

GIRARD TRACT

Specific Plan

Ordinance No. 165,040
Effective July 18, 1989

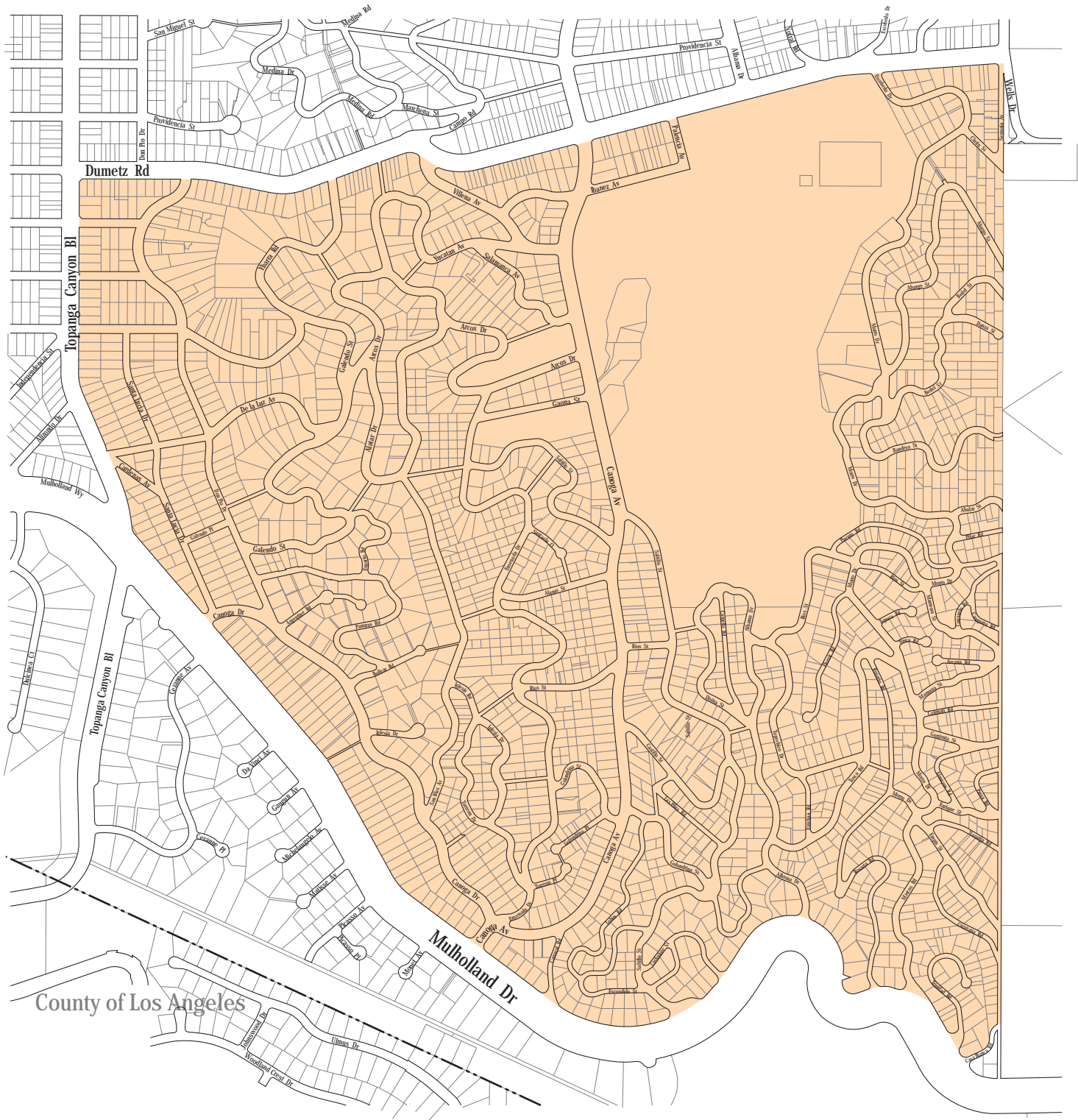
Ordinance No. 170,774
Effective January 6, 1996

Specific Plan Procedures
Amended pursuant to L.A.M.C. Section 11.5.7

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Girard Tract Specific Plan



Specific Plan Area



GIRARD TRACT SPECIFIC PLAN

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

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

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

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

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

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

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

WHEREAS, both the existing zoning and the Canoga Park-Winnetka-Woodland Hills District Plan call for minimum lot sizes of 5,000 square feet for single-family home developments; and

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

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

NOW THEREFORE,

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

Section 1.

PURPOSE

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

Section 2.

DEFINITIONS

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

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

Section 3.

PROHIBITION AND RELATIONSHIP TO THE MUNICIPAL CODE OF THE CITY OF LOS ANGELES

- A. No building permit shall be issued for any Project which does not comply with the Regulations of Section 5 of this Specific Plan.
- B. The regulations of this Specific Plan are in addition to those set forth in provisions of the Los Angeles Municipal Code and do not convey any other rights not otherwise granted under such other provisions.
- C. Procedural requirements of this Specific Plan are established in Section 11.5.7 of Chapter 1 of the Los Angeles Municipal Code.

Section 4.

SPECIFIC PLAN AREA

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

Section 5.

REGULATIONS

In addition to any provisions 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. No building permit shall be issued for the construction of or

addition to a one family dwelling on a lot located 200 or fewer feet from a sewer mainline unless a sewer connection is provided to the satisfaction of the City Engineer.

2. For any lot fronting on a Substandard Hillside Limited Street as defined in Section 12.03 of the Los Angeles Municipal Code, no building or grading permit shall be issued for the construction of or addition to a one family dwelling, or for an accessory building unless the following requirements are met:

In addition to the off-street automobile parking spaces required by Section 12.21 A 4(a), the following off-street parking spaces shall be provided.

- a. For a main building and any accessory building excluding floor area devoted to required parking, which exceeds a combined floor area of 1,500 square feet, there shall be one additional parking space provided for each additional increment of 500 square feet or fraction thereof of floor area for a maximum of six total on-site spaces.
- b. Notwithstanding the provisions of Section 12.21 C1(g) of the Los Angeles Municipal Code to the contrary, the additional parking spaces required by this subparagraph may be uncovered and in tandem, and may be located within the required front yard setback.

Section 6.

EXCEPTIONS

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

- A. Any Project for which a building permit is required:
 1. To comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition but only to the extent that the work done is necessary to repair the unsafe or substandard condition; or
 2. In order to rebuild as a result of destruction by fire, earthquake, or other natural disaster.
- B. Any Project which does not increase the floor area, height, use of, or number of dwelling units of an existing residential building.
- C. Any Project which involves the construction or repair of any building or structure which is accessory to an existing single-family dwelling.
- D. Any Project for which a Project Permit was granted under Ordinance Nos. 165,040, 162,058; 163,493; or 164,338.
- E. The total cumulative floor area of all such additions shall meet the

following requirements:

1. For all lots with more than 5,000 square feet of lot area, the floor area of all additions shall not exceed a cumulative floor area of 500 square feet.
2. For all lots with less than 5,000 square feet of lot area, the floor area of all additions shall not exceed a cumulative floor area of 250 square feet.

Section 7.

SEVERABILITY

If any provision 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.

Section 8.

URGENCY CLAUSE

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