

Supporting Stables in K Overlay Zones

Council File 16-1468-S4

MOTION

Horse keeping has a long and storied tradition in the city of Los Angeles, from the Vaquero (cowboy) traditions of the San Fernando Valley's early rancho days, to the Western movies and Television shows that were filmed on location throughout the San Fernando Valley; particularly in the communities of Chatsworth, Lake View Terrace, Shadow Hills, and Sylmar. It is a way of life that must be protected and preserved. The rights of property owners to keep horses in these historic areas has been facilitated through 'K' Overlay zones, which reserve development in the rear portion of properties for animal keeping in order to keep them a distance from habitable structures. Previous City policies that aimed to balance preservation of equestrian areas have now been impeded by certain state housing laws. The goal of protecting property owners in abutting properties who keep horses and those constructing additional housing requires consistent and nonconflicting policies.

Responsive to state law, the City Council adopted Ordinance No. 186481 regulating Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (Council File No. 16-1468), as most recently clarified by Zoning Administrator Memorandum No. 143 (together, ADU Ordinance). The ADU Ordinance permits ADUs in all zones where residential uses are permitted by-right—wherein no discretionary approval is allowed. The Development Standards of the ADU Ordinance include specific setback requirements of no more than 4 feet from the side and rear lot lines be required for ADUs. The reduced setbacks for ADUs can often bring them within the required 75-foot buffer from neighboring equine structures, put in place to regulate residential proximity to animal structures. Community members have been fined because of these series of inconsistent policy changes. These policies need to be reconciled to allow for the continued ability for the equestrian community to thrive, while also prioritizing the construction of much needed housing.

State law prevents making ADU ordinances more restrictive than state guidelines, which focus on increasing the supply of housing stock. However, the long established horse keeping areas are a driving reason people have located there, requiring a resolution that enables equine structures and ADUs to safely coexist.

I THEREFORE MOVE that the Council instruct the Department of City Planning and the Department of Building and Safety, in consultation with the City Attorney, and Animal Services to prepare a report with recommendations to revise Los Angeles Municipal Code sections, including but not limited to, Sections 11.5.7, 12.21, 12.22, 12.24, 13.05, and their respective ChIA sections, as needed and as necessary to address the following:

- Amending the existing 75-foot buffer to 35-feet. This is supported by a 35-foot health and safety barrier established by Los Angeles County.
- Establishing a Conditional Use Permit process for new animal keeping structures on properties unable to comply with distancing requirements where ADUs are present.
- Grandfathering equine structures in Equine-Keeping 'K' Overlay districts.
- Clarifying the enforcement responsibilities of the relevant departments.

PRESENTED BY: *Monica Rodriguez*
 MONICA RODRIGUEZ
 Councilwoman, 7th District

SECONDED BY: *Bob Thompson*

ORIGINAL

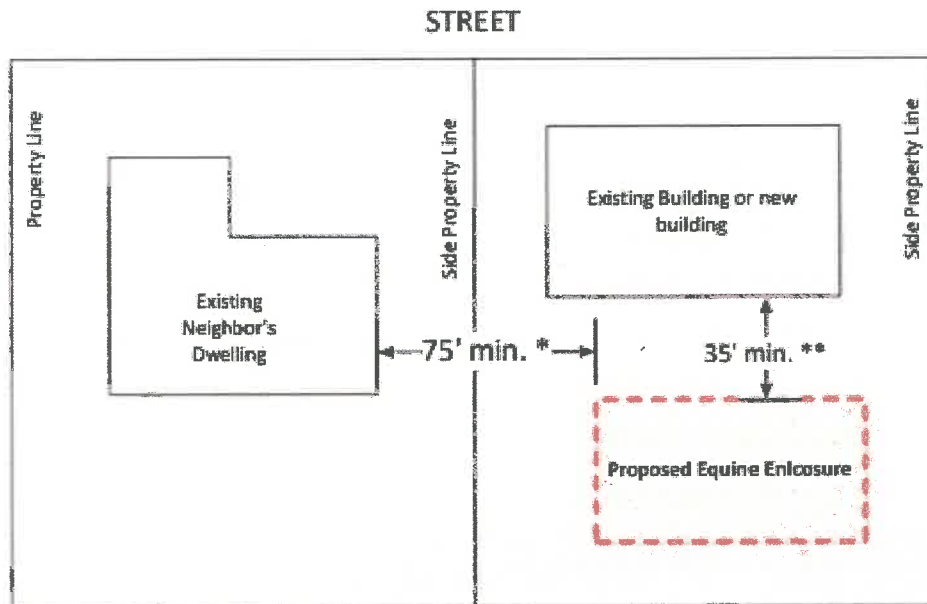
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Overview of State ADU Law

- Senate Bill (SB) 9 (Chapter 162, Statutes of 2021)
- By-Right 800-square foot ADU with four-foot side and rear yard setback, legal everywhere in the state that allows Single Family Home to be constructed
- Zoning & Setbacks. Prohibits a local agency from requiring “a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.” (Gov. Code, § 66321, subd. (b)(3).)

EQUINEKEEPING

This information bulletin provides a general overview of the regulations for equinekeeping in single family zones. The keeping of equines is permitted in most residentially zoned lots in conjunction with the residential use of the lot. These activities are not for commercial purposes, except that in the A and RA zones and in the "K" Equinekeeping District, L.A.M.C. Section 13.05, a maximum of two licensed equines not owned by the resident of the property may be boarded or kept on the property as an accessory use.



* 35 feet if the neighbor's dwelling is proposed and equinekeeping structure/enclosure is existing.

The proposed motion seeks to change the 75 foot distance to 35 feet, in line with Los Angeles County and guarantee future construction of stables. It proposes a grandfathering in system for existing stables within 35 feet. It also instructs the exploration of a CUP process for future stables that cannot meet the 35 foot requirement.

Goal LU4: Distinct equestrian-oriented neighborhoods that promote and enhance Sylmar's agricultural and equestrian heritage, semi-rural character, and horsekeeping way of life.

Policies

- LU4.1 **Preservation of Equinekeeping Areas.** Strongly discourage discretionary actions, including zone changes, zone variances, conditional use, or divisions of land, that do not preserve equinekeeping and agricultural uses within Sylmar's equinekeeping districts and neighborhoods.
- LU4.2 **Equinekeeping Lot and Use Preservation.** Maintain a minimum lot size of 17,500 square-feet in designated residential areas that are within an Equinekeeping "K" District.
- LU4.3 **Agricultural Lot and Open Space Preservation.** Maintain a minimum of one acre in all designated Minimum residential areas, especially adjacent to the foothills, the Pacoima Wash, and other open space areas and natural resources.
- LU4.4 **Legal Non-Conforming Equinekeeping Lot Protection.** Maintain existing legal non-conforming equinekeeping lots and uses, regardless of whether they are located within an Equinekeeping "K" District, to preserve the equestrian heritage within Sylmar.
- LU4.5 **Expansion of Equinekeeping Districts.** Establish new, or expand existing, equinekeeping districts where appropriate and feasible.

Goal LU5: Lots within and adjacent to equinekeeping areas that are designed to ensure the feasibility of equinekeeping on equestrian lots and compatibility with adjacent on-equine keeping lots.

- LU5.1 **Division of Land and Grading.** Design new subdivision tracts, parcel maps, and small lot subdivisions within an Equinekeeping "K" District according to the Sylmar Design Guidelines to ensure room for on-site horse facilities and site accessibility via an equine path from the driveway to the pad area. Achieve the intended purpose of the "K" District by providing adequate and level equine pad areas, and arrange the location of homes, equine pads and stables, lot access and gates, trails and trail easements and access points, and grading, according to the Design Guidelines.
- LU5.2 **Transitions.** Provide additional setbacks and density fading on all higher density development, including all residential and non-residential development, adjacent to equinekeeping lots regardless of location within an Equinekeeping "K" District.
- LU5.3 **Additional Structures.** Second dwelling units or accessory living quarters are permitted only as permitted by LAMC and if they do not adversely affect any equinekeeping uses on the subject lot or adjacent lots, or the ability to maintain equinekeeping uses on the subject lot or any adjacent lot. Restrict permanent structures, including swimming pools and tennis courts, from being constructed or located within any portion of the required equine pad and stable areas.
- LU5.4 **Proper Distances from Stables/Stalls.** Maintain proper distances from equine stables/stalls and habitable rooms of any dwelling unit and neighbor's dwelling unit, including accessory living quarters. Refer to the Sylmar Design Guidelines.
- LU5.5 **Notification of Future Residents.** Approval of non-equinekeeping developments adjacent to equinekeeping lots should include notification to future residents that animal keeping uses are permitted in adjacent lots.