

Granada Hills Specific Plan

<https://planning.lacity.org/plans-policies/overlays/granada-hills>

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Community Plan Area(s):

Granada Hills - Knollwood

Northridge

Council District(s):

12

Area Planning Commission(s):

North Valley

Regulations

Plan Text

Ordinance No. 177938

Ordinance No. 184296

Ordinance No. 167555

Ordinance No. 173265

Los Angeles Municipal Code 11.5.7

Los Angeles Municipal Code 16.50

Maps

Maps

Ordinance No. 167555

Ordinance No. 173265



Los Angeles Department of City Planning

GRANADA HILLS

Specific Plan

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Specific Plan Boundary Map

Granada Hills Specific Plan

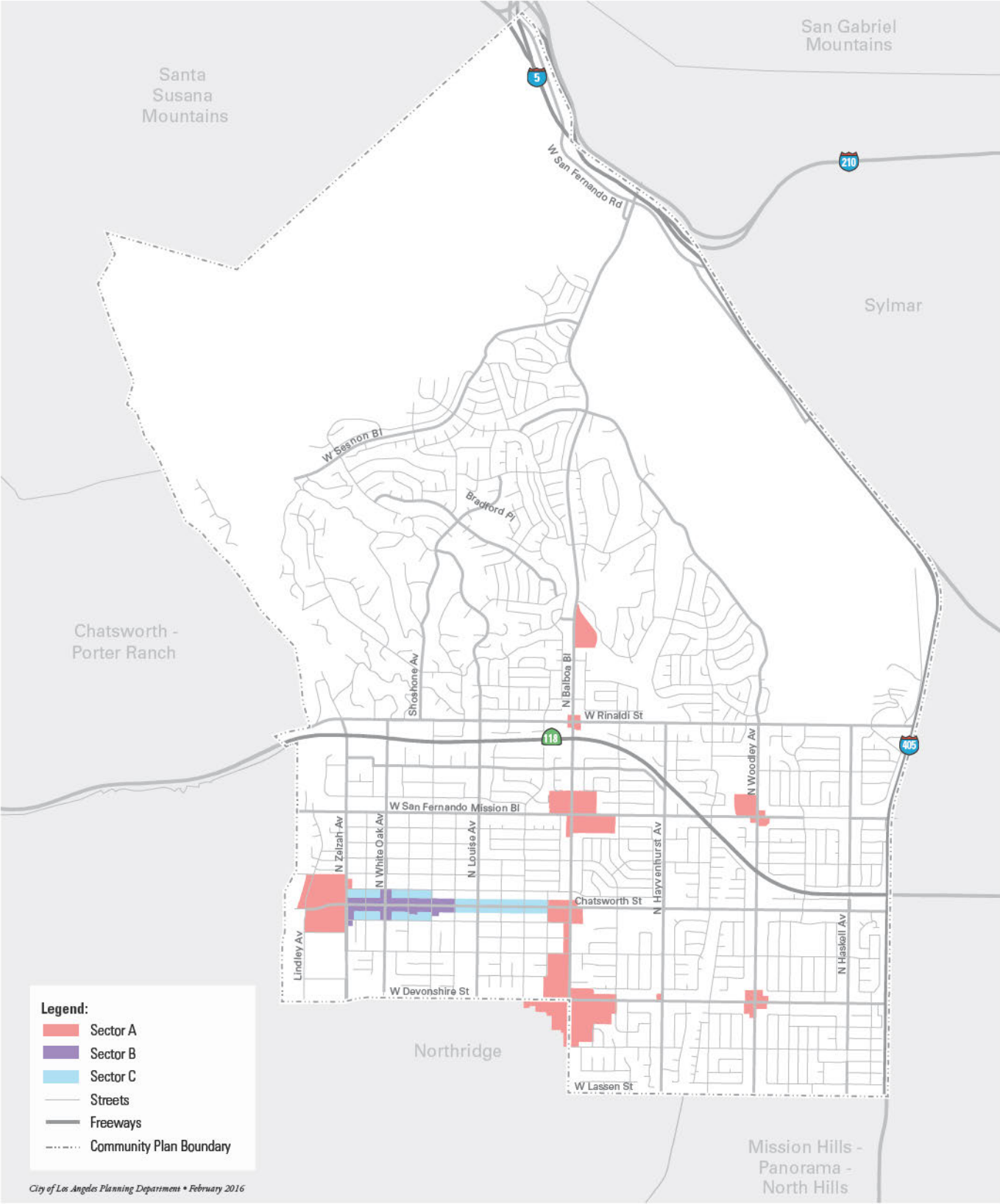
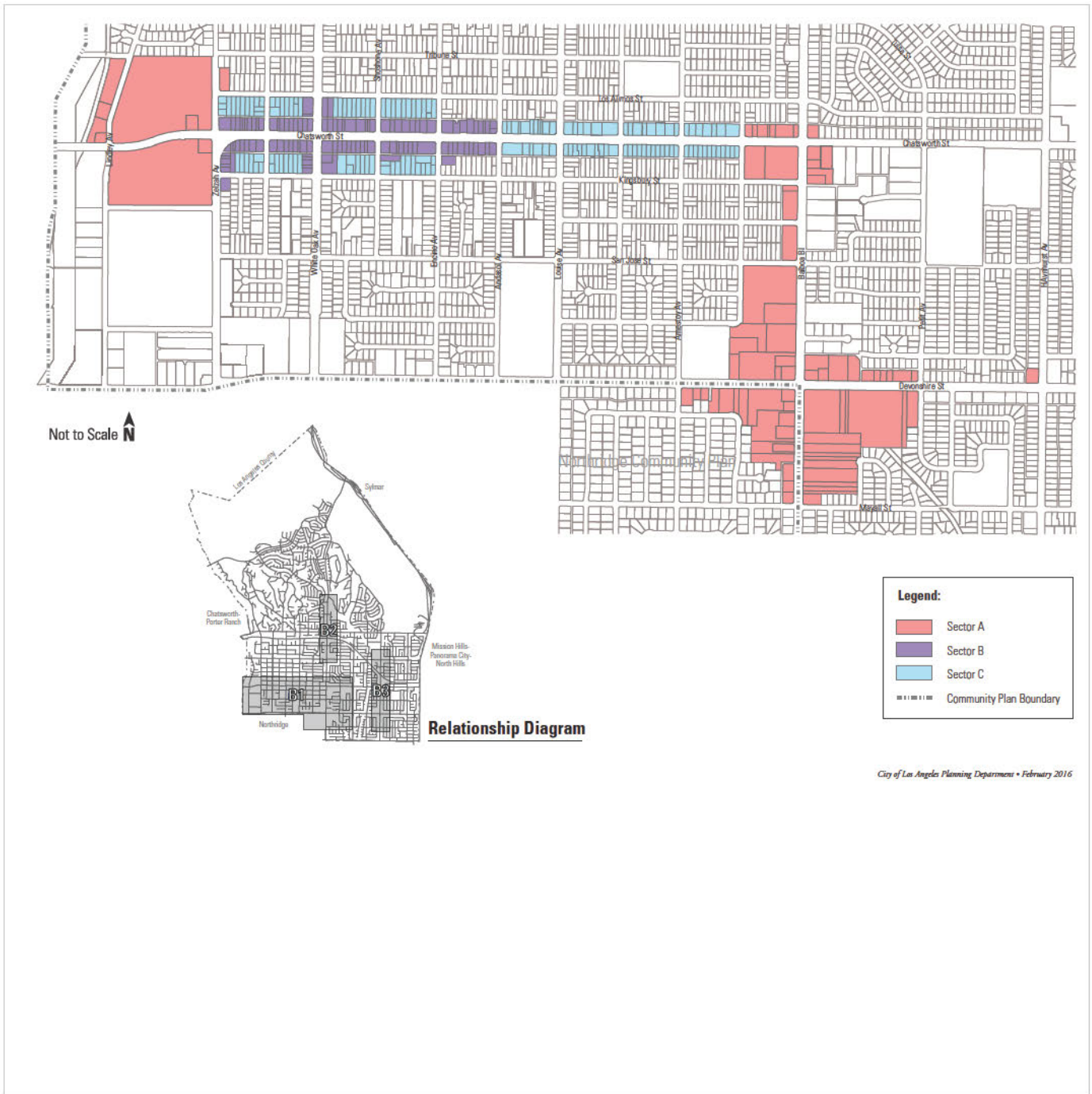


Exhibit A
Overview Map

Granada Hills Specific Plan



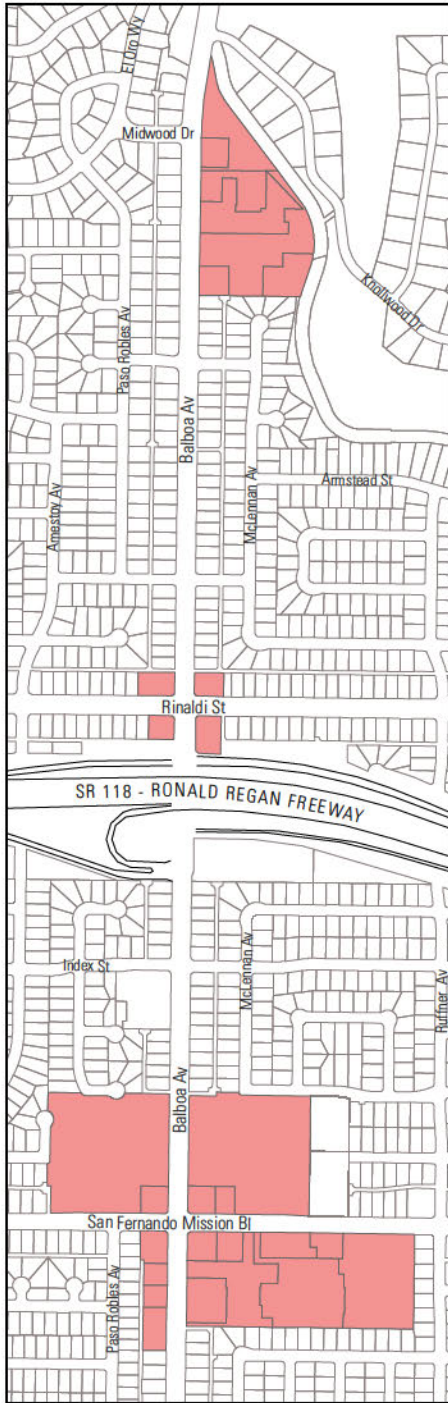
Legend

- Commercial Village Subarea A
- Commercial Village Subarea B

Exhibit B1 Locations of Sectors

Granada Hills Specific Plan

Exhibit B2



Not to Scale 

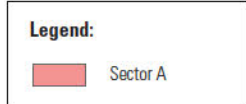


Exhibit B3



City of Los Angeles Planning Department • February 2016

Exhibits B2 and B3 Locations of Sectors

Sections

GRANADA HILLS SPECIFIC PLAN

The people of the City of Los Angeles do ordain as follows:

Section 1. ESTABLISHMENT OF THE GRANADA HILLS SPECIFIC PLAN.

A. Authority and Scope

Pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC), the City Council hereby establishes the Granada Hills Specific Plan, which shall be applicable to all lots located in whole or in part within that area of the City of Los Angeles shown by Exhibit A in shaded areas (the Specific Plan area). This Specific Plan serves as both a policy and regulatory document for the development of the Specific Plan area.

B. Sectors

In order to regulate the use of property as provided in this Specific Plan, the Specific Plan is divided into the following three sectors, Sectors A, B, and C, as shown by Exhibits B1, B2, and B3. These Sectors are depicted with heavy black lines in Exhibits B1, B2, and B3 and further described as follows.

Sector A. The commercial areas, as specifically mapped in Exhibits B1, B2, and B3, in the following general locations:

- Balboa Boulevard and Knollwood Drive
- Balboa Boulevard and Rinaldi Street
- Balboa Boulevard and San Fernando Mission Boulevard
- San Fernando Mission Boulevard and Woodley Avenue
- Chatsworth Street between Aliso Canyon Creek and Zelzah Avenue
- Zelzah Avenue and Los Alimos Avenue
- Balboa Boulevard and Chatsworth Street
- Balboa Boulevard and Devonshire Street
- Devonshire Street and Woodley Avenue
- Devonshire Street and Hayvenhurst Avenue

Sector B. The pedestrian-oriented commercial core, as specifically mapped in Exhibit B1, in the following general location:

- Chatsworth Street from Zelzah Avenue to Andasol Avenue

Sector C. The multiple family residential area, as specifically mapped in Exhibit B1, in the following general locations:

- Chatsworth Street between Andasol Avenue and Genesta Avenue
- Los Alimos Street between Zelzah Avenue and Encino Avenue
- Kingsbury Street between Zelzah Avenue and Encino Avenue

Section 2.

RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE.

- A. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code (hereinafter, "LAMC" or "Code"), as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in the LAMC and other relevant ordinances except as specifically provided herein.
- B. Wherever this Specific Plan contains provisions establishing regulations (including, but not limited to, uses, heights, yards, lot area, setbacks, parking, design and landscape requirements) different from, more restrictive, or more permissive than would be allowed pursuant to Chapter I of the LAMC and the provisions of other portions of the LAMC specifically referenced below, this Specific Plan shall prevail and supersede the applicable regulations of the Code unless expressly overridden by the Code. As provided in Section 11, the procedures for granting Project Permit compliance, adjustments, modifications, exceptions, or interpretations to the requirements of this Specific Plan are set forth in Section 11.5.7.

Section 3.

PURPOSES.

- A. The purposes of this Specific Plan are as follows: To promote orderly, attractive and harmonious development, minimize the negative environmental effects of development, stabilize land values and investments, and promote the general welfare of the Granada Hills community.

- B. To adequately buffer and appropriately mass all new developments so as to ensure compatibility with existing surrounding residential neighborhoods.
- C. To integrate future land uses and new developments with the existing small-scale, local-service character of the commercial core.
- D. To create a vibrant, pedestrian-oriented environment in commercial areas characterized by ground floor retail uses and restaurant uses, appropriate structural massing, extensive landscaping, screening of unsightly views, and minimization of uninteresting blank walls. This is to be accomplished while creating a safe and pleasing environment which will hold the interest of pedestrians.
- E. To reinforce the unique identity and sense of place of the community by emphasizing the gateway to the Chatsworth Street commercial strip and creating uniformity of roof and facade treatments for commercial uses consistent with the area's characteristic Spanish Colonial style of architecture.
- F. To promote sufficient, attractive parking with easy access to those parking facilities.
- G. To provide for a design review board for review of the design of structures under renovation, rehabilitation, and new construction, thereby ensuring that the purposes of this Specific Plan are achieved.

Section 4.

DEFINITIONS.

Whenever the following terms are used in this Specific Plan, they shall be construed as defined in this Section 4 and the definitions of the terms set forth in this Section 4 shall supersede the definitions set forth in the LAMC including, without limitation, Section 12.03 of the LAMC. Words and phrases not defined herein shall be construed as defined in Sections 12.03 and 14.4.2 of the LAMC.

Administrative Clearance: A ministerial approval as authorized under Section 11.D of the Specific Plan.

Arcade: A passageway supported by columns, piers, or pillars, sometimes lined with businesses.

Channel Letters: A type of wall sign that uses individual letters mounted separately on the wall of the building or placed on the channel raceway, which may or may not be internally illuminated.

Decorative Masonry Wall: A split-face, slump stone, plaster, brick or stone facing wall with a top cap and decorative sides on both faces.

Extensive Remodeling: An alteration of, or addition to, the interior or exterior of an existing building in which the aggregate value of such work, in any 12- month period, exceeds 50% of the replacement value of the existing building. The valuation shall be determined by the Department of Building and Safety.

Facade Remodel: Alteration of, or addition to, the front of a building, or any of its sides facing a public right-of-way not including an alley, that does not increase the building footprint or square footage.

Master Sign Plan: A plan for a set of sign regulations to coordinate the equitable distribution of signage area and to control the design and use of signage material for tenants within a unified shopping center.

Minor Additions: An increase of 20% or less of the existing permitted square footage to the interior or exterior of an existing building.

Mixed-Use Project: A Project which combines one or more commercial uses and multiple family residential dwelling units in a single building or in a unified development.

Premises: A building or portion thereof used as a location for a single business.

Project: The erection, construction, structural alteration of, or addition to, any building or structure which requires the issuance of a building or grading permit. The term Project shall include work which requires the issuance of a building permit on architectural projections attached to the exterior walls or roof structures, a sign permit, a change of use, extensive remodeling, and/or an addition to an existing building or structure. The term Project shall exclude interior remodeling of a building which does not increase the floor area and is not a change of use. The term Project shall only apply to multiple family residential buildings or structures, including small-lot subdivisions, and commercial buildings or structures located in whole or in part within the Specific Plan area.

Pylon Sign: A freestanding sign structure with a large base or multiple bases. The pylon sign structure shall have a vertical dimension that is equal to or greater than its horizontal dimension. The structure's exterior surface

shall be consistent with the exterior surfaces and architectural character of the buildings of the site. Pylon signs shall have a minimum of two or more tenant panel identifications.

Serving Area: The general seating area, including any outdoor seating area, of a restaurant, excluding stages, restrooms, storage areas, kitchens and areas not designated for public use.

Small Lot Subdivision: A subdivision authorized under LAMC Section 12.22.C.27.

Spanish Colonial Architecture: A group of architectural styles that developed in Southern California from the nineteenth century to 1940 that reflects the Hispanic tradition, including the Monterey Revival Style, the Mission Revival Style, the Mediterranean Style, and the Spanish Colonial Revival Style.

Transfer Business: A business that involves the transitional temporary, open storage of items such as cargo containers and automobiles on the property.

Section 5.

LAND USE.

- A. The following uses shall be prohibited in all Sectors:
- All new automotive uses, as defined in the LAMC, and including the following: new and used automobile and trailer sales and areas, automobile laundry or wash rack, and smog check test centers. Existing automotive uses may continue or expand as authorized under the conditional use procedures in LAMC Section 12.22.A.28(c), and shall otherwise comply with the applicable Specific Plan regulations.
 - Amusement enterprises, sporting and recreational uses, including: arena, auto ride amusement, stadium, carousel, ferris wheel, fun house, penny arcade, video game arcade, and skateboard tracks.
 - Appliance repair, household, except when the service of appliances is in conjunction with retail sales of the same.
 - Bail bond broker or bail bond shop.
 - Bath, Turkish and the like.
 - Bathhouse.
 - Cargo/Storage containers.
 - Clothing, secondhand or thrift store.

- Drive-through fast food restaurants which have primary ingress and/or egress onto boulevards and/or avenues. Drive-through fast food restaurants within a shopping center with sole access from within a shopping center parking area are not included within this prohibition.
 - Escort bureau.
 - Frozen food locker, retail.
 - Ice storage house.
 - Locker rental other than post office box.
 - Massage parlor, when not operated as an accessory use to a health club, gymnasium, day spa, or doctor’s clinic.
 - Open storage area.
 - Pawnshop.
 - Check cashing office.
 - Personal storage.
 - Storage building for household goods.
 - Transfer Business.
- B. For commercially-zoned lots in Sector A and B, residential uses shall only be allowed as part of a Mixed-Use Project, and residential uses shall be prohibited on the ground floor.
- C. Nonconforming uses shall comply with LAMC Section 12.23. In addition to LAMC Section 12.23, nonconforming uses may only be maintained for uses in which the certificate of occupancy was issued prior to the date of the latest Amendment to the Specific Plan.

Section 6.

HEIGHT LIMITS.

Projects shall be subject to the height limitations, inclusive of any signage, as set forth in Table 1 below.

Table 1 - Height Limits

Sector	Height	Clarifications and Exceptions
Sector A	45 feet	Structures used exclusively for parking are limited to a maximum height of 30 feet.
Sector B	30 feet	
Sector C	36 feet	

Section 7.

LANDSCAPING, SETBACKS, AND SCREENING.

A. All Sectors. The following requirements shall apply to all Projects in all sectors in the Specific Plan area, except change-of-use permits and sign permits:

1. Landscaping.
 - a. Landscape plans shall be submitted with the Project Permit Compliance and Design Review applications and shall demonstrate compliance with all applicable landscape requirements in this Section and the Design Guidelines and Design Elements for Buildings and Landscaping (Appendix A).
 - i. For all Projects, except Minor Additions, the required plan shall include a complete landscape, irrigation, and planting plan and shall include a plant legend keyed to the plan using symbols and listing the quantity, botanical name, common name, size at planting, size at maturity, and time to maturity of all proposed plantings. The plans shall identify fencing, gates, pool, mechanical equipment enclosures, stairs, patios, and all other exterior structures.
 - ii. For Minor Additions, the required landscape plan shall include, at minimum, a planting plan.
 - b. All entry ways, setbacks (front, rear and side), and surface parking lots shall be landscaped, as feasible and appropriate.
 - c. Landscaping shall include, as feasible and appropriate, shrubbery and flowering plants, trees, including shade trees, ground cover, and vine pockets with vines. All vegetation shall be maintained in a first-class condition at all times so as to present a healthy, neat and orderly appearance and kept free from refuse, debris, and weeds. Landscaping shall be equipped with automatic sprinkling or drip irrigation systems designed to conserve water.
 - d. A minimum of 50% of all landscaped setbacks, excluding driveways and walkways, shall be covered by vegetation, with the remaining setback landscaped with permeable softscape materials such as decomposed granite, gravel, and/or rocks.
 - e. All required trees must be at least 24-inch box size or larger, at least 10 feet in height, 2 inches in trunk diameter, and with a crown spread of at least 5 feet. All trees shall be in a healthy growing condition. Root-bound trees are prohibited.

- f. Street trees shall be approved by the Urban Forestry Division of the Bureau of Street Services and shall be planted at a minimum ratio of one for every 35 lineal feet of street frontage, unless otherwise required by the Urban Forestry Division.

2. Screening.

- a. Rooftop equipment, such as air conditioning units, wireless telecommunications facilities, and other permanent equipment, shall be fully screened from public view with a parapet wall painted to match the building.
- b. Open areas devoted to trash storage, recycling centers, or other storage shall be located, buffered, and maintained, so as to not be visible from the street or create negative impacts to any pedestrian right-of-way or adjacent properties, including from noise, odor, or debris.
- c. Chain-link, barbed-wire, and razor-wire fences are prohibited with the exception that chain-link fences with mesh screening material over the chain link may be temporarily permitted during the construction phase of the development, but must be removed prior to issuance of any certificate of occupancy granted by the Department of Building and Safety.

B. Commercial Areas Only: Sectors A and B. The following requirements shall apply to only the commercial areas in Sectors A and B.

1. Parking Lot, Landscaping and Setbacks.

- a. At least 10% of the total area of a surface parking lot shall be landscaped. A surface parking lot shall have at least one shade tree for every four uncovered parking spaces.
- b. All new parking structures shall be separated from any adjoining public streets, not including alleys, by a landscaped area with a minimum continuous depth of five feet from the building to the property line. This landscaped area shall be planted with shade trees of a species that reaches at least 30 feet in height when mature, and shall be planted at a minimum interval of one tree for every 20 feet of parking structure frontage.
- c. Projects with existing uses that involve an exterior remodel or expansion shall provide landscaping only to the extent that the minimum parking requirements can be satisfied.

2. Screening.

- a. All surface parking adjoining a public street, not including alleys, shall be screened by a solid, Decorative Masonry Wall, having a continuous height of 3^{1/2} feet. In addition, the wall must be separated from the public street by a landscaped area of at least 2^{1/2} feet in depth from the wall to the property line. The landscaped area shall include one shade tree for every 15 feet of parking lot frontage. The remaining portion of the area shall be planted with groundcover, shrubbery or flowering plants to the satisfaction of the Director of Planning.
- b. A solid Decorative Masonry Wall, a minimum 6 feet in height, shall be constructed along the property line of a commercially zoned lot if its parking or driveway area is adjacent to a single-family residential zone or use. Decorative Masonry Walls shall be graffiti resistant, including by having a coating or landscape treatment such as clinging vines. The above requirements shall not apply if a wall already exists along the property line or if the commercially zoned lot is separated from single-family zoned or used lots by streets, alleys or other public ways.

C. *New Construction or Extensive Remodeling: Sector A.* The following requirements shall apply only to Projects in Sector A that involve new construction or Extensive Remodeling. It does not include Projects with only Minor Additions.

1. Projects shall provide a business entrance for pedestrians from a customer parking lot and/or public way; or provide clearly designated pedestrian paths, that incorporate, as feasible, shade trees from parking areas and public streets to the business entrances.
2. Building setbacks shall be a maximum of 5 feet in depth from the building to each property line which adjoins a public street, not including alleys. Within the building setback, landscaping of a minimum of 18 inches in depth, extending from the building wall shall be provided on the ground or in a built-in planter box. Driveways and walkways shall be permitted in the setback area. The setback may exceed 5 feet to a maximum of 15 feet if the setback area is devoted to an outside Serving Area, public plaza, courtyard or Arcade and includes landscaping as part of the design. For all landscaping required in this Subsection C.2, a minimum of 15% of the landscaped area shall consist of potted plants, ground cover, shrubs, and/or trees, including shade trees.

D. Sector B. The following requirements shall apply to Projects in Sector B:

1. New construction shall be set back 2^{1/2} feet from the front property line. For Projects which involve Extensive Remodeling, at least 65% of the first floor exterior wall that fronts Chatsworth Street shall be set back 2^{1/2} feet from the front property line. This setback may exceed 2^{1/2} feet only if the setback area is devoted to an outside Serving Area, public plaza, courtyard or Arcade.

Section 8.

PARKING REQUIREMENTS.

- A. Commercial Buildings.** Except as otherwise provided herein, parking shall be provided at a rate of at least three parking spaces for each 1,000 square feet of combined floor area contained within all business and commercial buildings contained on any lot. This provision shall not apply to medical office parking, which shall be provided as required by LAMC Section 12.21.A.4.
- B. Restaurants.** Parking shall be provided at a rate of one parking space for each 100 square feet of Serving Area. However, for restaurants in Sector B, if an outdoor Serving Area is provided, parking shall be provided at a rate of one parking space for each 200 square feet of total Serving Area.
- C. Preschools.** Parking shall be provided at a rate of at least one parking space for each staff member and one parking space for every eight children for which the preschool is licensed.
- D. Multiple Family and Small Lot Subdivision Residential Uses.** Parking for multiple family and Small Lot Subdivision residential uses shall be as required by LAMC Section 12.21.A.4(a) and Chapter I, Article 7 (17.00, et seq.), and guest parking shall be at a ratio of at least one-quarter space per dwelling unit in excess of that required by the Code. Guest parking shall be clearly identified and easily accessible to guests and shall not be tandem.
- E. Remodels, Change of Use, or Additions.** If a Project consists of a change of use, Extensive Remodeling, or an addition to an existing building or structure then the parking requirements of this section shall apply to:
 1. The square footage of floor area devoted to the change of use; or
 2. The square footage of floor area contained within the Extensively Remodeled building, or within the addition to the existing building or structure.

Section 9.

DESIGN.

All Projects located within the Specific Plan area shall, as to exterior architecture and design, be reflective of the Spanish Colonial Architecture, as defined herein, with emphasis on the Spanish Colonial Revival style of the period from 1915 to 1940 (see Appendix A), or shall exhibit an alternative architectural style with a high degree of integrity that maintains compatibility with surrounding buildings in terms of design, mass and scale.

- A. All Sectors.** The following requirements shall apply in all sectors:
1. The street frontage facade at the ground floor shall have a break in wall surface by a window, pedestrian entrance, or architectural feature, at least every 15 feet horizontally.
 2. For Projects which involve new construction or Extensive Remodeling, exterior ground surfaces for walkways shall be paved with stamped concrete, brick, tile, or stone and shall be permeable, as permitted by the LAMC.
 3. All exterior window bars and security gates shall be consistent with the Spanish Colonial Architectural style or other architectural style complimentary to the building style and an integral part of the architecture, or should be placed on the inside of the structure. All window bars and security gates shall be to the satisfaction of the Fire Department.
- B. Commercial Projects: Sectors A and B.** The following building and design features shall be incorporated into all commercial Projects in Sectors A and B:
1. At least 50% of the surface area of all exterior walls along the street frontage at the ground floor shall be devoted to transparent pedestrian entrances and/or windows, with 90% light transmission, affording views into the store, lobby or office space. The bottoms of the window openings shall be located a maximum of 2 feet above ground level.
 2. Windows shall not be covered with any type of material, including but not limited to, lattices, paper, or plywood.
 3. Reflective or very dark tinted glass shall not be used at the ground floor. Mirror/reflective glass or films shall not be used in any location.
 4. Retail shop and restaurant doors shall contain 70% glass with 90% light transmission.

5. At least one pedestrian path incorporating shade trees to the entrance of the structure from each adjoining street and parking areas shall be provided to the extent feasible.

C. Residential Projects: Sector C. The following requirements shall apply to all multiple family and Small Lot Subdivision residential Projects, and residential portions of Mixed-Use Projects in Sector C:

1. If the balcony faces lots planned in the Community Plan for single-family use, the balcony railings shall be 75% solid and made of opaque material.
2. Each rooftop patio shall be set back 10 feet from the edge of the building adjacent to lots planned in the Community Plan for single-family use and screened with materials approved by the Director of Planning.
3. A maximum of 50% of the common usable open space may be hardscape treatments such as swimming pools, spas, walks, patios, courts, fountains, and barbecue areas, while the remainder shall consist of vegetation.
4. Projects with less than six units shall also be required to provide open space on the subject site as follows:
 - a. A minimum of 100 square feet of usable open space shall be provided for each dwelling unit. Parking areas, driveway and the required front yard setback area may not be included as open space.
 - b. Required access ways, building separation and side yard and rear yard setback areas may be included as usable open space, provided such areas are at least 20 feet in width and are landscaped or improved for recreational use to the satisfaction of the Planning Department.
 - c. Private patios or enclosed yards (at grade) which are part of a dwelling unit may be included as usable open space if they are a minimum of 150 square feet. Recreation rooms may be included as open space but may not count for more than 10% of the total required open space area.
 - d. Each common open space area (for use by more than one dwelling unit) including recreational rooms shall be a minimum of 400 square feet.
 - e. Active recreational uses, such as swimming pools and barbecue areas, shall not be located 10 feet from any single-family residential use, excluding condominium uses, to the satisfaction of the Director of Planning.

Section 10.

SIGNS.

A. *General Sign Provisions.*

1. The Department of Building and Safety shall not issue a permit for a sign unless it complies with this Section. All signs shall comply with the provisions of LAMC Chapter I, Article 4.4, which are not in conflict with the sign regulations of this Section 10.
2. A double-faced sign shall be considered to be one sign.
3. Multiple signs for multiple tenants of existing buildings may be considered under a single Master Sign Plan application. New shopping centers or facade remodels with multiple tenants shall provide a Master Sign Plan application,
4. In buildings with multiple tenants, the area of each wall sign shall be based upon the allocation of the combined square foot area of the building frontage which may be defined in a Master Sign Plan.

B. *Prohibited Signs.*

The following new signs are prohibited except when otherwise noted:

1. Roof signs.
2. Window Signs that exceed 10% of the total window area.
3. Commercial signs in the public right-of-way.
4. Signs on free-standing walls except directional signs for parking.
5. Off-site commercial signs, except that existing legally-erected off-site commercial signs may be replaced on the same or a new site provided that the new location and sign otherwise meet all current ordinance requirements of LAMC Section 14.4.18 relating to off-site signs.
6. Pole Signs.
7. Banners.
8. Digital Display signs

C. *Permitted Signs.*

The following signs are permitted so long as they conform to the following conditions and standards:

1. Wall signs.

- a. Each tenant shall be limited to one wall sign per building facade facing a street. In addition to the above, a maximum of one wall sign is permitted on that portion of a building facing an alley or street other than the primary building frontage, or facing a parking lot.
 - b. No wall sign may project from the building face more than 12 inches.
 - c. The total building sign area of all wall signs shall not exceed 2 square feet for each linear foot of building street frontage.
2. Pylon signs.
- a. No pylon sign shall be permitted on sites less than one acre.
 - b. No more than one pylon sign per lot shall be permitted. For shopping centers, only one pylon sign shall be permitted per development site regardless of the number of individual lots in the shopping center.
 - c. Pylon signs shall be located in a landscaped area that is equal to or greater than the dimensions of one face of the sign.
 - d. No pylon sign shall be greater than 20 feet in height from the ground level.
 - e. No pylon sign shall exceed 75 square feet in area for each face of the sign.
 - f. No pylon sign shall encroach over or into the public right-of-way.
 - g. No pylon sign shall have less than two tenant panels.
3. Monument signs.
- a. One monument sign shall be permitted for each street frontage for each lot.
 - b. One additional monument sign for each street frontage for each lot may be substituted in lieu of an existing pylon sign. All existing pylon signs shall be removed prior to the installation of the new monument sign(s).
 - c. The height to the top of the monument sign shall be limited to a maximum of 6 feet above the sidewalk grade or edge of roadway grade nearest the sign.
 - d. Monument signs must be located in a landscaped area with a total area that is equal to or greater than the total area of one face of the sign.

4. Projecting signs.
 - a. One projecting sign shall be permitted for public entrance to a building that has frontage on a public street, private walkway, plaza, or alley.
 - b. The area of a projecting sign shall be limited to 15 square feet per sign face.
 - c. No sign shall project from the building wall more than 18 inches from the building wall to where it is attached or one-half of the width of an adjacent public sidewalk or walkway, whichever is less.
5. Directional signs. Directional signs located on private property for safety and traffic regulation shall be limited to 5 square feet in area and shall be approved by the Department of Transportation.
6. Store hours signs. Store hours signs shall be placed on the front door or window closest to the front door and shall not exceed 3 square feet in sign area.
7. Security protection system signs. Signs which identify security protection systems shall be permitted in addition to signs allowed in this Section, provided the signs do not exceed a sign area of 30 square inches in area.
8. Any message allowed on an on-site sign under the sign regulations in the City's Zoning Code (Chapter 1, Art. 4.4) shall be allowed on directional signs, store hours signs or security protection system signs.

D. Amortization.

1. If a nonconforming sign: (a) is damaged or partially destroyed by fire, flood, earthquake or other natural disaster to the extent of more than 50% of its replacement value at the time of the damage or destruction; (b) repair of the damage or destruction involves more than sign face replacement; and (c) the sign has not been repaired within 30 days of the date of the damage or destruction, then the damaged sign shall be totally removed within 45 days of the date of the damage or destruction

Section 11.

REVIEW PROCEDURES.

- A. **Authority.** No building permit shall be issued for any Project unless the Project has been reviewed and approved in accordance with this Section 11.
- B. **Project Permit Compliance Review.** A Specific Plan Project Permit Compliance Review in accordance with Section 11.5.7.C shall be required for all Projects, with the exception of Projects that qualify for an Administrative Clearance. Projects that do not comply with the Specific Plan shall be reviewed in accordance with LAMC Section 11.5.7.E, F, or G. Modifications shall be reviewed in accordance with Section 11.5.7.D. and interpretations under Section 11.5.7.H.
- C. **Design Review.** Design Review in accordance with LAMC Section 16.50 shall be required for all Projects, with the exception of Projects that qualify for an Administrative Clearance.
 - 1. The Design Review Board. The authority, duties, and review procedures applicable to the Granada Hills Design Review Board shall comply with LAMC Section 16.50.
 - 2. Design Review Criteria. The criteria for the recommendation of the Design Review Board and the Action of the Director shall be the following:
 - a. Projects shall conform to all of the provisions of the Specific Plan.
 - b. Projects shall substantially comply with the Design Guidelines and Design Elements for Buildings and Landscaping (Appendix A).
- D. **Administrative Clearance.** A change of use or sign permit will qualify for an Administrative Clearance, and shall not be subject to Project Permit Compliance Review or Design Review if the change of use or sign permit conforms to all applicable requirements under the Specific Plan and the Code, including but not limited to, Article 4.4 of Chapter 1.

Section 12.

SEVERABILITY.

If any provision of this ordinance or the application thereof to any person, property or circumstances, is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this ordinance or the application of those provisions to other persons, property or circumstances which can be implemented without the invalid provisions and to this end, the provisions of this ordinance are declared to be severable.

Appendix A:
Design Guidelines
and Design Elements
for Buildings and
Landscaping

Note: Examples of the Spanish Colonial style can be found in the following documents, which are on file with the Department of City Planning and at the Public Library, or are available from their source:

1. Historical and Cultural Resources Survey: Survey Guide, City of Los Angeles, Bureau of Engineering, 1980.
2. Guidelines - El Pueblo Viejo District, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987, updated 2007.
3. "The Spanish Colonial Revival Style", The Old House Journal, October 1982, p 198.

These design guidelines are in addition to any other applicable design guidelines, including but not limited to the Commercial and Residential Citywide Design Guidelines, Small Lot Subdivision Design Guidelines; and the Granada Hills-Knollwood Community Plan. All projects should follow all applicable sets of guidelines.

These Design Guidelines were developed to meet the purpose of the Granada Hills-Knollwood Specific Plan (Section 3). The design guidelines meet the purposes of the Specific Plan by providing direction on methods to improve the visual appearance of commercial development, signs, landscape features, multiple-family development, and pedestrian areas. While none of the individual guidelines included in this Appendix A are mandatory or required in and of themselves, design review approval under LAMC, Section 16.50, requires substantial compliance with these guidelines. The Director or appellate body may find substantial compliance with these Design Guidelines, with the recommendation of the Design Review Board under LAMC, Section 16.50, when the proposed project meets the design objectives of these guidelines to enhance the functional and aesthetic quality of the surrounding community, including through the use of the methods identified below, where feasible, or through the use of alternative methods meant to accomplish the same purpose.

Section 1: Landscaping.

Guideline 1: Landscape Design

The edges and entrances of the site should be framed with landscaping consisting of plant materials.

Guideline 2: Landscape/Hardscape

The following landscaping features are encouraged: courtyards with shaded areas, fountains, pathways and patios constructed of brick, tile, or stone, unified paving, or decorative concrete, and outdoor furniture, all in the Spanish Colonial style or a complementary architectural style such as Mediterranean or other similar styles.

Guideline 3: Landscape/Plant Material Arrangement

Informal/natural groupings of trees, shrubs and ground covers should be emphasized and should constitute at least 50% of the landscaping for a Project. A minimum of 50% of all screening plant material should be evergreen.

Guideline 4: Sector A Setback Landscaping

In sector A, for setback areas that exceed 5 feet to a maximum of 15 feet, for outside Serving Areas, public plazas, courtyards or Arcades, landscaping should include a combination of hardscape and softscape including brick, tile, stone, unified paving, decorative concrete and planted materials such as groundcover, shrubs, shade trees, flowering plants, potted plants, and planters.

Guideline 5: Landscape Screening

Structures, including parking, trash enclosures, recycling centers, and electrical equipment enclosures should be screened with landscaping, such as climbing vines supported by screens or other vine attachments.

Guideline 6: Tree Canopy

In addition to street trees, trees in landscaped areas should be provided to create rows of trees on both sides of the sidewalk for the purpose of shade and pedestrian friendly atmosphere.

Guideline 7: Non-preferred plant material

Non-preferred plant material (see Appendix C, Non-preferred Plant List) should be removed and replaced with preferred plant material (see Appendix B, Preferred Plant List).

Guideline 8: Noise Impact Mitigation

Active recreational uses, such as swimming pools and barbecue areas, should not be located immediately adjacent to any single-family residential use, and should include landscaping to screen from the alley and/or street. Landscaping could include hedges; green walls, etc.

Section 2: Architecture and Design.

Guideline 9: Internal Signage

Internal signage which substantially blocks the transparency of storefront windows is inappropriate.

Guideline 10: Signage

The following sign types are encouraged:

- Channel Letters
- Architectural Ledge
- Blade Marquee
- Pedestrian

Guideline 11: Preferred Exterior Materials

Emphasize the use of materials such as stone, adobe, brick, or stucco for exterior surfaces wherever possible. Reflective exterior material finishes or glazing should not be utilized. Stucco surfaces should be treated in a flat manner to create a relatively smooth tactile surface, suggestive of a masonry structure behind.

Guideline 12: Ironwork Use

When appropriate, in projects of Spanish Colonial and complementary architectural styles, use decorative ironwork for window and door treatments, or other architectural details, such as railings.

Guideline 13: Preferred Colors

The primary colors for wall surfaces should not be harsh, glaring, or bright. White, ivory, and earth tones are the preferred colors. The main color should be light; and trim colors, including ironwork, should be dark.

Guideline 14: Roof-line

Simple low-pitched gable and shed roofs are preferred. All flat roofs should be surrounded by a parapet which is of a height that will hide any rooftop equipment.

Guideline 15: Architectural Projections

Projecting cupolas, towers, and varied chimney forms are encouraged; in many cases such roof projections can be used to house ventilation and other rooftop equipment from view.

Guideline 16: Architectural Details

Buildings should use multiple architectural details to maintain and enhance the traditional, Spanish Colonial architectural style. Architectural details can include:

- lintels
- columns, piers and pilasters
- cornices and entablatures
- paseos
- arcades and loggias
- balconies
- exterior staircases
- metal work, such as wrought iron lanterns and sign brackets
- awnings

Guideline 17: Windows and Doors

All windows and doors should be recessed from the building facade to suggest the thickness of traditional masonry wall surfaces. The following elements may be incorporated into exterior window and door design:

Windows

Rectangular
Casement
Fixed
Stained or leaded glass
Arranges singularly Arched/rectangular tops
Decorative bars

Doorways

Single
Arched or rectangular
Decorative ironwork

Guideline 18: Window and Door Materials

Materials used for door and window frames, and for door and window mullions, should be of wood or traditional metal, such as iron. Untreated or anodized aluminum is not appropriate.

Guideline 19: Windows and Doors

Large expanses of glass should be broken up in a manner which is compatible with the scale of the building.

Guideline 20: Awnings

All projects should incorporate decorative awnings that complement the building design to provide shade for pedestrians. Awning colors should not be bright or harsh, and the awning design and color should complement the building design and provide shade for pedestrians.

Guideline 21: Arches/Vaults

Arches, archways or vaults should be used. Careful consideration should be given to the wall surface above the arch, so that sufficient wall surface is present between the key of the arch and the next architectural element above. A barrel vault or single curved arch style should be used instead of a pointed or groined style. Generally, arches should spring from traditionally detailed columns, piers or pilasters.

Guideline 22: Fences

Fence designs should be simple with minimal ornamentation. Decorative wrought iron fencing is encouraged. Decorative pilasters may be incorporated.

Guideline 23: Ground Surfaces

For ground surfaces, brick, tile, stamped concrete and stone material should be used to complement the overall design of the building. When using concrete, it should be colored and textured and never left untreated.

Guideline 24: Surface Permeability

Bio-swales and permeable ground surfaces, such as grasscrete, are encouraged to replenish groundwater reserves.

Guideline 25: Recycle Buyback Centers

Recycling buyback centers should be placed away from street view and design in an aesthetically pleasing style by incorporating architectural elements such as pitched, gabled or arched rooflines, and recessed entry way.

Guideline 26: Wireless Telecommunications Facilities:

Consistent with applicable federal and state law:

- Wireless telecommunications facility (WTF) should be screened and camouflaged to be the least intrusive to the surrounding built environment.
- Rooftop WTF should be screened from public view through the use of parapet walls or other architectural features. Freestanding WTF should be disguised as a monopalm, monopine, flagpole, or other compatible architectural element or other appropriate feature.
- Accessory equipment on the ground should be screened with a decorative masonry wall or fencing and surrounded by landscaping where appropriate.

Appendix B: Preferred Plant List

TREES - GENERAL LANDSCAPE TREES:

This preferred plant list is a guide to assist applicants when determining tree types and plant materials for landscaped areas. There is an additional list (Street Tree Selection Guide) available with the Department of Public Works, Bureau of Street Services, on the Urban Forestry Division’s web page. The Street Tree Selection Guide lists street trees, however, these trees are also recommended to be planted for private use. The web page is:

<http://bss.laciv.org/UrbanForestryDivision/StreetTreeSelectionGuide.htm>

Trees should be located at least eight feet (8’) in distance from structures. If trees are closer than eight feet (8’), they may require root pruning and special maintenance to protect hardscape surfaces. The use of deep root barriers is highly recommended.

BOTANICAL NAME	COMMON NAME
Arbutus unedo	strawberry tree
Callistemon citrinus	lemon bottle-brush
Gingko biloba	maidenhair tree
Lagerstroemia indica	crape myrtle
Laurus nobilis	“Saratoga” sweet bay
Liriodendron tulipifera	tulip tree
Luquidambar styraciflua	sweet gum
Magnolia grandiflora	little gem (Southern magnolia)
Maytenus boaria	mayten tree
Platanus racemosa	California sycamore
Podocarpus gracilior	fern pine
Quercus agrifolia	coast live oak
Rhus lancea	African sumac
Tipuana tipu	tipu tree
Tabebuia	Trumpet
Gleditsia tricanthus	Honey Locust

SLOPE/HILLSIDE TREES

BOTANICAL NAME	COMMON NAME
Arbutus unedo	strawberry tree
Luquidambar styraciflua	sweet gum
Platanus racemosa (Large Area)	California sycamore
Quercus agrifolia	coast live oak
Rhus lancea	African sumac
Tipuana tipu	tipu tree

ENTRY AREA TREES: Small scale trees are suitable in limited quantities as entry accent trees.

SMALL ACCENT TREES

BOTANICAL NAME	COMMON NAME
Lagerstroemia indica	crape myrtle
Laurus nobilis	"Saratoga" sweet bay
Ligustrum lucidum	glossy privet
Magnolia grandiflora	little gem (Southern magnolia)
Photinia fraseri	NCN (bronze Leaf)
Rhaphiolepis	majestic beauty
Bauhinia variegata	Orchid

SHRUBS - GENERAL LANDSCAPE SHRUBS

BOTANICAL NAME	COMMON NAME
Agapanthus africanus "Queen Anne"	lily of the Nile
Agapanthus africanus	lily of the Nile
Anigozanthus flavidus	kangaroo paw
Buxus japonica	"green beauty" Japanese boxwood
Chamaerops humilis plant	Mediterranean fan palm
Cuphea hyssopifolia	false heather
Dietes vegeta	fortnight lily
Coleonema japonicus SPP	evergreen euonymus
Felicia amelloicis	blue marguerite
Hemerocallis hybrida	day lily
Helictotrichon semervirens	blue oat grass
Lavandula angustifolia	English lavender
Lavandula dentata	French lavender
Lavandula stoechas	Spanish lavender
Lantana montevidensis (no frost)	lantana
Leucophyllum frutescens	Texas ranger
Ligustrum	"texanum" Texas privet
Liriope gigantea	lily turf
Liriope muscari	lily turf
Liriope nuscari	"silvery sunproof" lily turf
Myrtus communis (compacta)	dwarf myrtle
Nandina comarosticta	heavenly bamboo

SHRUBS - GENERAL LANDSCAPE SHRUBS (continued)

BOTANICAL NAME	COMMON NAME
Phormium tenax SPP.	New Zealand flax
Phoenix rpebelenii	pygmy date palm
Photinia xfraseri	NCN
Pittosporum tobira	mock orange
Pittosporum tobira	"variegata' variegated mock orange
Podocarpus macrophylius columnar	yew pine
Prunus carolinia "bright & tight"	dwarf Carolina cherry
Phaphiolepis "majestic beauty"	hawthorn
Phaphiolepis indica SPP.	India hawthorn
Rosa	iceberg
Rosmarinus o'prostatus"	dwarf rosemary
Rosmarinus	"Tuscan blue" Tuscan blue rosemary
Trachelospermum Jasminoides	star jasmine
Vibunum tinus	spring bouquetviburnum
Xylosma congestum "compacta"	NCN

SLOPE SHRUBS

BOTANICAL NAME	COMMON NAME
Acacia redolens	"desert carpet" prostrate acacia
Arbutus unedo "compacta"	dwarf strawberry tree
Baccharis SPP	coyote brush
Heteromeles arbutifolia	toyon
Leucophyllum frutescens	Texas ranger
Myoporum parvifolium	NCN
Myposum parvifolium	"putah creek" NCN
Photinia x fraseri	NCN
Pittosporum tobira	mock orange
Pittosporum tobira	"variegata" variegated mock orange
Rhaphiolepis	"majestic beauty" hawthorn
Rhaphiolepis indica SPP.	India hawthorn
Rosmarinus o	"rostratus" dwarf rosemary
Rosmarinus officinalis	rosemary
Rosa	"flower carpet" rose
Trachelospermum jasminoides	star jasmine
Xylosma congestum "compacta"	

VINES AND EXPALIERS

BOTANICAL NAME	COMMON NAME
<i>Ficus pumila</i> (f. <i>repens</i>)	creeping fig
<i>Gelsemium sempervirens</i>	Carolina jessamine
<i>Jasminium polyanthmum</i>	Jasmine
<i>Rosa</i>	"golden showers" yellow climber
<i>Wisteria floribunda</i>	"look" Japanese wisteria

GROUND COVERS

BOTANICAL NAME	COMMON NAME
<i>Acacia redolens</i>	"desert carpet" prostrate acacia
<i>Duchesnea indica</i>	Indian mock strawberry
<i>Lantana montevidensis</i>	trailing lantana
<i>Myoporum parvifolium</i>	NCN
<i>Myoporum</i> "putah creek"	NCN
<i>Rosa</i>	"flower carpet" Rose
<i>Trachelospermum Jasminioides</i>	star jasmine
<i>Sesleria autumnalis</i>	Autumn Moor
<i>Leymus triticoides</i>	Creeping Wild Rye
<i>Poa fendleriana</i>	Mutton Grass
<i>Sporobolus airoides</i>	Alkali Sacaton
<i>Eleocharis palustris</i>	Spike Rush
<i>Coreopsis tinctoria</i>	Calliopsis
Foxglove <i>Penstemon</i>	Penstemon
<i>Rudbeckia</i>	Black Eyed Susans
<i>Nemophila menziesii</i>	Baby Blue Eyes
<i>Sidalcea hybrida</i>	Miniature Hollihock
<i>Eschscholzia californica</i>	California Poppy

Appendix C: Non-Preferred Plant List

Appendix C. Non-Preferred Plant List

BOTANICAL NAME	COMMON NAME
Washingtonia filifera	California fan palm tree
Washingtonia robusta	Mexican fan palm tree
Acacia	green wattle
Ailanthus altissima	tree of heaven
Arundinaria pygmaea	
Arundo donax	Giant reed
Atriplex semibaccata	Australia Saltbush
Avena spp.	wild oats
Brassica spp (non-native)	mustard
Bromus rubens	red brome
Centranthus ruber	Jupiter's beard
Cypressus sempervirens	Italian cypress
Cortaderia jubata	pampas grass
Cortaderia sellowiana	pampas grass
Cytisus canariensis	Canary Island broom
Cytisus scoparius	scotch broom
Cytisus spachianus (genista racemosa)	broom
Erodium botrys	storksbill
Erodium cicutarium	storksbill
Erodium cygnorum	storksbill
Erodium malacoides	storksbill
Erodium moschatum	storksbill
Eucalyptus globulus	blue gum
Lolium perenne	perennial ryegrass
Malva parvifolia	cheeseweed
Pennisetum	fountain grass
Ricinus communis	castor bean
Robinia pseudoacacia	black locust
Schinus molle	California Pepper
Schinus terebinthefolius	Brazilian pepper
Spartium junceum	Spanish broom
Tamarix sp.	salt cedar
Vulpia megalura	foxtail fescue

ORDINANCE NO. 177938

An ordinance amending Ordinance No. 173265, the Granada Hills Specific Plan.

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

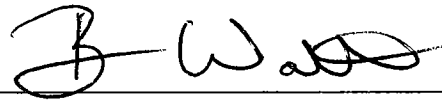
Section 1. The second unnumbered paragraph of Subsection A of Section 5 of Ordinance No. 173265 is amended to read:

The following uses except when in conjunction with a new automobile dealership: tire and tube repairing, battery servicing, automobile service station, automobile lubrication, automobile laundry or wash rack, automobile and trailer sales area, automobile and/or truck repair businesses, including automobile repairing, painting, upholstering, and body and fender work. Notwithstanding the above, automobile repair facilities may be permitted as a conditional use pursuant to the procedures set forth in Los Angeles Municipal Code Section 12.24 in that portion of Sector A, which is described as follows: the commercial frontage along Devonshire Street between Petit Avenue to the east and Amestoy Avenue to the west, and along Balboa Avenue between San Jose Avenue on the north and Mayall Street on the south. The initial decision on an application for an automobile repair facility in the above-described area shall be made by the Area Planning Commission.

Sec. 2. 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 the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles SEP 20 2006, and was passed at its meeting of SEP 27 2006.

FRANK T. MARTINEZ, City Clerk

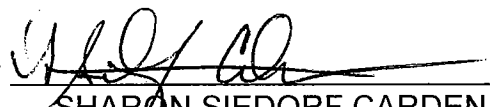
By  Deputy

Approved _____

 OCT 06 2006
Mayor

Approved as to Form and Legality

Rockard J. Delgadillo, City Attorney

By 
SHARON SIEDORF CARDENAS
Assistant City Attorney

Date September 19, 2006

File No(s). CF 06-0317; CPC 2004-7561-SPA-CU-DRB-SPP

Pursuant to Charter Section 559, I approve this ordinance on behalf of the City Planning Commission and recommend it be adopted

September 19, 2006

see attached report.


S. Gail Goldberg
Director of Planning

DECLARATION OF POSTING ORDINANCE

I, MARIA C. RICO, state as follows: I am, and was at all times hereinafter mentioned, a resident of the State of California, over the age of eighteen years, and a Deputy City Clerk of the City of Los Angeles, California.

Ordinance No. 177938 - Amending the Granada Hills Specific Plan (Ordinance No. 173265) to permit automobile repair facilities in Sector A by a conditional use of the Area Planning Commission - CPC 2004-7561 SPA CU DRB SPP - a copy of which is hereto attached, was finally adopted by the Los Angeles City Council on September 27, 2006, and under the direction of said City Council and the City Clerk, pursuant to Section 251 of the Charter of the City of Los Angeles and Ordinance No. 172959, on October 11, 2006 I posted a true copy of said ordinance at each of three public places located in the City of Los Angeles, California, as follows: 1) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; 2) one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; 3) one copy on the bulletin board located at the Temple Street entrance to the Hall of Records of the County of Los Angeles.

Copies of said ordinance were posted conspicuously beginning on October 11, 2006 and will be continuously posted for ten or more days.

I declare under penalty of perjury that the foregoing is true and correct.

Signed this 11th day of October 2006 at Los Angeles, California.


Maria C. Rico, Deputy City Clerk

Ordinance Effective Date: November 20, 2006

Council File No. 06-0317

POSTED

ORDINANCE NO. 167555

An Ordinance establishing a specific plan known as the Granada Hills Specific Plan, for portions of the Granada Hills-Knollwood District and Northridge Community Plan areas.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF THE GRANADA HILLS SPECIFIC PLAN:

A. There is hereby established the Granada Hills Specific Plan applicable to all lots located in whole or in part within that area of the City of Los Angeles shown by Exhibit A. The Specific Plan is applicable to those shaded areas within the heavy black lines.

B. The Specific Plan Area is divided into Sectors A, B, and C as shown by Exhibits B1-4. These sectors are the areas within the heavy black lines as shown in Exhibits B1-4 and further described as follows:

SECTOR A. Commercial properties outside of the Chatsworth Street commercial core.

SECTOR B. The pedestrian-oriented strip within the Chatsworth Street commercial core.

. . .

1 SECTOR C. The multiple-unit residential area along
2 Chatsworth Street from Andasol Avenue to
3 Genesta Avenue.

4
5 Sec. 2. RELATIONSHIP TO OTHER PROVISIONS OF THE
6 MUNICIPAL CODE.

7 A. The regulations of the Specific Plan are in
8 addition to those set forth in the planning and zoning
9 provisions of Chapter I of the Los Angeles Municipal Code,
10 as amended, and any other relevant ordinances, and do not
11 convey any rights not otherwise granted under the
12 provisions and procedures contained in that Chapter, and
13 other relevant ordinances except as specifically provided
14 herein.

15 B. Wherever this Specific Plan contains provisions
16 which require greater setbacks, restricted yards, lower
17 densities, lower heights, restricted uses, greater parking
18 requirements or other greater restrictions or limitations
19 on development than would be allowed pursuant to the
20 provisions contained in Los Angeles Municipal Code,
21 Chapter I, the Specific Plan shall prevail and supersede
22 the applicable provisions of that Code.

23 C. The procedures for the granting of exceptions to
24 the requirements of this Specific Plan are set forth in
25 Section 11.5.7 D of the Los Angeles Municipal Code. In
26 approving an exception from this Specific Plan pursuant to
27 Section 11.5.7 D, the City Planning Commission may

1 simultaneously approve any conditional use under its
2 jurisdiction. Only one fee shall be required for joint
3 applications.
4

5 Sec. 3. PURPOSES. The purposes of this Specific
6 Plan are as follows:

7 A. To promote orderly, attractive and harmonious
8 development, minimize the negative environmental effects
9 of development, stabilize land values and investments, and
10 promote the general welfare of the Granada Hills
11 community.

12 B. To adequately buffer and appropriately mass all
13 new developments so as to ensure compatibility with
14 existing surrounding residential neighborhoods.

15 C. To integrate future land uses and new
16 developments with the existing small-scale, local-service
17 character of the commercial core.

18 D. To create a vibrant, pedestrian-oriented
19 environment along Chatsworth Street characterized by
20 ground floor retail uses, restaurants, appropriate
21 structural massing, extensive landscaping, screening of
22 unsightly views, and minimization of uninteresting blank
23 walls. This is to be accomplished while creating a safe
24 and pleasing environment which will hold the interest of
25 pedestrians.

26 E. To reinforce the unique identity and sense of
27 place of the community by emphasizing the gateway to the
28

1 Chatsworth Street commercial strip and creating uniformity
2 of roof and facade treatments for commercial uses
3 consistent with the area's characteristic Spanish Colonial
4 Style of architecture.

5 F. To promote sufficient parking with easy access
6 to those parking facilities.

7 G. To provide for a design review board for review
8 of the design of structures under renovation,
9 rehabilitation, and new construction, thereby ensuring
10 that the purposes of this Specific Plan are achieved.

11
12 Sec. 4. DEFINITIONS.

13 The following words or phrases, whenever used in this
14 ordinance, shall be construed as defined in this section.
15 Words and phrases not defined herein shall be construed as
16 defined in Section 12.03 of the Los Angeles Municipal Code.
17 Words and phrases not defined therein shall be construed as
18 defined in Division 4 of Chapter IX of the Los Angeles
19 Municipal Code, if defined therein.

20 A. Extensive Remodeling: Alteration of, or
21 addition to the interior or exterior of an existing
22 building in which the aggregate value of such work, in any
23 twelve month period exceeds 50% of the replacement value
24 of the existing building. The valuation shall be
25 determined by the Department of Building and Safety.

26 B. Ground Floor: That portion of a floor level of
27 a building within three vertical feet of the ground level.

1 C. Ground level: The elevation of the closest
2 portion of the public sidewalk to each portion of the
3 building.

4 D. Premises: A building or portion thereof used as
5 a location for a single business.

6 E. Project: The erection, construction, structural
7 alteration of, or addition to, any building or structure
8 which requires the issuance of a building or grading
9 permit. This term shall include work on architectural
10 projections attached to the exterior walls or roof
11 structures which requires the issuance of a building
12 permit. This term shall only apply to a multiple-unit
13 residential or commercial building or structure located in
14 whole or in part within the Specific Plan area.

15 F. Serving area: The general seating area,
16 including any outdoor seating area, of a restaurant
17 excluding stages, restrooms, storage areas, kitchens and
18 areas not designated for public use.

19 G. Spanish Colonial Architecture: A group of
20 architectural styles that developed in Southern California
21 from the nineteenth century to 1940 that reflects the
22 Hispanic tradition; including the Monterey Revival Style,
23 the Mission Revival Style, the Mediterranean Style, and
24 the Spanish Colonial Revival Style.

25 H. Window sign: A sign which is painted, posted or
26 displayed on the transparent or translucent surface of a

27 . . .

1 window or door and which is visible from outside the
2 building or structure.

3 Sec. 5. LAND USE.

4 A. The following uses shall be prohibited in all
5 Sectors:

6 The following uses shall be prohibited except when in
7 conjunction with a new automobile dealership: tire and
8 tube repairing, battery servicing, automobile service
9 station, automobile lubrication, automobile laundry or
10 wash rack, automobile and trailer sales area, automobile
11 and/or truck repair businesses, including automobile
12 repairing, painting, upholstering, and body and fender
13 work.

14 Amusement enterprises, sporting and recreational
15 uses, including: arena, auto ride amusement, stadium,
16 carousel, ferris wheel, fun house, penny arcade, video
17 game arcade, and skateboard tracks.

18 Appliance repair, household except when the service
19 of appliances is in conjunction with retail sales of the
20 same.

21 Bail bond broker or bail bond shop

22 Bath, Turkish and the like

23 Bathhouse

24 Clothing secondhand or thrift store

25 Escort bureau

26 Frozen food locker rental

27 Ice storage house

1 Locker rental (other than post office box)
2 Massage parlor (when not operated as an accessory use
3 to a health club, gymnasium, or doctor's clinic)
4 Open storage area
5 Pawnshop
6 Payroll check cashing office
7 Personal storage
8 Storage building for household goods
9 Tattoo studio
10 Transfer business

11 B. Sector A.

12 For commercially zoned properties:

13 Any use permitted in the C2 zone shall be allowed,
14 except on those properties zoned for more restrictive uses
15 and except for the uses prohibited herein. However,
16 residential uses shall only be allowed as part of a mixed
17 use project, and residential uses shall be prohibited on
18 the ground floor.

19 C. Sector B.

20 For commercially zoned properties:

21 Any use permitted in the C1 zone shall be allowed,
22 except on those properties zoned for more restrictive uses
23 and except for those uses prohibited herein. However,
24 residential uses shall only be permitted as part of a
25 mixed use project, and residential uses shall be
26 prohibited on the ground floor.

27 D. Sector C.

1 Any use permitted by the property's underlying
2 zoning, except for those uses prohibited herein.
3

4 Sec. 6. HEIGHT LIMITS.

5 A. Sector A. All projects shall be limited to a
6 maximum height of 45 feet, inclusive of signage, except
7 for parking buildings which shall be limited to a maximum
8 height of 30 feet.

9 B. Sector B. All projects shall be limited to a
10 maximum height of 30 feet, including any signage.

11 C. Sector C. All projects shall be limited to a
12 maximum height of 36 feet.
13

14 Sec. 7. LANDSCAPING, SETBACKS, AND SCREENING.

15 A. Sector A.

16 1. All projects, open space, driveways,
17 parking areas, walkways, outdoor seating, or courtyards
18 shall be attractively landscaped in accordance with a
19 landscape plan prepared by the owner and approved by the
20 Director of Planning or the Director's designee. All
21 landscaped areas shall be equipped with an automatic
22 sprinkling or drip irrigation system designed to conserve
23 water.

24 At least four percent of the total area of a surface
25 parking lot shall be landscaped. It shall have at least
26 one shade tree for every four uncovered parking spaces.
27 The trees shall be at least 24-inch box size and at least
28

1 10 feet in height at the time of planting and shall be
2 evenly distributed throughout the parking area.

3 2. The following requirements shall apply only to
4 projects involving new construction or extensive
5 remodeling on parcels that are smaller than 100,000 square
6 feet.

7 (a) A front landscaped setback of at least 5%
8 of the lot area shall be provided along each
9 property line which adjoins a public street (not
10 including alleys). This setback shall extend for a
11 minimum depth of five feet from the front property
12 line. Driveways and walkways shall be permitted in
13 the setback area.

14 (b) If the setback abuts a surface parking
15 area, then the parking area shall be separated from
16 the setback with a solid decorative masonry block
17 wall having a minimum continuous height of three
18 feet, six inches. In addition, the setback shall
19 include one shade tree for every 15 feet of street
20 frontage. The remaining portion of the setback
21 shall be planted with grass, shrubbery, or flowering
22 plants to the satisfaction of the Director of
23 Planning, or the Director's designee.

24 3. The following requirements shall apply to
25 projects involving new construction or extensive
26 remodeling on parcels that are 100,000 square feet
27 or greater.

1 (a) 15-foot deep landscaped setback shall
2 be maintained on all property lines that adjoin
3 a public street (not including alleys).
4 Driveways and walkways shall be permitted in
5 the setback area as needed. The remaining
6 portion of the setback shall be planted with
7 grass, shrubbery, or flowering plants, except
8 that street furniture, which may include
9 benches, trash receptacles, newsracks, bicycle
10 racks, public telephones, and drinking
11 fountains, may be incorporated into the setback
12 area in such a way that does not impede
13 pedestrian activity or physical access to
14 buildings.

15 (b) If the setback abuts a surface
16 parking area, then the setback shall consist of
17 a landscaped berm averaging three feet in
18 height as measured from the sidewalk and shall
19 include one tree for every 15 feet of parking
20 lot frontage.

21 4. All new parking buildings shall be
22 separated from any adjacent public streets (not
23 including alleys) by a landscaped area with a
24 minimum continuous (except for driveways) depth of
25 ten feet. This landscaped area shall be planted
26 with trees of a species that reaches at least 30
27 feet in height when mature, and shall be planted at

1 a minimum interval of one 24-inch box tree for every
2 20 feet of building frontage.

3
4 B. Sector B.

5 1. A minimum of 25% of the front setback shall
6 be covered in vegetation.

7 2. On Chatsworth Street new construction shall
8 be set back 2-1/2 feet from the front property line. For
9 projects which involve extensive remodeling, at least 65%
10 of the first floor exterior wall that fronts on Chatsworth
11 Street shall be setback 2-1/2 feet from the front property
12 line.

13 This setback may exceed 2-1/2 feet only if the
14 setback area is devoted to an outside cafe, public plaza,
15 courtyard or arcade.

16 3. Screening in Sector B.

17 (a) All surface parking adjoining a
18 public street (not including alleys) shall be
19 screened by a solid, decorative masonry wall
20 having a continuous height of 3-1/2 feet. In
21 addition, the wall must be separated from the
22 public street by a landscaped area of at least
23 2-1/2 feet. The landscaped area shall include
24 one shade tree for every 15 feet of parking lot
25 frontage. The remaining portion of the area
26 shall be planted with grass, shrubbery or
27 flowering plants to the satisfaction of the

1 Director of Planning or the Director's
2 designee.

3 (b) A solid decorative masonry wall, a
4 minimum six feet in height, shall be
5 constructed along the property line of a
6 commercially zoned lot if its parking or
7 driveway area is adjacent to a single-family
8 residentially zoned or used lot. A wall does
9 not have to be constructed along the property
10 line bordering the single-family lot, if a wall
11 already exists along the property line. There
12 shall be no openings, except for a lockable
13 gate for landscape maintenance work, and as may
14 be required by the Los Angeles Municipal Code.
15 Decorative masonry walls shall mean split-face,
16 slump stone, plaster, brick or stone facing
17 with a top cap. Both sides of the wall must be
18 decorative. The above requirements shall not
19 apply to commercially zoned lots which are
20 separated from single-family zoned or used lots
21 by streets, alleys or other public ways.

22 (c) Structures on roofs, such as air
23 conditioning units and other permanent
24 equipment, shall be fully screened from the
25 view of any nearby residential properties or
26 pedestrians.

27 . . .

1 (d) Open areas devoted to trash storage
2 or other storage shall be located and buffered
3 so as not to be visible from the street, and
4 not to result in noise, odor, or debris impacts
5 on any public right-of-way or on adjacent
6 property.

7 C. All Sectors.

8 The following requirements shall apply to all
9 projects in the Specific Plan area.

10 1. All landscaping shall include both
11 shrubbery and flowering plants, and shall include
12 trees and ground cover where appropriate. All
13 vegetation shall be maintained in a first-class
14 condition at all times.

15 2. Unless otherwise specified, a minimum of
16 50 percent of all landscaped setback areas shall be
17 covered by vegetation.

18 3. Unless otherwise specified, all trees must
19 be at least 24-inch box in size, at least ten feet
20 in height, two inches in trunk diameter, and with at
21 least a five foot crown spread. In those cases
22 where trees of the required size and caliber cannot
23 be obtained, a larger tree shall be required.
24 Further, all trees shall be in a healthy growing
25 condition. Root-bound trees are not acceptable.

26 4. Street trees shall be approved by the
27 Street Trees Division of the Bureau of Street
28

1 Maintenance and shall be planted at a minimum ratio
2 of one for every 35 lineal feet of street frontage.
3

4 Sec. 8. PARKING REQUIREMENTS.

5 A. Commercial Buildings. Except as otherwise
6 provided herein, parking shall be provided at a rate of at
7 least three parking spaces for each 1,000 square feet of
8 combined floor area contained within all business and
9 commercial buildings contained on any lot. This provision
10 shall not apply to medical office parking, which shall be
11 provided as required by Section 12.21 A 4 of the Los
12 Angeles Municipal Code.

13 B. Restaurants. Parking shall be provided at a
14 rate of one parking space for each 100 square feet of
15 serving area. However, for restaurants in Sector B, if an
16 outdoor cafe is provided, parking shall be provided at a
17 rate of one parking space for each 200 square feet of
18 serving area.

19 C. Preschools. Parking shall be provided at a rate
20 of at least one parking space for each staff member and
21 one parking space for every eight children for which the
22 preschool is licensed.

23 D. Multiple-Unit Residential Uses. Parking for
24 multiple-unit residential uses shall be as required by Los
25 Angeles Municipal Code Section 12.21 A 4(a) and guest
26 parking at a ratio of at least one quarter space per
27 rental dwelling unit in excess of that required by the Los
28

1 Angeles Municipal Code. Guest parking shall be clearly
2 identified and easily accessible to guests and shall not
3 be tandem.

4 E. Remodels or additions. If a project consists of
5 a change of use, extensive remodeling, or an addition to
6 an existing building or structure, which increases the
7 height, floor area, number of dwelling units, or numbering
8 guest rooms, then the parking requirements of this section
9 shall apply to:

10 1. The square footage of floor area devoted
11 to the change of use, or

12 2. The square footage of floor area contained
13 within the extensively remodeled building, or
14 addition to the existing building or structure.

15
16 Sec. 9. DESIGN.

17 All projects located within the Specific Plan Area
18 shall, as to exterior architecture, be reflective of the
19 Spanish Colonial architecture, as defined herein, with
20 emphasis on the "Spanish Colonial Revival" style of the period
21 from 1915 to 1940. (See Appendix A.)

22 A. Sector A.

23 1. For projects which involve new
24 construction or extensive remodeling, exterior
25 ground surfaces for walkways shall be paved with
26 stamped concrete, brick, tile, or stone.

27 . . .

1 integral part of the architecture or should be
2 placed on the inside of the structure. All window
3 bars and security gates shall be to the satisfaction
4 of the Fire Department.

5 6. Ground floor exterior building walls that
6 face rear parking areas shall provide a pedestrian
7 entrance and shall include features which reflect
8 Spanish Colonial Architecture.

9 C. Sector C. For all multiple-unit residential
10 projects abutting single-family zones:

11 1. If the balcony faces lots planned in the
12 Community or District Plan for single-family use,
13 then balcony railings shall be 75% solid and made of
14 opaque material.

15 2. Each rooftop patio shall be set back 10
16 feet from the edge of the building and screened with
17 materials approved by the Design Review Board.

18
19 Sec. 10. SIGNS.

20 A. General Sign Provisions.

21 1. The Department of Building and Safety
22 shall not issue a permit for a sign unless it
23 complies with this Section. All signs shall comply
24 with the provisions of Los Angeles Municipal Code
25 Chapter IX, Article I, Division 62.

26 . . .

27 . . .

1 C. Permitted signs. The following signs are
2 permitted so long as they conform to the following
3 conditions and standards:

4 1. Wall signs.

5 (a) One wall sign shall be permitted for
6 each face of each premises of each building
7 which has frontage on a public street or alley
8 and has a public entrance from that street or
9 alley.

10 (b) No wall sign may project from the
11 building face more than 12 inches.

12 (c) The area of each wall sign shall be
13 limited to two square feet for each one lineal
14 foot of frontage on a public street.

15 2. Pole signs.

16 (a) One pole sign for each lot with more
17 than 50 feet of street frontage shall be
18 permitted.

19 (b) No pole sign shall be greater than 20
20 feet in height from the ground level.

21 (c) No pole sign shall exceed 75 square
22 feet in area for each face of the sign.

23 (d) No pole sign shall encroach over or
24 into public rights-of-way.

25 3. Monument signs.

26 (a) One monument sign shall be permitted
27 for each street frontage for each lot.

1 (b) One additional monument sign for
2 street frontage for each lot may be substituted
3 in lieu of a pole sign.

4 (c) The height to the top of the monument
5 sign shall be limited to a maximum of six feet
6 above the sidewalk grade or edge of roadway
7 grade nearest the sign.

8 (d) Monument signs must be located in a
9 landscaped area that is equal to or greater
10 than the dimensions of one face of the sign.

11 4. Projecting signs.

12 (a) One projecting sign shall be
13 permitted for public entrance to a building
14 that has frontage on a public street, private
15 walkway, plaza, or alley.

16 (b) The area of a projecting sign shall
17 be limited to 15 square feet per sign face.

18 (c) No sign shall project from the
19 building wall more than 18 inches from the
20 building wall to where it is attached or one-
21 half of the width of an adjacent public
22 sidewalk or walkway, whichever is less.

23 5. Directional signs. Directional signs
24 located on private property for safety and traffic
25 regulation shall be limited to five square feet in
26 area and shall be approved by the Department of
27 Transportation.

1 reviewed and approved by the Director of Planning after
2 receipt of the recommendations of the Design Review Board.

3 The Design Review Board shall have the authority
4 to consider and make written recommendations on the
5 exterior design of projects.

6 The Design Review Board may not require any
7 changes, alterations, modifications or amendments to the
8 floor area, height, density, number of stories, permitted
9 uses or other entitlements previously granted by the City
10 Planning Commission, City Council, or any other City
11 agency in a final discretionary action, approved or
12 adopted after January 1, 1979, which has not yet expired.

13 The City Planning Commission shall review the Design
14 Review Board function after one year of its operation, and
15 shall consider recommendations for changes within 60 days
16 after one year of Design Review Board operation.

17 B. The Design Review Board.

18 1. Composition. The Design Review Board is
19 hereby established, and shall consist of five voting
20 members with two alternates. The voting members
21 shall be appointed by the councilmembers of the
22 districts within the Specific Plan Area. The Board
23 shall be constituted as follows:

24 (a) At least one member and one alternate
25 shall be a licensed architect.

26 . . .

27 . . .

1 (b) At least two members shall be
2 qualified either in the discipline of landscape
3 architecture or urban planning.

4 (c) At least one member and one alternate
5 shall reside within the communities of Granada
6 Hills or Northridge.

7 (d) At least one member shall be employed
8 within the communities of Granada Hills or
9 Northridge.

10 2. Quorum/Action. The presence of three
11 voting members shall constitute a quorum. An
12 approval of any proposal shall require three aye
13 votes.

14 3. Terms of Office. Members of the Board
15 shall be appointed for terms of three years.

16 4. Vacancies. In the event a vacancy occurs
17 during the term of a member of the Design Review
18 Board, the same officials or successor to the
19 officials who appointed the member shall make an
20 interim appointment of a person to fill out the
21 unexpired term of the member. If the member is
22 required to have specific qualifications, the
23 vacancy shall be filled by a person having such
24 qualifications.

25 5. Authority and Duties. The Design Review
26 Board shall make a written recommendation to the

27 . . .

1 Director of Planning on whether the project complies
2 with the criteria set forth in this Specific Plan.

3 C. Design Review Approvals.

4 1. Application. All applications for design
5 review recommendations shall be submitted with
6 applicable fees to the Planning Department.
7 Applications shall be deemed complete only if all
8 the following are included with the application:

9 (a) Site plan (including illustration of
10 shadow impacts on December 21 in accordance
11 with the Subdivision Map Act, Government Code
12 Section 66475.3);

13 (b) Landscape plan;

14 (c) Elevations (including adjacent
15 buildings or structures);

16 (d) Sign plan; and

17 (e) Samples of exterior building
18 materials.

19 2. Fees.

20 (a) A filing fee for processing a design
21 review application shall be charged pursuant to
22 Section 19.01 of the Los Angeles Municipal
23 Code.

24 (b) Fees for filing an appeal of the
25 Director's determination to the Commission or
26 Council by the applicant shall be the same as
27 those for approval of an application required
28

1 for a Commission plan approval, as established
2 in Section 19.01.I of the Los Angeles Municipal
3 Code. Fees for filing an appeal to the
4 Commission or Council by other than the
5 applicant shall be as set forth in Section
6 19.01 K of the Los Angeles Municipal Code.

7 3. Action of the Design Review Board. The
8 Director of Planning or the Director's designee
9 shall refer the application to the Design Review
10 Board for its recommendation within 21 days of the
11 Department's acceptance of the complete application.

12 The Design Review Board shall review the
13 project and submit its findings to the Director
14 within 90 days of such referral. This time limit
15 may be extended for one 15 day period with the
16 mutual consent of the applicant and the Board.

17 The findings shall indicate a recommendation of
18 approval, disapproval or approval with modifications
19 to the project. The Design Review Board shall make
20 its recommendation on the application on the basis
21 of the following criteria:

22 (a) All projects shall conform to the
23 provisions of this Specific Plan.

24 (b) All landscaping and screening and
25 design shall be consistent with the provisions
26 of Sections 7 and 9 of this Specific Plan.

27 . . .

1 (c) All signs relating to the project
2 shall be consistent with the provisions of
3 Section 10 of this Specific Plan.

4 (d) Any landscaping exterior treatment of
5 a building or structure, including color,
6 texture, windows or other architectural
7 features, shall be consistent with Appendix A.

8 (e) Spanish design elements such as
9 paseos, courtyards, plazas, and sidewalk
10 arcades shall be incorporated whenever
11 possible.

12 (f) Walkways at the ground level shall be
13 of brick, tile, stone, or stamped concrete.

14 (g) The surfaces of the exterior of the
15 buildings shall be of a predominantly light-
16 color material, articulated by deep recessed
17 openings, by a judicious use of such
18 traditional features such as balconies,
19 decorative moldings, cornices, columns, piers,
20 pilasters, light fixtures, awnings, decorative
21 tile, accent colors and signing.

22 (h) Rooftop mechanical equipment shall be
23 screened from view.

24 (i) When feasible projects involving
25 extensive remodeling shall be transformed into
26 the Spanish Colonial style of architecture by
27 one or more of the following:

- Resurfacing exterior walls
- Construction of arch facades
- Repainting with the style's characteristic main and accent colors
- Addition of red tile roofs or roof facades

4. Action of the Director. The Director of Planning, or the Director's designee, within ten working days following receipt of the recommendation of the Design Review Board, shall approve, disapprove or approve the project with modifications. A copy of the determination shall be furnished to the applicant, the Design Review Board, and the Department of Building and Safety.

5. Appeals. Any applicant, a member of the City Council, the Mayor, or any other interested person adversely affected by the determination of the Director of Planning may appeal the Director's determination to the City Planning Commission, and may thereafter appeal the Commission's action to the City Council. Appeals must be filed within 15 days after the date of the Director's determination or the Commission's determination if appealed to the Council. Appeals shall follow the same procedures as set forth for Tentative Maps in Section 17.06 of the Los Angeles Municipal Code.

. . .

1 Sec. 12. SEVERABILITY.

2 If any provision of this Specific Plan or the
3 application thereof to any person or circumstance is held to
4 be unconstitutional or otherwise invalid by any court of
5 competent jurisdiction, such invalidity shall not affect other
6 specific plan provisions, clauses or applications thereof
7 which can be implemented without the invalid provisions,
8 clause or application, and to this end, the provisions and
9 clauses of this ordinance are declared to be severable.

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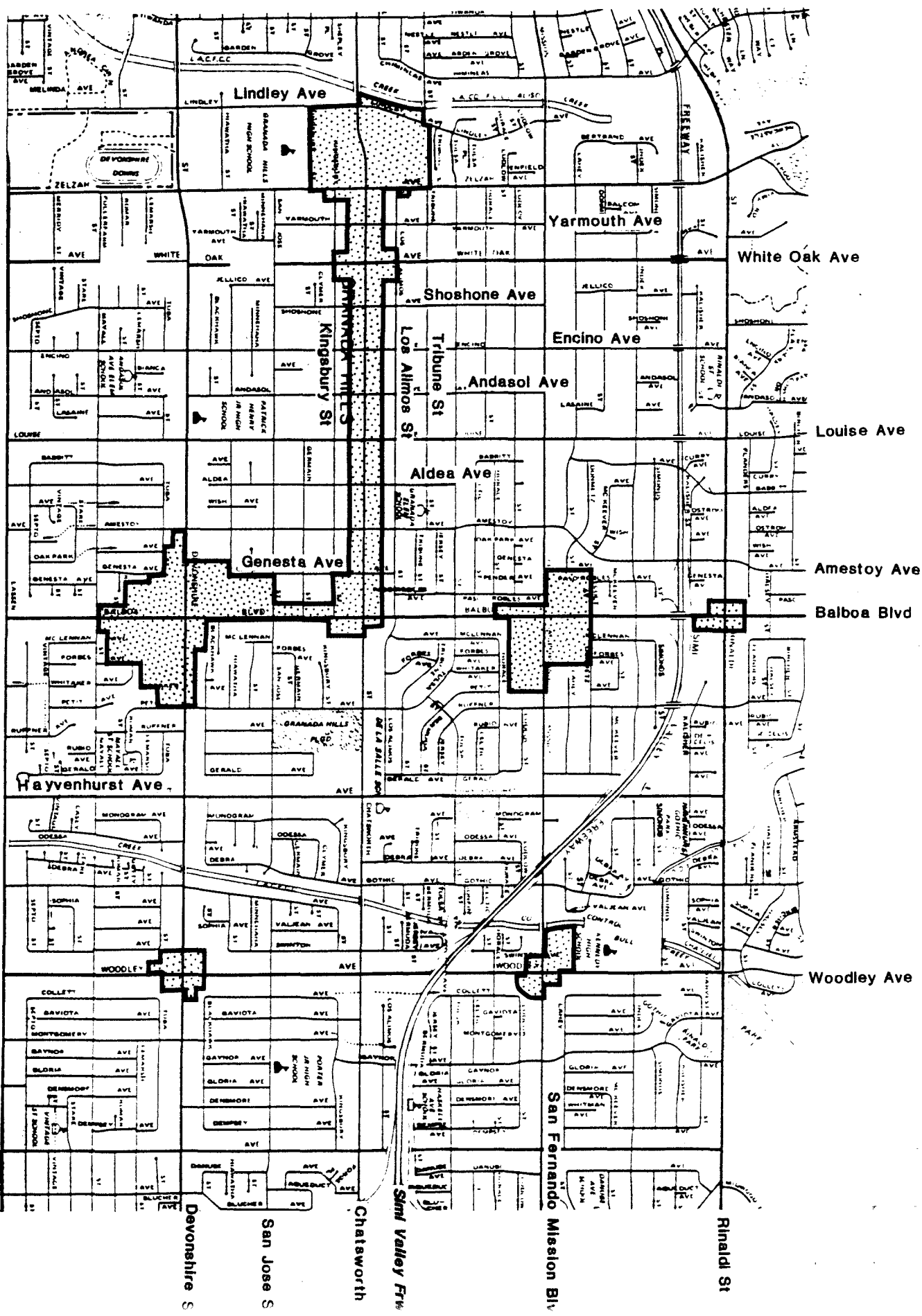
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GRANADA HILLS SPECIFIC PLAN AREA

(see detailed maps)



See Exhibit B2

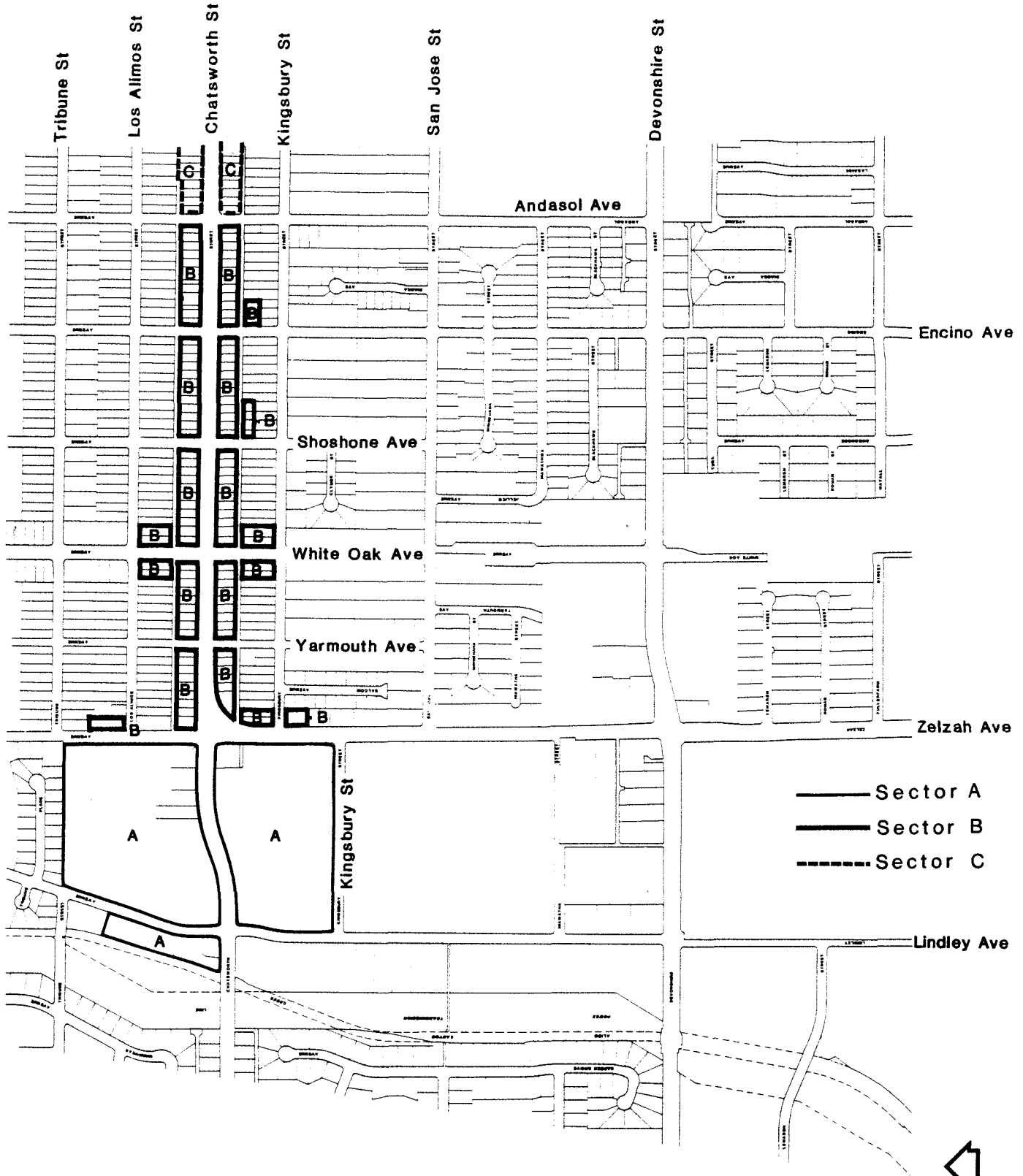


Exhibit B1

LOCATION OF SECTORS

See Exhibit B4

Chatsworth St

San Jose St

Devonshire St

Mayall St

Hayvenhurst Ave

See Exhibit B3

Balboa Blvd

Genesta Ave

Los Alimos

Kingsbury St

Louise Ave

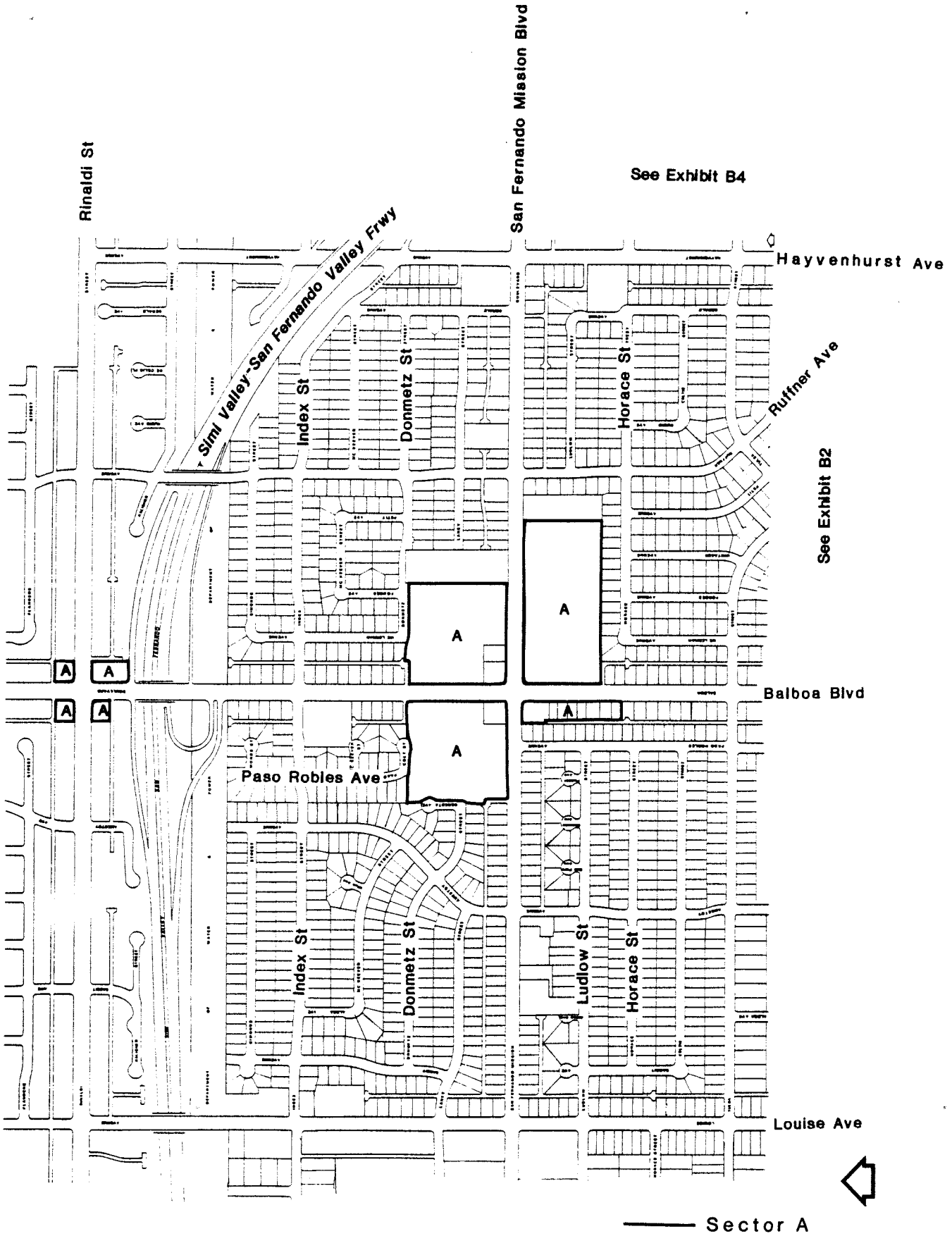
See Exhibit B1



— Sector A
 - - - Sector C

Exhibit B2

LOCATION OF SECTORS



See Exhibit B4

See Exhibit B2

Exhibit B3

LOCATION OF SECTORS

See Exhibit B3

See Exhibit B2

Hayvenhurst Ave

Woodley Ave

Simi Valley-San Fernando Valley Fwy

Bull Creek

San Fernando Mission Blvd

Ludlow St

Collett Ave

Chatsworth St

Devonshire St



— Sector A



Exhibit B4
LOCATION OF SECTORS

APPENDIX A

Design Guidelines and Design Elements For Buildings and Landscaping in the Granada Hills Specific Plan Area

NOTE: Examples of the Spanish Colonial style are found in the following documents which are on file in the Department of City Planning and at the Public Library, or are available from their source:

- 1) Historical and Cultural Resources Survey, Survey Guide, City of Los Angeles, Bureau of Engineering.
- 2) Guidelines - El Pueblo Viejo District, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987.
- 3) "The Spanish Colonial Revival Style", The Old-House Journal, October 1982, P.198.

DESIGN GUIDELINES

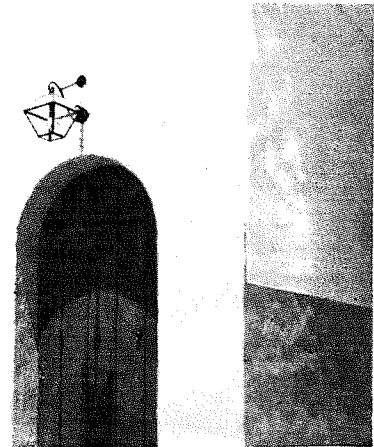
1. Elements.

a. Volume:

- A dominance of smooth stucco surfaces with traditional projections and recessions.

b. Wall surfaces:

- To convey a structure of stone, brick or adobe through suggestion of thickness (mass).
- Stucco is the preferred surface cover; adobe and stone are also encouraged where such surface material is compatible with the design of the building.
- Stucco surfaces are to be treated in a flat manner to create a relatively smooth tactile surface, suggestive of a masonry structure behind.



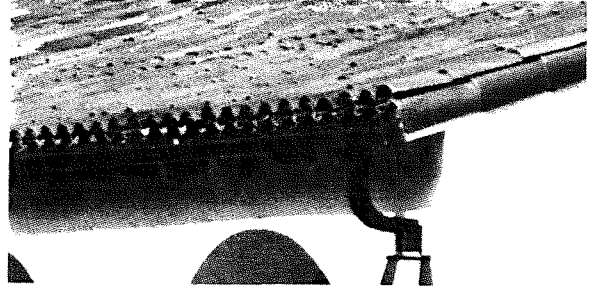
c. Colors:

- Colors for wall surfaces should not be harsh, glaring, or bright. White and ivory are the preferred colors.

- Trim colors, including ironwork, should be dark.

d. Roofs:

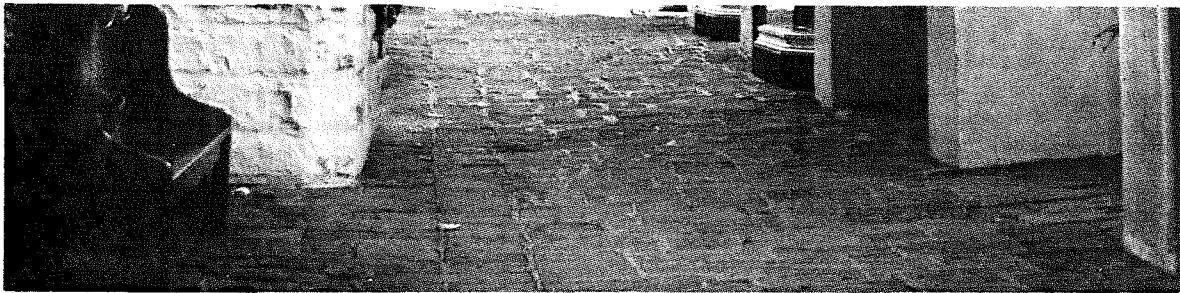
- Simple low pitched gable and shed roofs are preferred. All flat roofs should be surrounded by a parapet which is of a height which will hide any rooftop equipment.



- Red cap and pan tile is the preferred roofing material.
- Projecting cupolas, towers, and varied chimney forms are encouraged; in many cases such roof projections can be used to house ventilation and other rooftop equipment.

e. Ground surfaces:

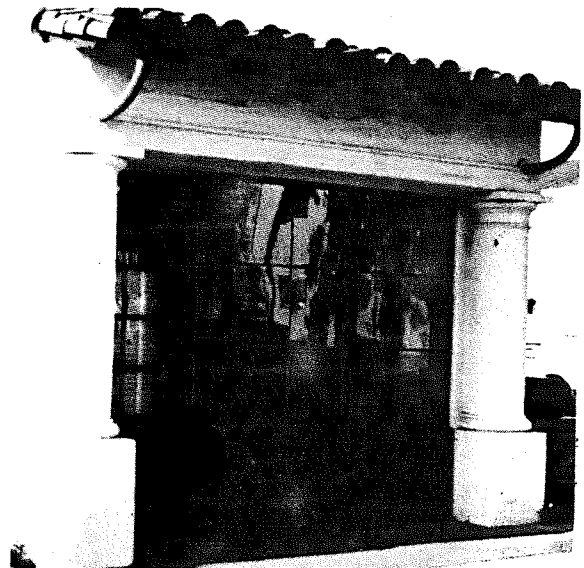
- The surfaces should be broken up into appropriately scaled geometric patterns which are related to the design of the building.



- Brick, tile, and stone are the preferred surface materials. Where concrete is used, it should be appropriately colored and textured.

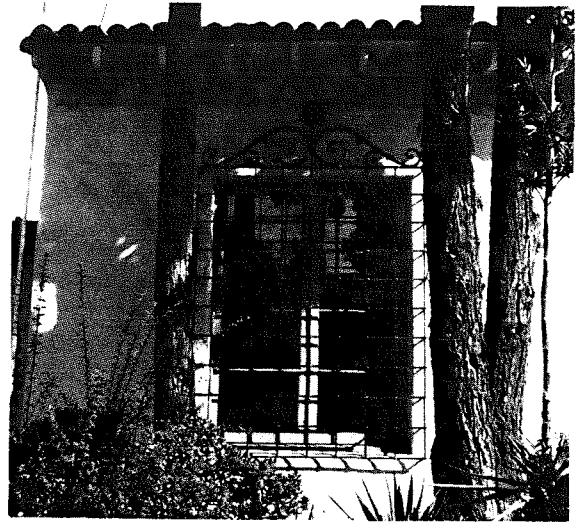
f. Windows and doors:

- Openings should be designed to suggest the thickness of traditional masonry wall surfaces.
- Doors and windows should be recessed away from the outer wall surfaces.
- Materials used for door and window frames, and for



door and window mullions, are to be of wood or traditional metal, such as iron. Untreated or anodized aluminum is not appropriate.

- Glass areas should be broken up by mullions so that their scale is compatible with the building.
- Windows may be covered externally with appropriately designed metal grilles. Untreated or anodized aluminum is not appropriate.



g. Arches:

- Full arches of appropriate scale are preferred to segmented or pointed arches.
- Generally, arches should spring from traditionally detailed columns, piers or pilasters.
- Careful consideration should be given to the wall surface above the arch, so that sufficient wall surface is present between the key of the arch and the next architectural element above.



h. Other elements:

The following elements may be incorporated into exterior design. These elements should be scaled and treated in a traditional design manner:

- lintels
- columns, piers and pilasters
- cornices and entablatures
- paseos
- arcades and loggias
- balconies
- exterior staircases
- metal work, such as wrought iron lanterns and sign brackets
- awnings

Sec. 13 The City Clerk shall certify to the passage of this ordinance and cause the same to be published by posting for ten days in three public places in the City of Los Angeles, to wit: one copy on the bulletin board located at the Main Street entrance to the City Hall of the City of Los Angeles; one copy on the bulletin board located at the east entrance to the Hall of Justice in said City; and one copy on the bulletin board located at the Temple Street entrance to the Hall of Records in the said City.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of JAN 21 1992

ELIAS MARTINEZ, City Clerk,

By [Signature] Deputy.

JAN 23 1992

Approved.....

[Signature] Mayor.

Approved as to Form and Legality

JAN 13 1992

JAMES K. HAHN, City Attorney,

By [Signature] CLAUDIA MCGEE HENRY Senior Assistant City Attorney

in accordance to Sec 97.8 of the City Charter, disapproval of this ordinance recommended for the City Planning Commission

JAN 09 1992

See attached report [Signature] Director of Planning

File No. C.F. #85-1234 & CPC #85-564 SP

ORDINANCE NO. 173265

An ordinance amending the Granada Hills Specific Plan.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF THE GRANADA HILLS SPECIFIC PLAN.

A. There is hereby established the Granada Hills Specific Plan applicable to all lots located in whole or in part within that area of the City of Los Angeles shown by Exhibit A. The Specific Plan is applicable to those shaded areas within the heavy black lines.

B. The Specific Plan area is divided into Sectors A, B and C, as shown by Exhibits B 1-4. These Sectors are the areas within the heavy black lines shown in Exhibits B 1-4 and further described as follows:

Sector A. Commercial properties outside of the Chatsworth Street commercial core.

Sector B. The pedestrian-oriented strip within the Chatsworth Street commercial core.

Sector C. The multiple-unit residential area along Chatsworth Street from Andasol Avenue to Genesta Avenue.

Sec. 2. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE.

A. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code, as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter and other relevant ordinances except as specifically provided herein.

B. Wherever this Specific Plan contains provisions which require greater setbacks, restricted yards, lower densities, lower heights, restricted uses, greater parking requirements or other greater restrictions or limitations on development than would be allowed pursuant to the provisions contained in Los Angeles Municipal Code, Chapter I, the Specific Plan shall prevail and supersede the applicable provisions of that Code.

C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Los Angeles Municipal Code. In

approving an exception from this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission may simultaneously approve any conditional use under its jurisdiction. Only one fee shall be required for joint applications.

Sec. 3. PURPOSES. The purposes of this Specific Plan are as follows:

A. To promote orderly, attractive and harmonious development, minimize the negative environmental effects of development, stabilize land values and investments, and promote the general welfare of the Granada Hills community.

B. To adequately buffer and appropriately mass all new developments so as to ensure compatibility with existing surrounding residential neighborhoods.

C. To integrate future land uses and new developments with the existing small-scale, local-service character of the commercial core.

D. To create a vibrant, pedestrian-oriented environment along Chatsworth Street characterized by ground floor retail uses, restaurants, appropriate structural massing, extensive landscaping, screening of unsightly views, and minimization of uninteresting blank walls. This is to be accomplished while creating a safe and pleasing environment which will hold the interest of pedestrians.

E. To reinforce the unique identity and sense of place of the community by emphasizing the gateway to the Chatsworth Street commercial strip and creating uniformity of roof and facade treatments for commercial uses consistent with the area's characteristic Spanish Colonial style of architecture.

F. To promote sufficient parking with easy access to those parking facilities.

G. To provide for a design review board for review of the design of structures under renovation, rehabilitation, and new construction, thereby ensuring that the purposes of this Specific Plan are achieved.

Sec. 4. 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. Words and phrases not defined therein shall be construed as defined in Division 4 of Chapter IX of the Los Angeles Municipal Code, if defined therein.

Extensive Remodeling: Alteration of, or addition to the interior or exterior of an existing building in which the aggregate value of such work, in any twelve month period, exceeds 50% of the replacement value of the existing building. The valuation shall be determined by the Department of Building and Safety.

Ground Floor: That portion of a floor level of a building within three vertical feet of the Ground Level.

Ground Level: The elevation of the closest portion of the public sidewalk to each portion of the building.

Master Sign Plan:

The term shall refer to a plan for a set of sign regulations to coordinate the equitable distribution of signage area and to control the design and use of signage material for tenants within a unified shopping center.

Premises: A building or portion thereof used as a location for a single business.

Project: The erection, construction, structural alteration of, or addition to, any building or structure which requires the issuance of a building or grading permit. The term project shall exclude interior remodeling of a building which does not increase the floor area or is not a change of use. The term project shall include work which requires the issuance of a building permit on architectural projections attached to the exterior walls or roof structures, a change of use, extensive remodeling, and/or an addition to an existing building or structure, which increases the height, floor area, number of dwellings units or number of guest rooms. This term shall only apply to a multiple-unit residential or commercial building or structure located in whole or in part within the Specific Plan area.

Pylon Sign:

The term shall refer to a freestanding sign structure with a large base or multiple bases. The pylon sign structure shall have a vertical dimension that is equal to or greater than its horizontal dimension. The structure's exterior surface shall be consistent with the exterior surfaces and architecture character of the buildings of the site. Pylon signs shall have two or more tenant panel identifications.

Serving Area: The general seating area, including any outdoor seating area, of a restaurant excluding stages, restrooms, storage areas, kitchens and areas not designated for public use.

Spanish Colonial Architecture: A group of architectural styles that developed in Southern California from the nineteenth century to 1940 that reflects the Hispanic tradition, including the Monterey Revival Style, the Mission Revival Style, the Mediterranean Style, and the Spanish Colonial Revival Style.

Window Sign: A sign which is painted, posted or displayed on the transparent or translucent surface of a window or door and which is visible from outside the building or structure.

Sec. 5. LAND USE.

A. The following uses shall be prohibited in **all Sectors**:

The following uses except when in conjunction with a new automobile dealership: tire and tube repairing, battery servicing, automobile service station, automobile lubrication, automobile laundry or wash rack, automobile and trailer sales area, automobile and/or truck repair businesses, including automobile repairing, painting, upholstering, and body and fender work.

Amusement enterprises, sporting and recreational uses, including: arena, auto ride amusement, stadium, carousel, ferris wheel, fun house, penny arcade, video game arcade, and skateboard tracks.

Appliance repair, household, except when the service of appliances is in conjunction with retail sales of the same.

Bail bond broker or bail bond shop
Bath, Turkish and the like
Bathhouse
Cargo/Storage containers
Clothing, secondhand or thrift store

Drive-thru fast food restaurants which have ingress and/or egress onto major highways and/or secondary highways. Drive-thru fast food restaurants within a shopping center with access from a shopping center parking area are not included within this definition.

Escort bureau
Frozen food locker, retail
Ice storage house
Locker rental (other than post office box)
Massage parlor (when not operated as an accessory use to a health club, gymnasium, or doctor's clinic)
Open storage area
Pawnshop
Payroll check cashing office
Personal storage
Storage building for household goods
Tattoo studio
Transfer business

B. **Sector A.** For commercially-zoned properties: Any use permitted in the C2 Zone shall be allowed, except on those properties zoned for more restrictive uses and except for the uses prohibited herein. However, residential uses shall only be allowed as part of a mixed use Project, and residential uses shall be prohibited on the Ground Floor.

C. **Sector B.** For commercially-zoned properties: Any use permitted in the C1 Zone shall be allowed, except on those properties zoned for more restrictive uses and except for those uses prohibited herein. However, residential uses shall only be permitted as part of a mixed use Project, and residential uses shall be prohibited on the Ground Floor.

D. **Sector C.** Any use permitted by the property's underlying zoning, except for those uses prohibited herein.

Sec. 6. HEIGHT LIMITS.

A. **Sector A.** All Projects shall be limited to a maximum height of 45 feet, inclusive of signage, except for parking buildings which shall be limited to a maximum height of 30 feet.

B. **Sector B.** All Projects shall be limited to a maximum height of 30 feet, including any signage.

C. **Sector C.** All Projects shall be limited to a maximum height of 36 feet.

Sec. 7. LANDSCAPING, SETBACKS, AND SCREENING.

A. Sector A

1. All Projects, open space, driveways, parking areas, walkways, outdoor seating, or courtyards shall be attractively landscaped in accordance with a landscape plan prepared by the owner and approved by the Director of Planning or the Director's designee. All landscaped areas shall be equipped with an automatic sprinkling or drip irrigation system designed to conserve water.

At least four percent of the total area of a surface parking lot shall be landscaped. It shall have at least one shade tree for every four uncovered parking spaces. The trees shall be at least 24-inch box size and at least 10 feet in height at the time of planting and shall be evenly distributed throughout the parking area.

2. The following requirements shall apply only to Projects involving new construction or Extensive Remodeling on parcels that are smaller than 100,000 square feet:

a. A front landscaped setback of at least 5% of the lot area shall be provided along each property line which adjoins a public street (not including alleys). This setback shall extend for a minimum depth of five feet from the front property line. Driveways and walkways shall be permitted in the setback area.

b. If the setback abuts a surface parking area, then the parking area shall be separated from the setback with a solid decorative masonry block wall having a minimum continuous height of three feet, six inches. In addition, the setback shall include one shade tree for every 15 feet of street frontage. The remaining portion of the setback shall be planted with grass, shrubbery, or flowering plants to the satisfaction of the Director of Planning, or the Director's designee.

3. The following requirements shall apply to Projects involving new construction or Extensive Remodeling on parcels that are 100,000 square feet or greater:

a. 15-foot deep landscaped setback shall be maintained on all property lines that adjoin a public street (not including alleys). Driveways and walkways shall be permitted in the setback area as needed. The remaining portion of the setback shall be planted with grass, shrubbery, or flowering plants, except that street furniture, which may include benches, trash receptacles, news racks, bicycle racks, public telephones, and drinking fountains, may be incorporated into the setback area in such a way that does not impede pedestrian activity or physical access to buildings.

b. If the setback abuts a surface parking area, then the setback shall consist of a landscaped berm averaging three feet in height as measured from the sidewalk and shall include one tree for every 15 feet of parking lot frontage.

4. All new parking buildings shall be separated from any adjoining public streets (not including alleys) by a landscaped area with a minimum continuous (except for driveways) depth of ten feet. This landscaped area shall be planted with trees of a species that reaches at least 30 feet in height when mature, and shall be planted at a minimum interval of one 24-inch box tree for every 20 feet of building frontage.

B. Sector B

1. A minimum of 25% of the front setback shall be covered in vegetation.

2. On Chatsworth Street, new construction shall be set back 2-1/2 feet from the front property line. For Projects which involve Extensive Remodeling, at least 65% of the first floor exterior wall that fronts on Chatsworth Street shall be set back 2-1/2 feet from the front property line.

This setback may exceed 2-1/2 feet only if the setback area is devoted to an outside cafe, public plaza, courtyard or arcade.

3. Screening

a. All surface parking adjoining a public street (not including alleys) shall be screened by a solid, decorative masonry wall having a continuous height of 3-1/2 feet. In addition, the wall must be separated from the public street by a landscaped area of at least 2-1/2 feet. The landscaped area shall include one shade tree for every 15 feet of parking lot frontage. The remaining portion of the area shall be planted with grass, shrubbery or flowering plants to the satisfaction of the Director of Planning or the Director's designee.

b. A solid decorative masonry wall, a minimum six feet in height, shall be constructed along the property line of a commercially-zoned lot if its parking or driveway area is adjacent to a single-family residentially-zoned or used lot. A wall does not have to be constructed along the property line bordering the single-family lot if a wall already exists along the property line. There shall be no openings, except for a lockable gate for landscape maintenance work, and as may be required by the Los Angeles Municipal Code. Decorative masonry walls shall mean split-face, slump stone, plaster, brick or stone facing with a top cap. Both sides of the wall must be decorative. The above requirements shall not apply to commercially-zoned lots which are separated from single-family zoned or used lots by streets, alleys or other public ways.

c. Structures on roofs, such as air conditioning units and other permanent equipment, shall be fully screened from the view of any nearby residential properties or pedestrians.

d. Open areas devoted to trash storage or other storage shall be located and buffered so as not to be visible from the street, and not to result in noise, odor, or debris impacts on any public right-of-way or on adjacent property.

C. **All Sectors.** The following requirements shall apply to all Projects in the Specific Plan area:

1. All landscaping shall include both shrubbery and flowering plants, and shall include trees and ground cover where appropriate. All vegetation shall be maintained in a first-class condition at all times.

2. Unless otherwise specified, a minimum of 50 percent of all landscaped setback areas shall be covered by vegetation.

3. Unless otherwise specified, all trees must be at least 24-inch box in size, at least ten feet in height, two inches in trunk diameter, and with at least a five-foot crown spread. In those cases where trees of the required size and caliber cannot be obtained, a larger tree shall be required. Further, all trees shall be in a healthy growing condition. Root-bound trees are not acceptable.

4. Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of one for every 35 lineal feet of street frontage.

5. For existing uses seeking to remodel or expand, the landscaping shall be provided only to the point where the minimum parking can no longer be satisfied due to the placement of the landscaping and the resulting loss of required parking spaces.

Sec. 8. PARKING REQUIREMENTS.

A. **Commercial Buildings.** Except as otherwise provided herein, parking shall be provided at a rate of at least three parking spaces for each 1,000 square feet of combined floor area contained within all business and commercial buildings contained on any lot. This provision shall not apply to medical office parking, which shall be provided as required by Section 12.21 A 4 of the Los Angeles Municipal Code.

B. **Restaurants.** Parking shall be provided at a rate of one parking space for each 100 square feet of Serving Area. However, for restaurants in Sector B, if an outdoor cafe is provided, parking shall be provided at a rate of one parking space for each 200 square feet of Serving Area.

C. **Preschools.** Parking shall be provided at a rate of at least one parking space for each staff member and one parking space for every eight children for which the preschool is licensed.

D. **Multiple-unit Residential Uses.** Parking for multiple-unit residential uses shall be as required by Los Angeles Municipal Code Section 12.21 A 4(a) and guest parking at a ratio of at least one-quarter space per rental dwelling unit in excess of that required by the Los Angeles Municipal Code. Guest parking shall be clearly identified and easily accessible to guests and shall not be tandem.

E. Remodels or additions. If a Project consists of a change of use, Extensive Remodeling, or an addition to an existing building or structure, which addition increases the height, floor area, number of dwelling units, or number of guest rooms, then the parking requirements of this section shall apply to:

1. The square footage of floor area devoted to the change of use, or
2. The square footage of floor area contained within the Extensively Remodeled building, or addition to the existing building or structure.

Sec. 9. DESIGN. All Projects located within the Specific Plan area shall, as to exterior architecture, be reflective of the Spanish Colonial Architecture, as defined herein, with emphasis on the Spanish Colonial Revival style of the period from 1915 to 1940. (See Appendix A.)

A. Sector A.

1. For Projects which involve new construction or Extensive Remodeling, exterior ground surfaces for walkways shall be paved with stamped concrete, brick, tile, or stone.
2. All window bars and security gates shall be consistent with the Spanish Colonial style and an integral part of the architecture, or should be placed on the inside of the structure. All window bars and security gates shall be to the satisfaction of the Fire Department.

B. Sector B. Pedestrian Design: the following building and design features shall be incorporated into all Projects:

1. At least 50 percent of the surface area of all exterior walls along the street frontage at the Ground Floor shall be devoted to pedestrian entrances and/or windows affording views into store, lobby or office space. Window openings shall be located between two and ten feet above Ground Level.
2. The street frontage facade at the Ground Floor shall be no greater than 15-feet horizontally without a break in the wall surface by a window, pedestrian entrance, or architectural feature.
3. At least one pedestrian entrance into the structure from each street frontage shall be provided.
4. Exterior ground surfaces for walkways shall be paved with stamped concrete, brick, tile or stone.
5. All window bars and security gates shall be consistent with Spanish Colonial style and an integral part of the architecture or should be placed on the inside of the structure. All window bars and security gates shall be to the satisfaction of the Fire Department.
6. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance and shall include features which reflect Spanish Colonial Architecture.

C. **Sector C.** For all multiple-unit residential Projects abutting single-family zones:

1. If the balcony faces lots planned in the Community Plan for single-family use, the balcony railings shall be 75% solid and made of opaque material.

2. Each rooftop patio shall be set back 10 feet from the edge of the building and screened with materials approved by the Design Review Board.

Sec. 10. SIGNS.

A. General sign provisions.

1. The Department of Building and Safety shall not issue a permit for a sign unless it complies with this Section. All signs shall comply with the provisions of Los Angeles Municipal Code Chapter IX, Article I, Division 62.

2. The front of a business shall not have more than two signs for the purpose of identification.

3. The rear portion of a business shall not have more than one sign for the purpose of identification.

4. Double-faced signs shall be considered as one sign.

5. Multiple signs can be considered under one Master Sign Plan application.

6. The area of each wall sign for several businesses in a building shall be based upon the allocation of the combined square foot area of the building frontage which may be defined in a master sign plan.

B. Prohibited signs. The following new signs are prohibited except when otherwise noted:

1. Roof signs.

2. Window Signs (except store names, store hours, security protection system identification, logos and holiday paintings; holiday paintings must be removed within 10 business days after the holiday).

3. Business signs in the public right-of-way.

4. Signs on free-standing walls except directional signs for parking.

5. Off-site commercial signs, except that existing legally-erected off-site commercial signs may be replaced on the same or a new site provided that the new location and sign otherwise meet all current ordinance requirements of Section 91.6220 of the Los Angeles Municipal Code relating to Off-site Signs.

6. Pole Signs.

7. Banners.

C. **Permitted signs.** The following signs are permitted so long as they conform to the following conditions and standards:

1. Wall signs

a. One wall sign shall be permitted for each face of each Premise of each building which has frontage on a public street or alley and has a public entrance from that street or alley.

b. No wall sign may project from the building face more than 12 inches.

c. The area of each wall sign shall be limited to two square feet for each one lineal foot of frontage on a public street.

2. Pylon signs

a. No pylon sign shall be greater than 20 feet in height from the ground level.

b. No pylon sign shall exceed 75 square feet in area for each face of the sign.

c. No pylon sign shall encroach over or into the public right-of-way.

d. No pylon sign shall have less than two tenant panels.

e. No pylon sign shall be permitted on sites less than one acre.

3. Monument signs

a. One monument sign shall be permitted for each street frontage for each lot.

b. One additional monument sign for street frontage for each lot may be substituted in lieu of a pylon sign.

c. The height to the top of the monument sign shall be limited to a maximum of six feet above the sidewalk grade or edge of roadway grade nearest the sign.

d. Monument signs must be located in a landscaped area that is equal to or greater than the dimensions of one face of the sign.

4. Projecting signs

a. One projecting sign shall be permitted for public entrance

to a building that has frontage on a public street, private walkway, plaza, or alley.

b. The area of a projecting sign shall be limited to 15 square feet per sign face.

c. No sign shall project from the building wall more than 18 inches from the building wall to where it is attached or one-half of the width of an adjacent public sidewalk or walkway, whichever is less.

5. Directional signs. Directional signs located on private property for safety and traffic regulation shall be limited to five square feet in area and shall be approved by the Department of Transportation.

6. Construction signs

a. One non-illuminated sign shall be permitted on each street frontage of a lot for which a building permit has been approved for the site.

b. Construction signs shall not exceed 25 square feet in sign area nor 15 feet in height above the sidewalk ground or edge of roadway nearest the sign.

c. Construction signs shall be removed prior to the issuance of a Certificate of Occupancy.

7. Holiday decorations. Holiday decorations shall be permitted, provided they are not posted more than 30 days preceding the holiday and are removed within 10 business days following the holiday.

8. Real estate signs. Real estate signs shall be limited to those which pertain to rent, lease, or sale of property only. Such signs are permitted on a temporary basis only. Real estate signs shall have a sign area which does not exceed five square feet.

9. Store hours signs. Store hours signs shall be placed on the front door or window closest to the front door and shall not exceed three square feet in sign area.

10. Security protection system signs. Signs which identify security protection systems shall be permitted in addition to signs allowed in this Section, provided the signs do not exceed a sign area of 30 square inches in area.

D. Amortization.

1. All temporary signs which are made nonconforming by this Section shall be completely removed within 90 days from the effective date of this Specific Plan.

2. If a nonconforming sign: (a) is damaged or partially destroyed by fire, flood, earthquake or other natural disaster to the extent of more than 50

percent of its replacement value at the time of the damage or destruction; (b) repair of the damage or destruction involves more than sign face replacement; and (c) the sign has not been repaired within 30 days of the date of the damage or destruction, then the damaged sign shall be totally removed within 45 days of the date of the damage or destruction.

Sec. 11. DESIGN REVIEW.

A. Authority. No building permit shall be issued for any Project unless plans, elevations and/or other graphic representation of the development have been reviewed and approved by the Director of Planning after receipt of the recommendations of the Design Review Board.

The Design Review Board shall have the authority to consider and make written recommendations on the exterior design of Projects.

The Design Review Board may not require any changes, alterations, modifications or amendments to the floor area, height, density, number of stories, permitted uses or other entitlements previously granted by the City Planning Commission, City Council, or any other City agency in a final discretionary action, approved or adopted after January 1, 1979, which has not yet expired.

The City Planning Commission shall review the Design Review Board function after one year of its operation, and shall consider recommendations for changes within 60 days after one year of Design Review Board operation.

B. The Design Review Board

1. Composition. The Design Review Board is hereby established, and shall consist of five voting members with two alternates. The voting members shall be appointed by the councilmembers of the districts within the Specific Plan area. The Board shall be constituted as follows:

a. At least one member and one alternate shall be a licensed architect.

b. At least two members shall be qualified either in the discipline of landscape architecture or urban planning.

c. At least one member and one alternate shall reside within the communities of Granada Hills or Northridge.

d. At least one member shall be employed within the communities of Granada Hills or Northridge.

2. Quorum/Action. The presence of a simple majority of the members shall constitute a quorum. If the design review board cannot obtain a quorum for action within the stated time limits, the application shall be transferred forthwith to the Planning Commission for action with no recommendation from the design review board. An action by the board requires a majority vote of the members of the board.

3. **Terms of Membership.**

A term of office of a member of the design review board shall be four years. The members of the design review board shall be appointed to staggered terms so that at least one term becomes vacant on each successive year. The chairperson and vice-chairperson shall be elected annually by a majority of the design review board members.

4. **Vacancies.** In the event a vacancy occurs during the term of a member of the Design Review Board, the same officials or successor to the officials who appointed the member shall make an interim appointment of a person to fill out the unexpired term of the member. If the member is required to have specific qualifications, the vacancy shall be filled by a person having such qualifications.

5. **Authority and Duties.** The Design Review Board shall make a written recommendation to the Director of Planning on whether the Project complies with the criteria set forth in this Specific Plan.

6. **Organization.** The design review board shall hold regular meetings at fixed times within the month with a minimum of two meetings a month. Meetings may be canceled if no applications which have been deemed complete are received at least 14 calendar days prior to the next scheduled meeting.

6. **Expiration of Terms.** Upon expiration of the term of any member of the design review board, the appointment for the next succeeding term shall be made by the appointing authority. No member of the board shall serve more than two consecutive four year terms. Members of the board whose terms have expired shall remain members until their replacements have been appointed.

C. **Design Review Approvals**

1. **Applications.** All applications for design review recommendations shall be submitted with applicable fees to the Planning Department. Applications shall be deemed complete only if all materials, in accordance with Section 16.50 E 1. (b) of the Los Angeles Municipal Code, are submitted to the Planning Department.

2. **Fees**

a. A filing fee for processing a design review application shall be charged pursuant to Section 19.01 of the Los Angeles Municipal Code.

b. Fees for filing an appeal of the Director's determination to the Commission or Council by the applicant shall be the same as those for approval of an application required for a Commission plan approval, as established in Section 19.01 of the Los Angeles Municipal Code. Fees for filing an appeal to the Commission or Council by other than the applicant shall be as set forth in Section 19.01 K of the Los Angeles Municipal Code.

3. **Action of the Design Review Board.** The Director of Planning or the Director's designee shall refer the application to the Design Review Board for its recommendation within 21 days of the Department's acceptance of the complete application.

The Design Review Board shall review the Project and submit its findings to the Director within 90 days of such referral. This time limit may be extended for one 15-day period with the mutual consent of the applicant and the Board.

The findings shall indicate a recommendation of approval, disapproval or approval with modifications to the Project. The Design Review Board shall make its recommendation on the application on the basis of the following criteria:

a. All Projects shall conform to the provisions of this Specific Plan.

b. All landscaping and screening and design shall be consistent with the provisions of Sections 7 and 9 of this Specific Plan.

c. All signs relating to the Project shall be consistent with the provisions of Section 10 of this Specific Plan.

d. Any landscaping or exterior treatment of a building or structure, including color, texture, windows or other architectural features, shall be consistent with Appendix A.

e. Spanish design elements such as paseos, courtyards, plazas, and sidewalk arcades shall be incorporated whenever possible.

f. Walkways at the Ground Level shall be of brick, tile, stone, or stamped concrete.

g. The surfaces of the exterior of the buildings shall be of a predominantly light color material, articulated by deep recessed openings, by a judicious use of such traditional features such as balconies, decorative moldings, cornices, columns, piers, pilasters, light fixtures, awnings, decorative tile, accent colors and signing.

h. Rooftop mechanical equipment shall be screened from view.

i. When feasible, Projects involving Extensive Remodeling shall be transformed into the Spanish Colonial style of architecture by one or more of the following:

Resurfacing exterior walls
Construction of arch facades
Repainting with the style's characteristic main and accent colors
Addition of red tile roofs or roof facades

4. **Action of the Director.** The Director of Planning, or the Director's designee, within ten working days following receipt of the recommendation of the

Design Review Board, shall approve, disapprove or approve the Project with modifications. A copy of the determination shall be furnished to the applicant, the Design Review Board, and the Department of Building and Safety.

5. **Appeals.** Any applicant, a member of the City Council, the Mayor, or any other interested person adversely affected by the determination of the Director of Planning may appeal the Director's determination to the City Planning Commission, and may thereafter appeal the Commission's action to the City Council. Appeals must be made within fifteen days after the postmark of the Director of Planning decision, pursuant to the procedures prescribed for Conditional Uses in Section 12.24 D 7 of the Los Angeles Municipal Code.

Sec. 12. SEVERABILITY. If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other specific plan provisions, clauses or applications thereof which can be implemented without the invalid provisions, clause or application, and to this end, the provisions and clauses of this ordinance are declared to be severable.

Granada Hills Specific Plan

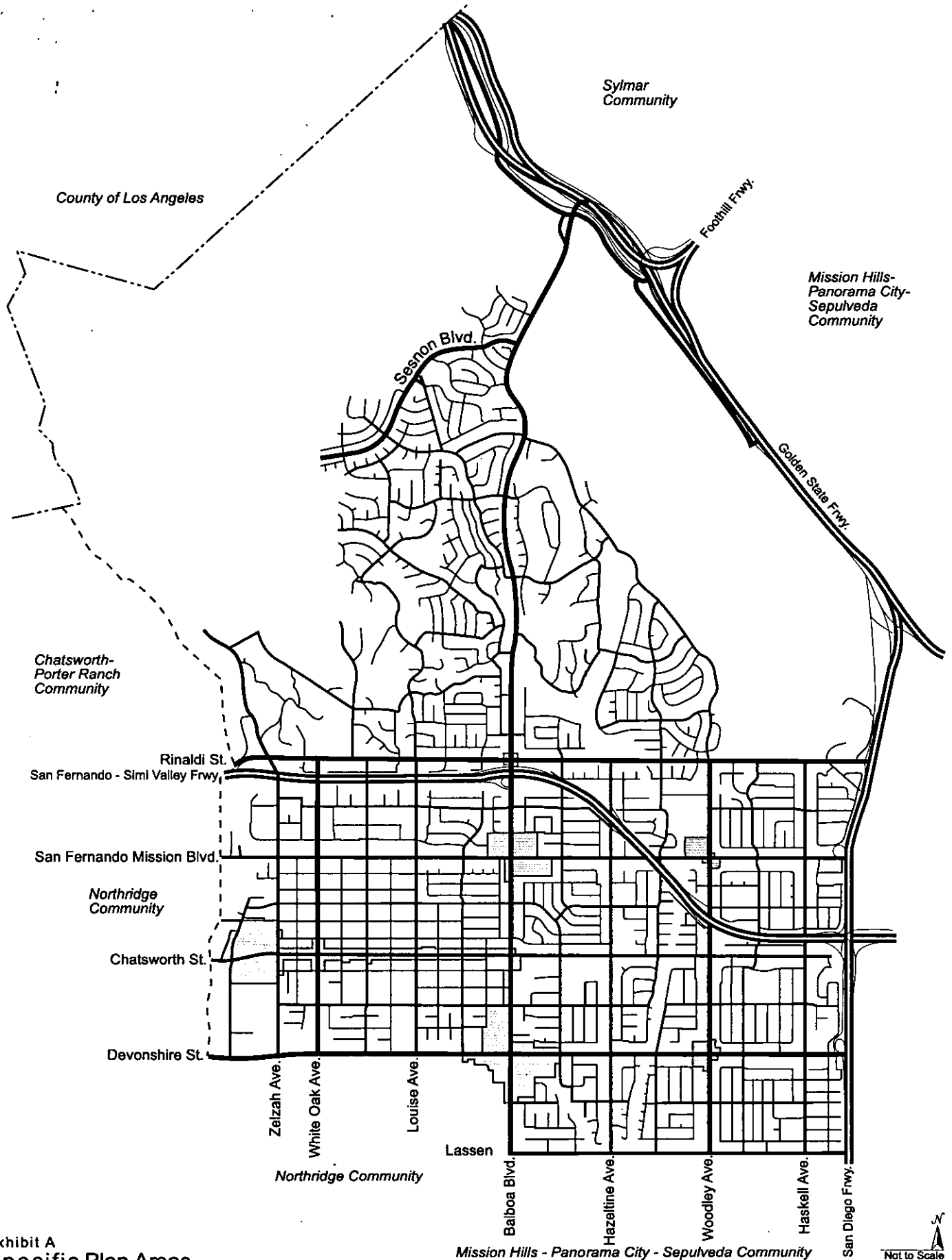
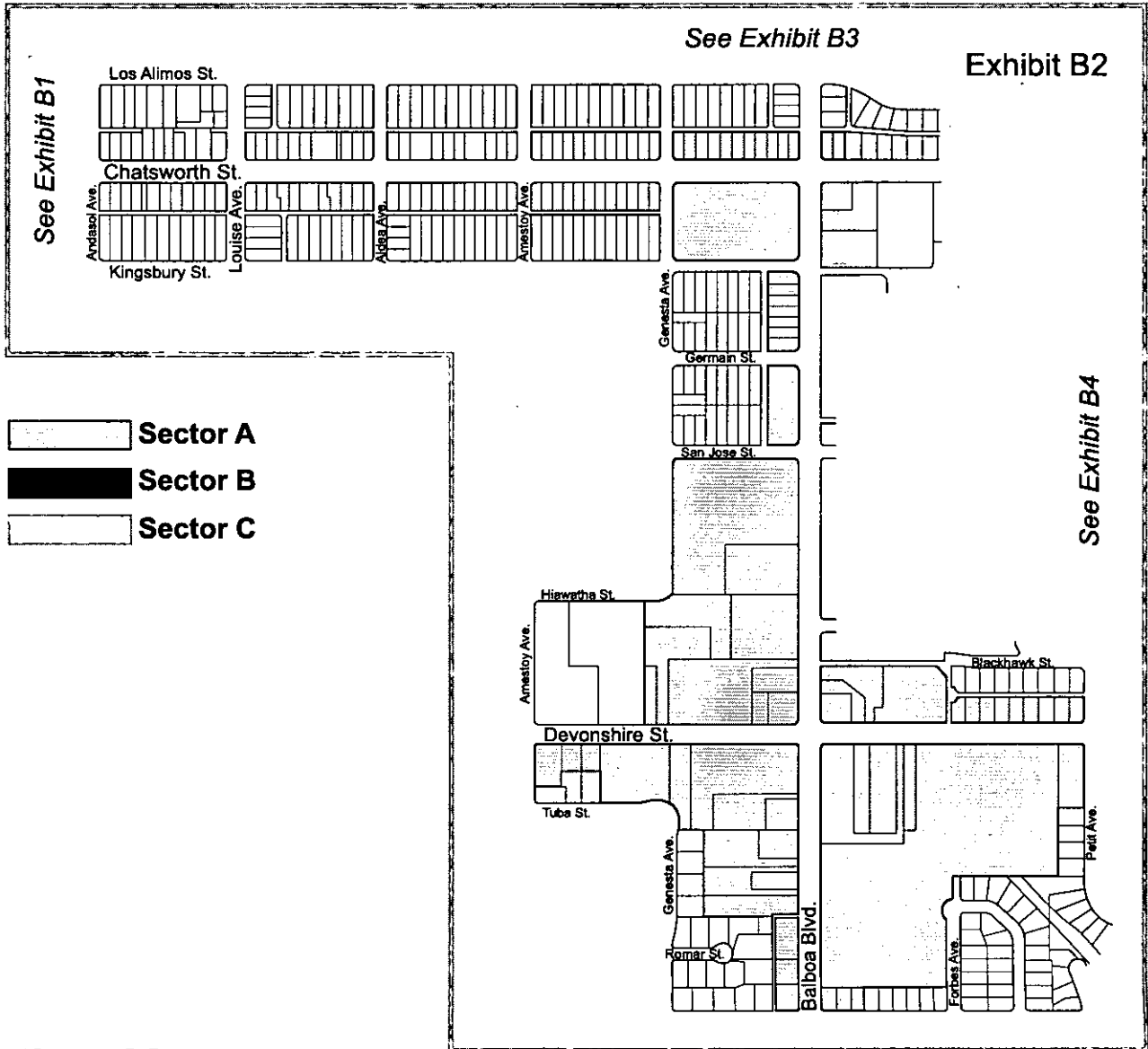
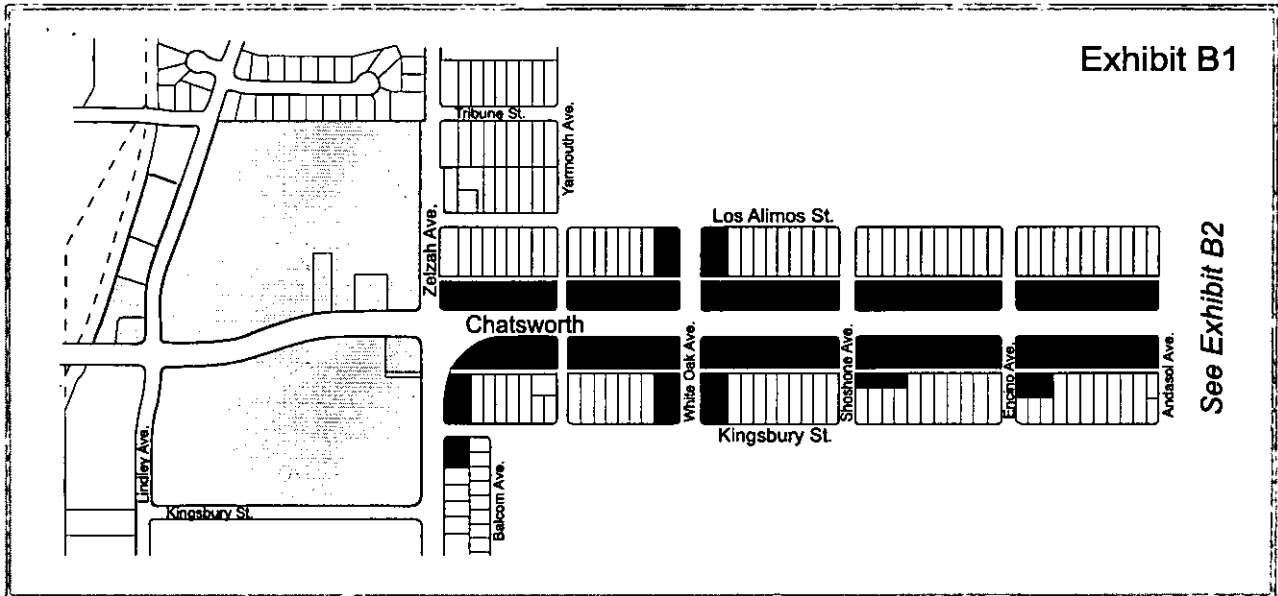


Exhibit A
Specific Plan Areas

Mission Hills - Panorama City - Sepulveda Community



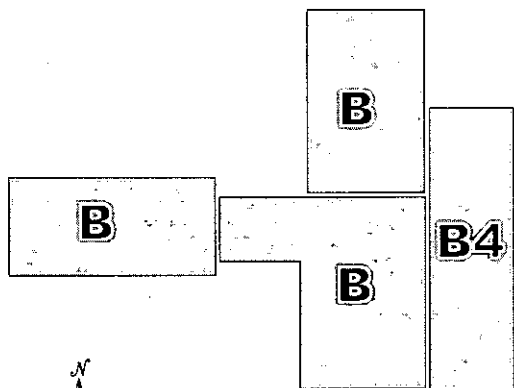
Granada Hills Specific Plan



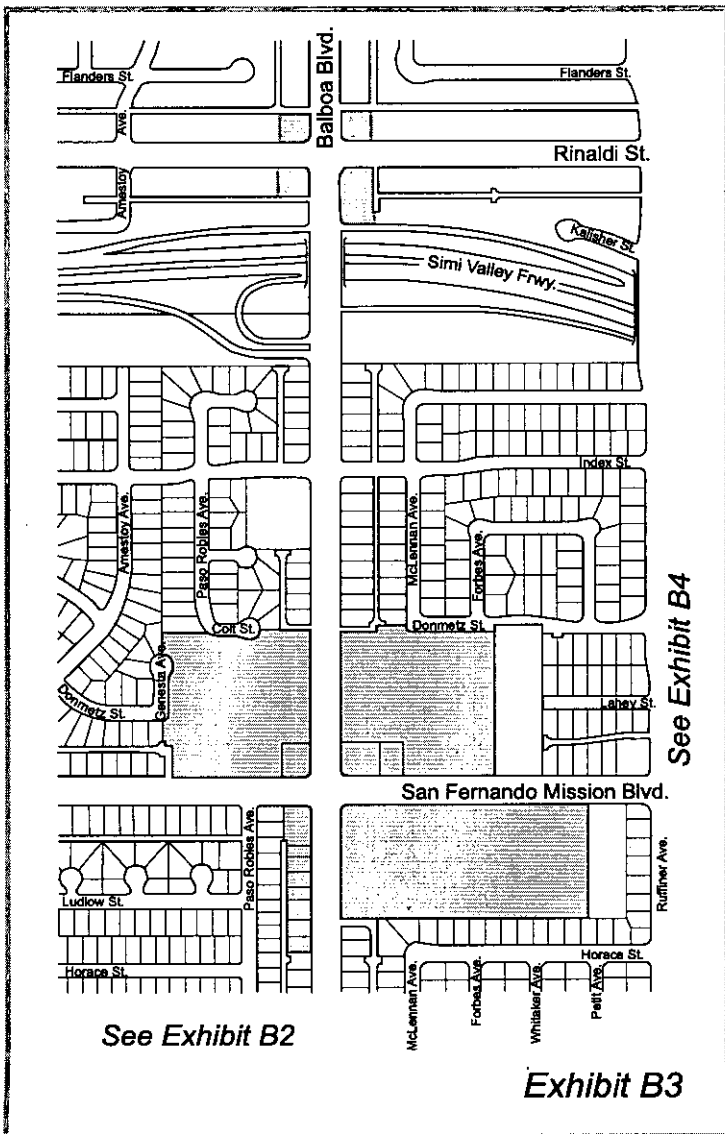
- Sector A**
- Sector B**
- Sector C**

Location of Sectors

Granada Hills Specific Plan



Relationship of Exhibits B1-B4

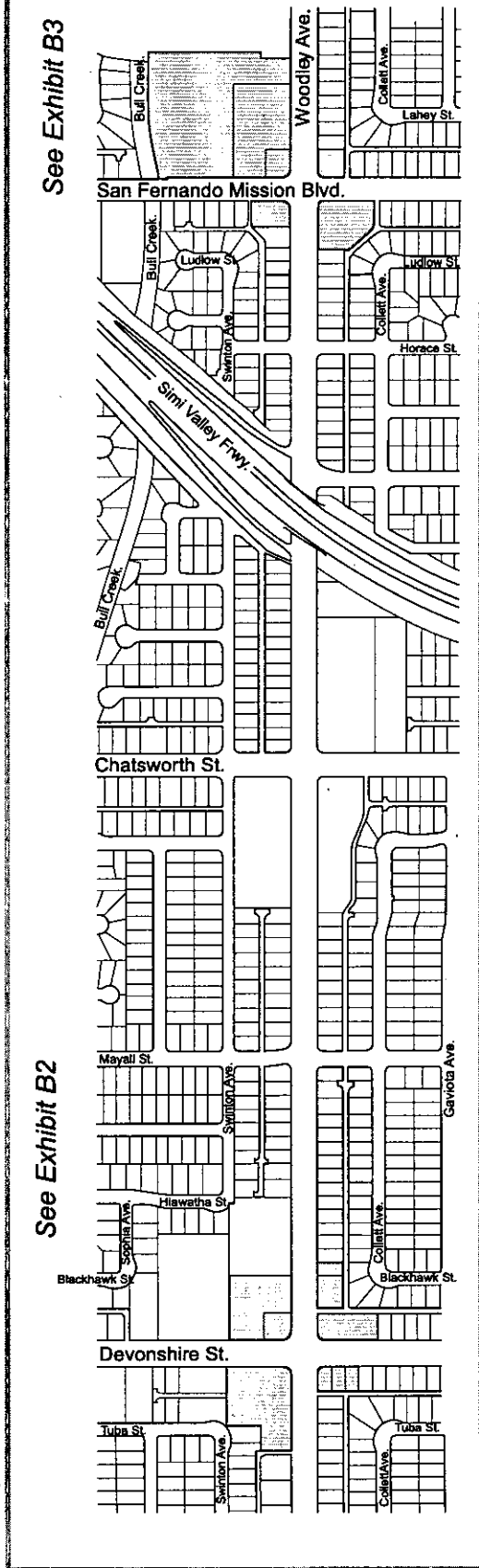


See Exhibit B2

Exhibit B3

See Exhibit B4

Exhibit B4



See Exhibit B3

See Exhibit B2

Sec. 13. 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 passed by the Council of the City of Los Angeles, at its meeting of MAY 10 2000

J. MICHAEL CAREY, City Clerk

By Maria Kostencuk
Deputy

Approved MAY 17 2000

[Signature]
Mayor

Approved as to Form and Legality

JAMES K. HAHN, City Attorney

By [Signature]
Claudia McGee Henry
Senior Assistant City Attorney

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission.....

March 30, 2000

See attached report
[Signature]
Director of Planning

File No. 00-0620

(Publish4)

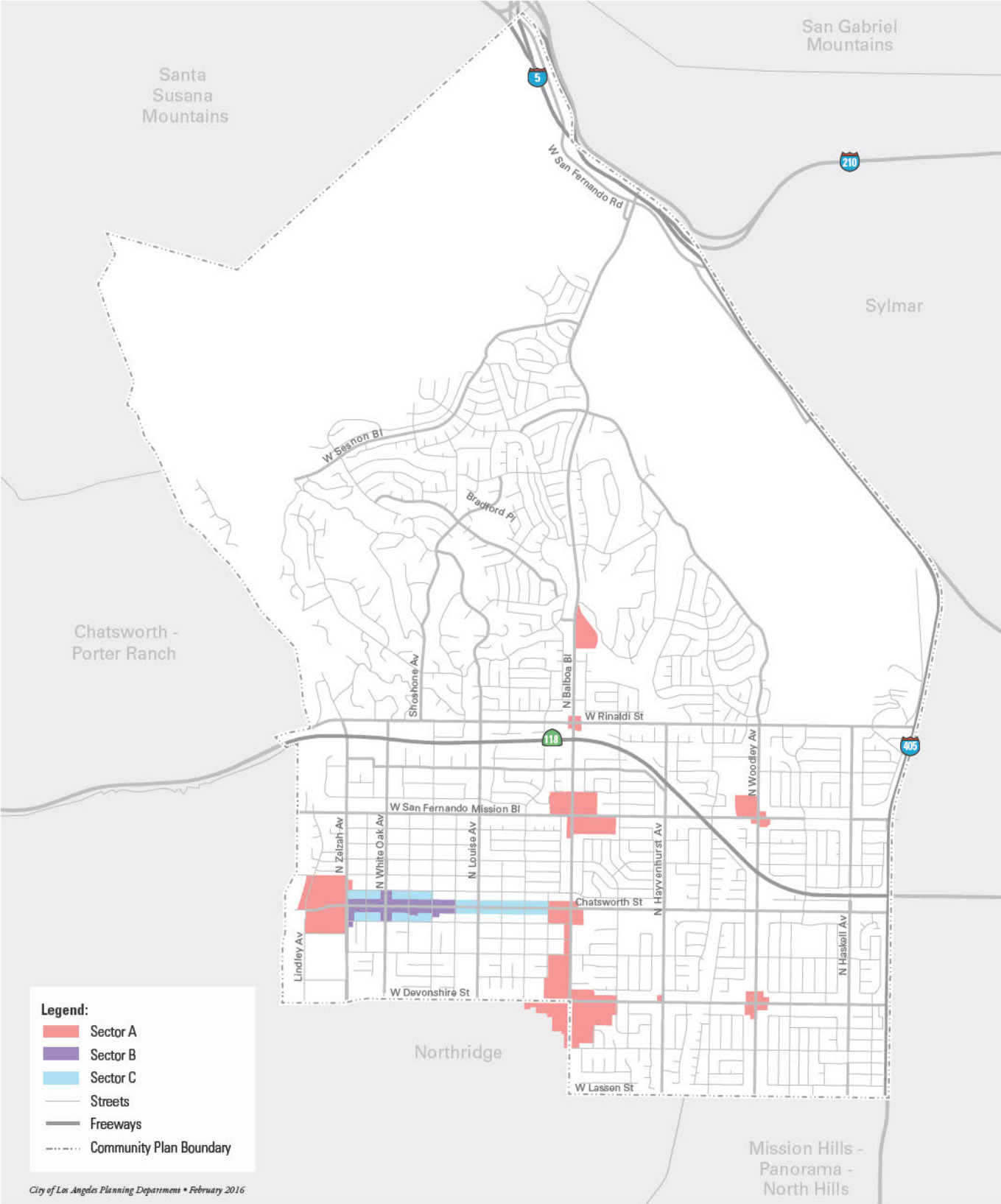
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Granada Hills Specific Plan

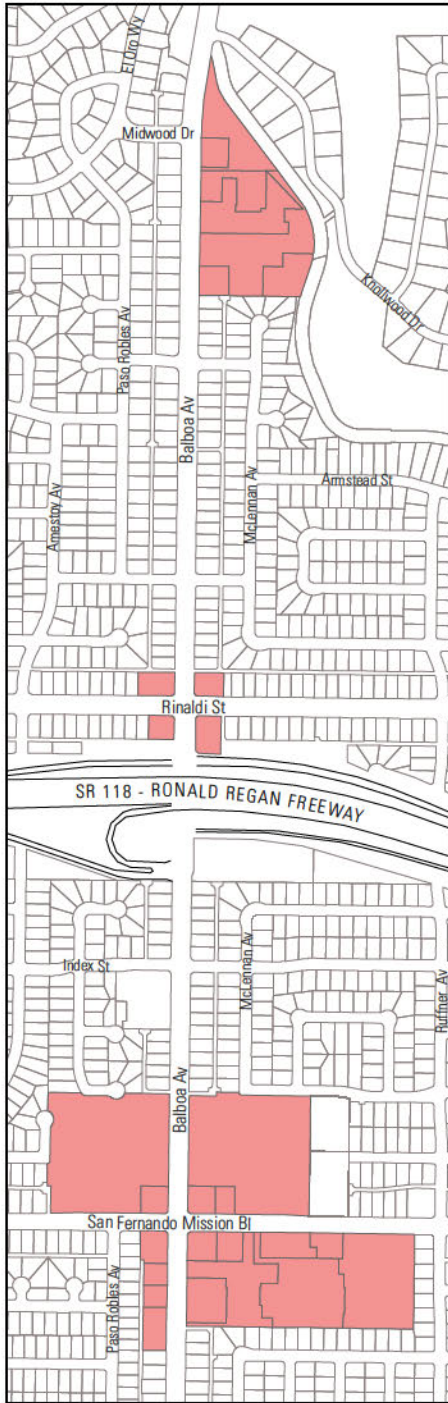


City of Los Angeles Planning Department • February 2016

Exhibit A Overview Map

Granada Hills Specific Plan

Exhibit B2



Not to Scale 



Exhibit B3



City of Los Angeles Planning Department • February 2016

Exhibits B2 and B3 Locations of Sectors