Specific Plan.

B. The regulations of this Specific Plan are in addition to those set forth in provisions of the Los Angeles Municipal Code and do not convey any other rights not otherwise granted under such other provisions.

C. Procedures for the granting of exceptions to the requirements of this Specific Plan are established in Section
11.5.7 D of Chapter 1 of the Los Angeles Municipal Code.

Sec. 4. SPECIFIC PLAN AREA.

The provisions of this Specific Plan shall apply to any lot located in whole or in part within the area shown by the heavy black lines on the following map:
Sec. 5. REGULATIONS.

In addition to any provision of the Los Angeles Municipal Code and notwithstanding ZAI Case No. 1270 to the contrary, from the effective date of this Specific Plan the following criteria for a Project shall apply:

A. For a Project on a lot within the area identified in Section 4 of this Specific Plan:

(1) The lot shall have frontage on, and take access from an Unimpeded Improved Street, paved to the satisfaction of the Department of Public Works; and

(2) A sewer connection shall be provided for new single-family construction or additions to existing single-family structures, other than accessory structures, to the satisfaction of the City Engineer; and

(3) The owner(s) of any lot shall execute and record a Covenant and Agreement wherein the owner(s) and all successors and buyers agree that if a benefit assessment district, for making public improvements related to fire safety and traffic circulation in the Specific Plan area is established, then
they will participate and contribute to the assessment district to the extent required by law; and

(4) The front yard shall be no less than 5 feet; and

(5) Parking shall be provided beyond that required by Section 12.21.A.4(a) of the Los Angeles Municipal Code for single-family residential uses as follows:

   a) One additional parking space for each 1,000 square feet of total floor area of the main building or structure if access is from a dedicated and improved standard local or standard limited hillside street; or

   b) One additional parking space for each 750 square feet of total floor area of the main building or structure if access is from a substandard hillside street; and

   c) The additional parking space(s) required above the Los Angeles Municipal Code requirements may be open surface
parking but shall be provided on
the same lot or the proposed
building or structure.

B. For a project on a lot which is
less than 5,000 square feet and in addition
to the requirements of Subsection A, the
following shall apply:

(1) The maximum height of a
building or structure shall be 35 feet
as measured from the highest point of
the building or structure to the
finished grade vertically below the
point of measurements.

(2) The building area shall be
limited to 50% of the surface area of
the lot; and

(3) The side yards shall be no
less than 5 feet; and

(4) 20% of the lot shall be used
for open space including yard areas all
of which are to be landscaped and
maintained. No accessory buildings may
be constructed within this open space
except for the required additional
parking as set forth in this Specific
Plan; and
(5) Landscaping shall be provided based on the effectiveness of the material to be erosion resistant, fire resistant, and drought resistant; and

(6) A surety bond shall be provided to insure completion of grading within 18 months from the date of issuance of a grading permit; and

(7) No grading shall occur during the rainy season, November 15th to April 15th. Erosion control plans shall be submitted to the Department of Building and Safety before grading and/or construction begins; and

(8) A Geologic and Soils report shall be provided. The applicant shall prepare the report which shall include a slope protection plan, a detailed runoff and drainage control plan and an erosion restoration plan. These plans shall be approved by the Department of Building and Safety; and

(9) A land survey shall be provided by a California licensed surveyor or a California Registered Civil Engineer authorized to practice
land surveying to determine the precise boundaries of the parcel.

(10) No oak tree shall be removed, cut down or moved without prior approval of the Director of Planning. Where oak trees are removed in order to establish the buildable area of the lot, an equal number of mature oak trees shall be planted elsewhere on the lot.

Sec. 6. PROJECT PERMIT.

A. The Zoning Administrator shall have the authority to issue Projects Permits in such cases where the regulations set forth in Section 5 of the Ordinance are not met. Any approval or disapproval of a Project Permit by the Zoning Administrator pursuant to this Specific Plan shall be appealable to the Board of Zoning Appeals, and the Council in the same manner as an appeal involving a conditional use enumerated in Section 12.24-C, 1.1.

B. In granting a Project Permit, the Zoning Administrator, or the Board of Zoning Appeals or the City Council on appeal, may impose conditions on the same basis the Zoning Administrator would in approving a
conditional use enumerated in Section 12.24-C, 1.1. of the Los Angeles Municipal Code. In granting a Project Permit the Zoning Administrator, or the Board of Zoning Appeals on appeal or the City Council on appeal shall make the following findings:

(1) The lot on which the Project is to be built was created in compliance with applicable laws and ordinances in effect at the time of their creation, or is subject to a certificate of compliance obtained pursuant to the provisions of the State Subdivision Map Act.

(2) The Project will have legal access which is adequate for vehicular and safety access and maneuverability.

(3) The Project will not create health and safety hazards.

(4) The Project is consistent with all applicable zoning provisions on the lot.

(5) The Project will create finished graded slopes that are contoured and blended to harmonize with the natural slopes.
(6) To the extent feasible, the Project is designed to fit the natural landform in a manner that does not require extensive grading.

C. The procedures and time limits for approving or disapproving a Project Permit shall be the same as those applicable to conditional uses enumerated in Los Angeles Municipal Code Section 12.24·C, 1.1.

D. The application and appeal fees for a Project shall be the same as for a conditional use by the Zoning Administrator other than 12.24-C1, 1h and m, as set forth in Section 19.01 C of the Los Angeles Municipal Code.

Sec. 7. EXCEPTIONS.
The provisions of this Ordinance shall not apply to the following:

A. Any Project for which a building permit is required:
   (1) to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition but only to the extent that the work done is necessary
to repair the unsafe or substandard condition; or

(2) in order to rebuild as a result of destruction by fire, earthquake, or other natural disaster.

B. Any Project which does not increase the floor area, height, use of, or number of dwelling units of an existing residential building.

C. Any Project which involves the construction or repair of any building or structure which is accessory to an existing single-family dwelling.

D. Any Project for which a Project Permit was granted under Ordinance Nos. 162,058; 163,493; or 164,338.

Sec. 8. SEVERABILITY.

If any provisions of this Specific Plan is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Specific Plan which can be implemented without the invalid provision, and, to this end, the provisions of this Specific Plan are declared to be severable.
Sec. 9. URGENCY CLAUSE.

The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety. This Ordinance will prevent potentially irreversible development to occur which create problems of excessive and inappropriate densities in this hillside area and include traffic safety and congestion caused by narrow streets. The intensity of development currently could overtax the City’s ability to provide adequate police, fire and sanitation services to the detriment of the health and safety of City residents. Therefore, this Ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.
Sec. 10. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I HEREBY CERTIFY that the foregoing ordinance was introduced at the meeting of the Council of the Los Angeles, by a vote of not less than two-thirds of all of its members, at the meeting of June 11, 1989 and was passed at its meeting of July 18, 1989.

Approved JUL 18 1989

ELIAS MARTINEZ, City Clerk

by

Edward W. Oehler, Deputy

Mayor

File No. 86-1849

By CLAUDIA McGEE HENRY
Senior Assistant City Attorney

File No. 86-1849
CPC File No. 86-891(MOR)

City Clerk Form 23B