

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.

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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

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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
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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
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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.

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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
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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.

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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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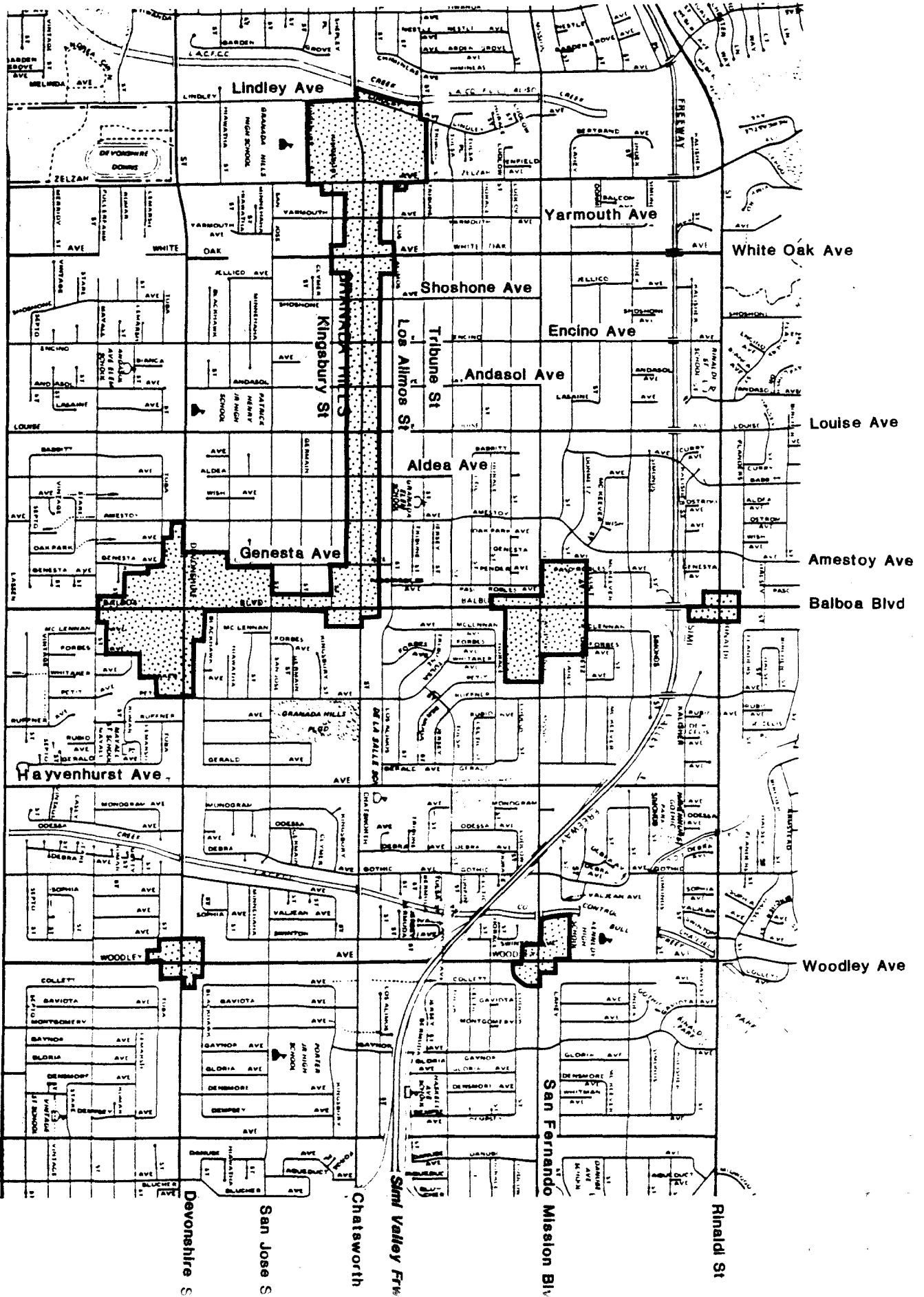
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GRANADA HILLS SPECIFIC PLAN AREA

(see detailed maps)



See Exhibit B2

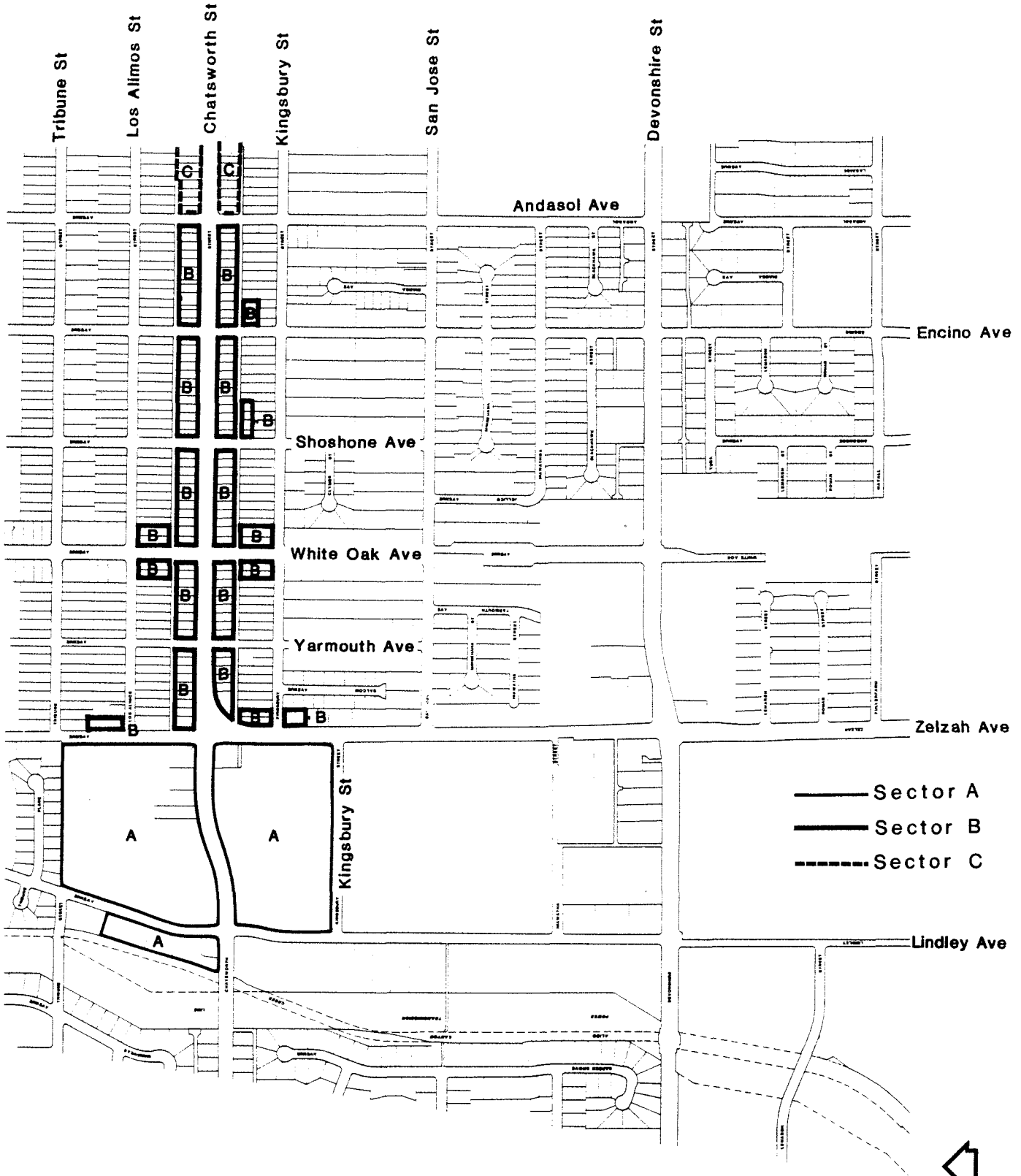


Exhibit B1
LOCATION OF SECTORS

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

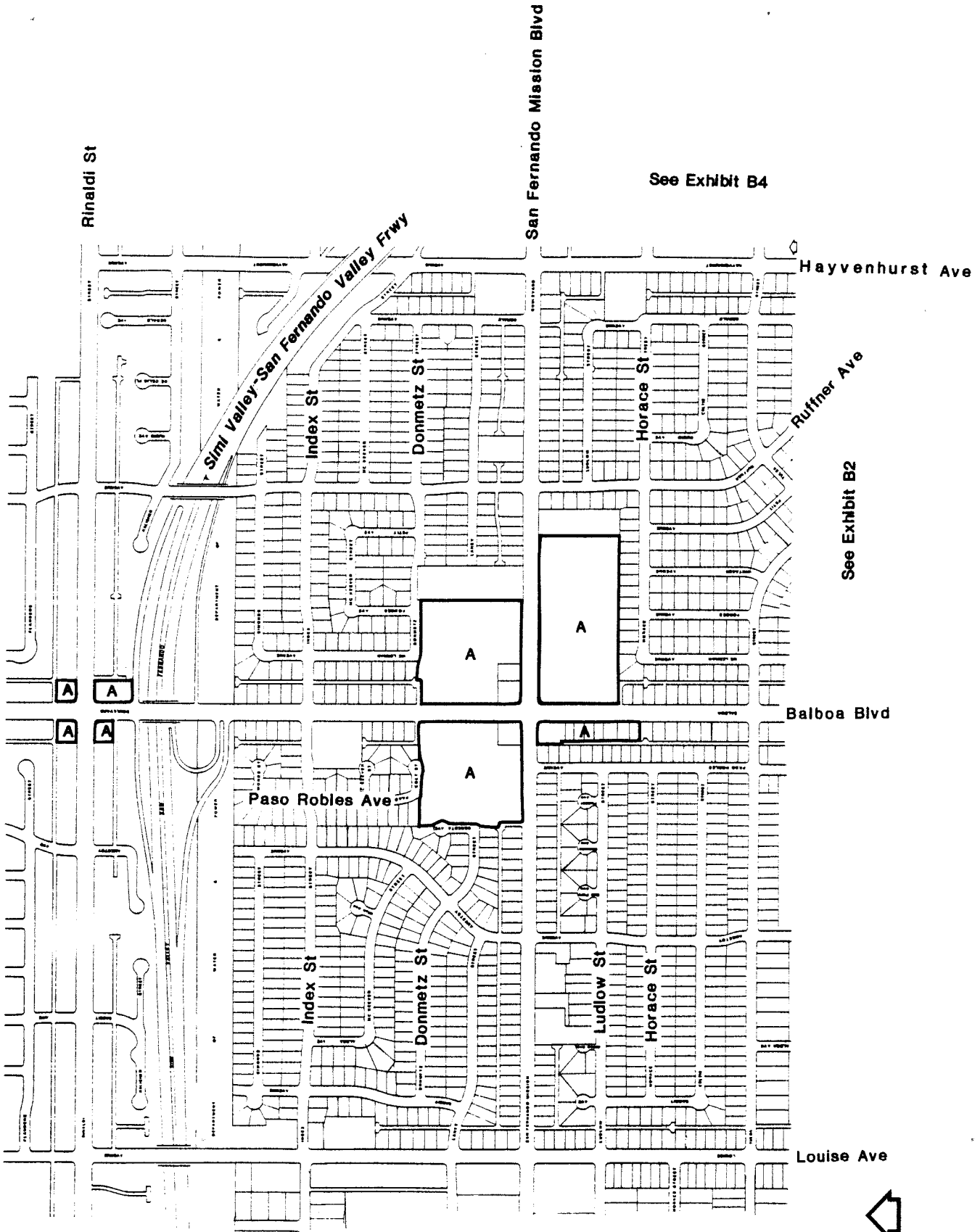
See Exhibit B1



— 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

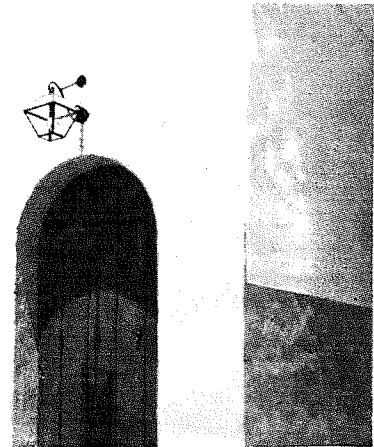
1. Elements.

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.



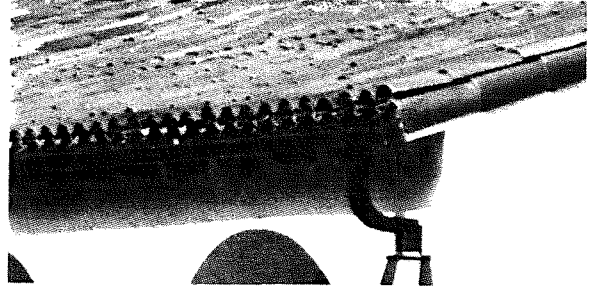
c. Colors:

- 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:

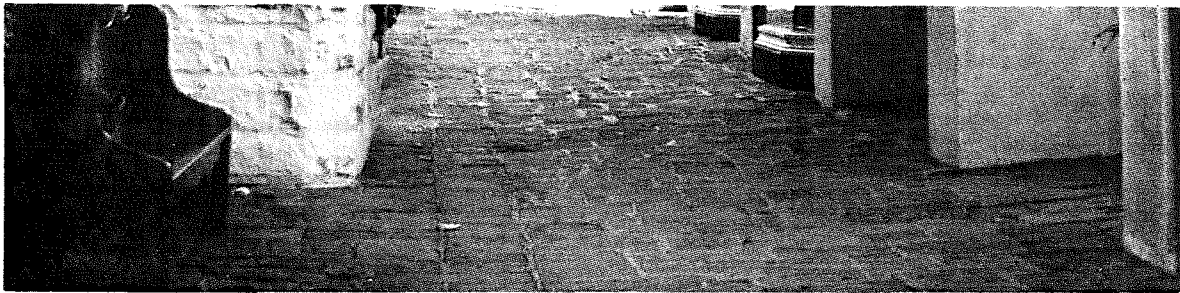
- Simple low pitched gable and shed roofs are preferred. All flat roofs should be surrounded by a parapet which is of a height which will hide any rooftop equipment.



- 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:

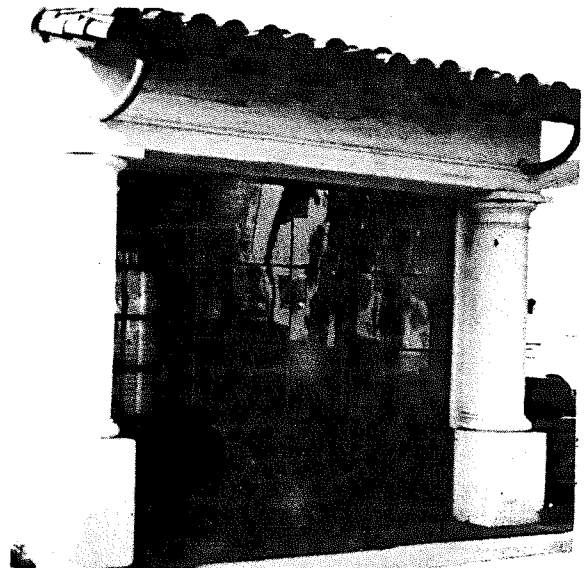
- The surfaces should be broken up into appropriately scaled geometric patterns which are related to the design of the building.



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

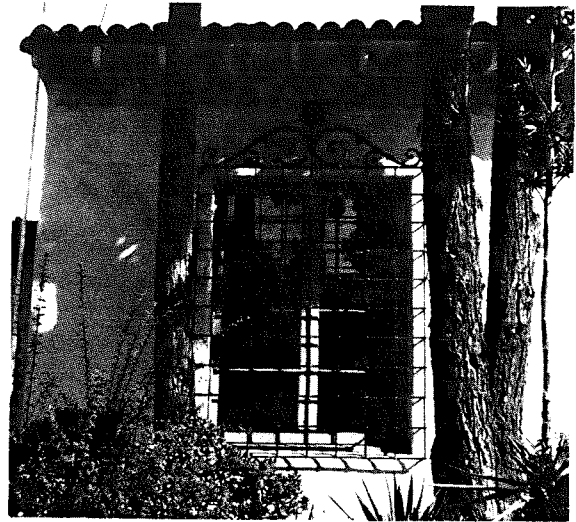
f. Windows and doors:

- 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