

165040

GIRARD TRACT SPECIFIC PLAN

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

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

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

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

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

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

25 WHEREAS, this overdevelopment is resulting in  
26 densities that are excessive and inappropriate for a  
27 hillside area; and



1 the Specific Plan area identified in Section 3 of this  
2 Ordinance.

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4 Sec. 2. DEFINITIONS.

5 The following words or phrases whenever used in  
6 this ordinance shall be construed as defined in this  
7 Section. Words and phrases not defined herein shall be  
8 construed as defined in Section 12.03 of the Los Angeles  
9 Municipal Code, if defined therein.

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

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

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

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27 D. Unimpeded Improved Street - a  
street with a minimum continuous roadway

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1 width of 20 feet measured from the farthest  
2 point on a front lot line to that point  
3 where the roadway intersects a designated  
4 major or secondary highway, or collector  
5 street, or hillside collector street and  
6 which does not contain any encroachments  
7 which would prohibit the passage of a fire  
8 truck.

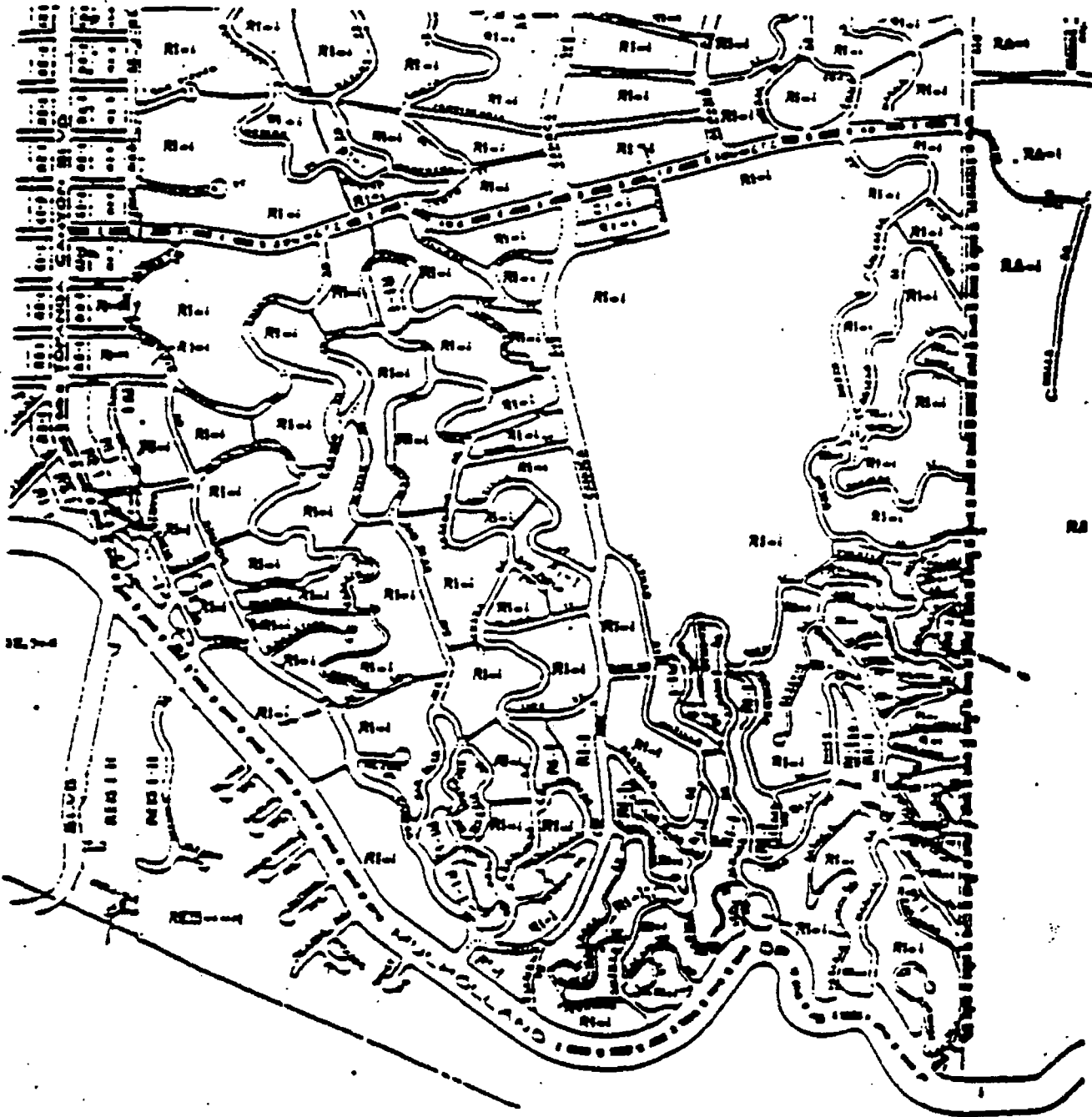
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10 Sec. 3. PROHIBITION AND RELATIONSHIP TO THE  
11 MUNICIPAL CODE OF THE CITY OF LOS ANGELES.

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

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

25 C. Procedures for the granting of  
26 exceptions to the requirements of this  
27 Specific Plan are established in Section  
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Boundary

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GIRARD TRACT



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Sec. 5. REGULATIONS.

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

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

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

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

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

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they will participate and contribute to the assessment district to the extent required by law; and

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

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

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

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

c) The additional parking space(s) required above the Los Angeles Municipal Code requirements may be open surface



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parking but shall be provided on the same lot or the proposed building or structure.

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

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

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

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

(4) 20% of the lot shall be used for open space including yard areas all of which are to be landscaped and maintained. No accessory buildings may be constructed within this open space except for the required additional parking as set forth in this Specific Plan; and

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(5) Landscaping shall be provided based on the effectiveness of the material to be erosion resistant, fire resistant, and drought resistant; and

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

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

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

(9) A land survey shall be provided by a California licensed surveyor or a California Registered Civil Engineer authorized to practice

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land surveying to determine the precise boundaries of the parcel.

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

Sec. 6. PROJECT PERMIT.

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

B. In granting a Project Permit, the Zoning Administrator, or the Board of Zoning Appeals or the City Council on appeal, may impose conditions on the same basis the Zoning Administrator would in approving a

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

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

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

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

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

(5) The Project will create finished graded slopes that are contoured and blended to harmonize with the natural slopes.

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(6) To the extent feasible, the Project is designed to fit the natural landform in a manner that does not require extensive grading.

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

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

Sec. 7. EXCEPTIONS.

The provisions of this Ordinance shall not apply to the following:

A. Any Project for which a building permit is required:

- (1) to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition but only to the extent that the work done is necessary

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to repair the unsafe or substandard condition; or

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

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

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

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

Sec. 8. SEVERABILITY.

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

. . .  
. . .



Sec. 10 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

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

Approved JUL 18 1989

ELIAS MARTINEZ, City Clerk

by Edward W. Ordman  
Deputy

File No. 86-1849

Tom Bradley  
Mayor

By Claudia M. H. 7/12/89  
CLAUDIA MCGEE HENRY  
Senior Assistant City Attorney

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

City Clerk Form 23B

Pursuant to Sec. 97.20 of the City Charter,  
approval of this ordinance recommended  
for the City Planning Commission

JUN 29 1989

See attached report

Kenneth C. Topping  
L/mst

DC 362136 7/19  
LAJ 362135 7/21