



Los Angeles Department of City Planning

GRANADA HILLS

Specific Plan

Activity Log

Design Review Board Procedures: Amended pursuant to L.A.M.C. Section 16.50

[illegible]

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Specific Plan Boundary Map

Granada Hills Specific Plan

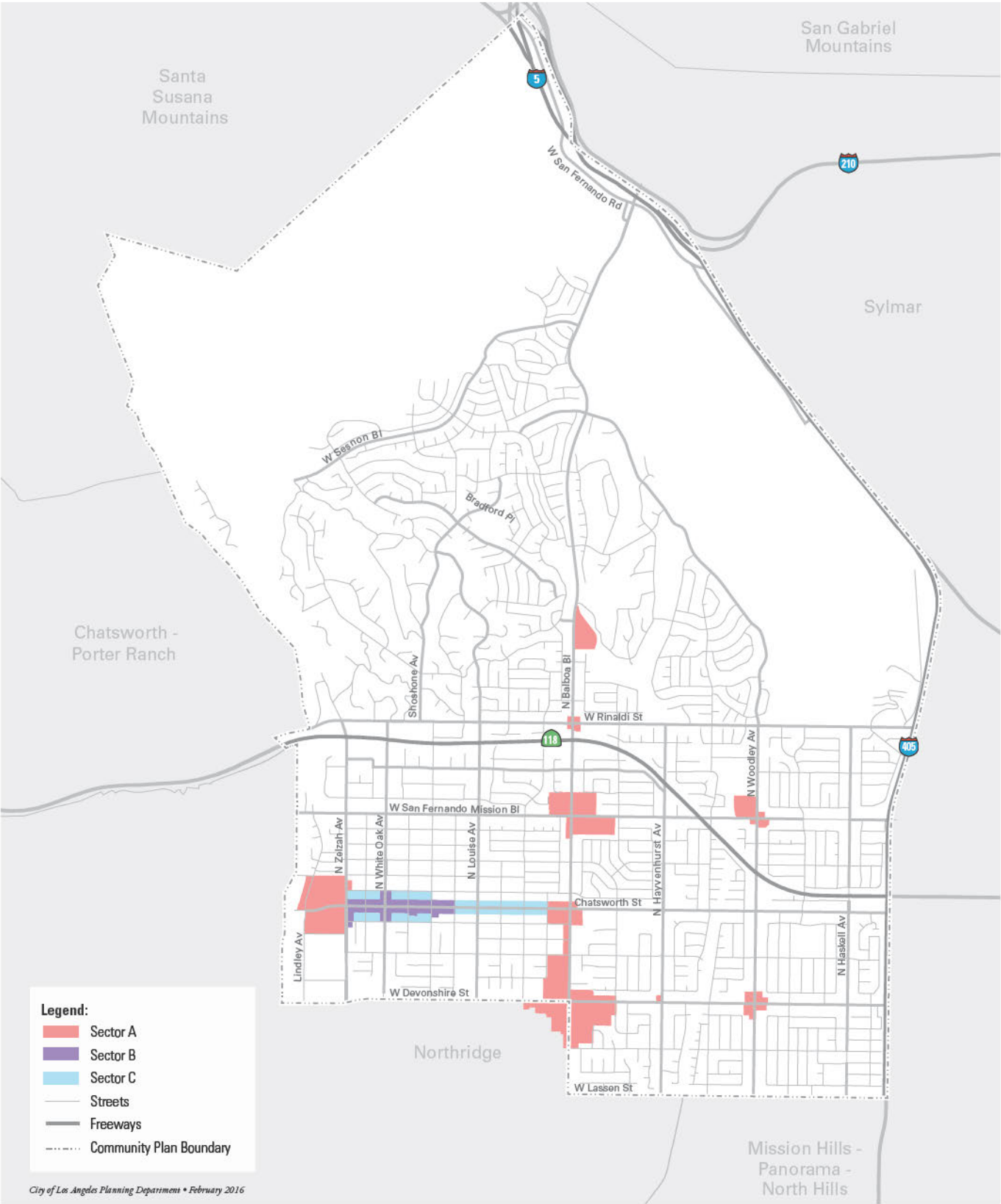
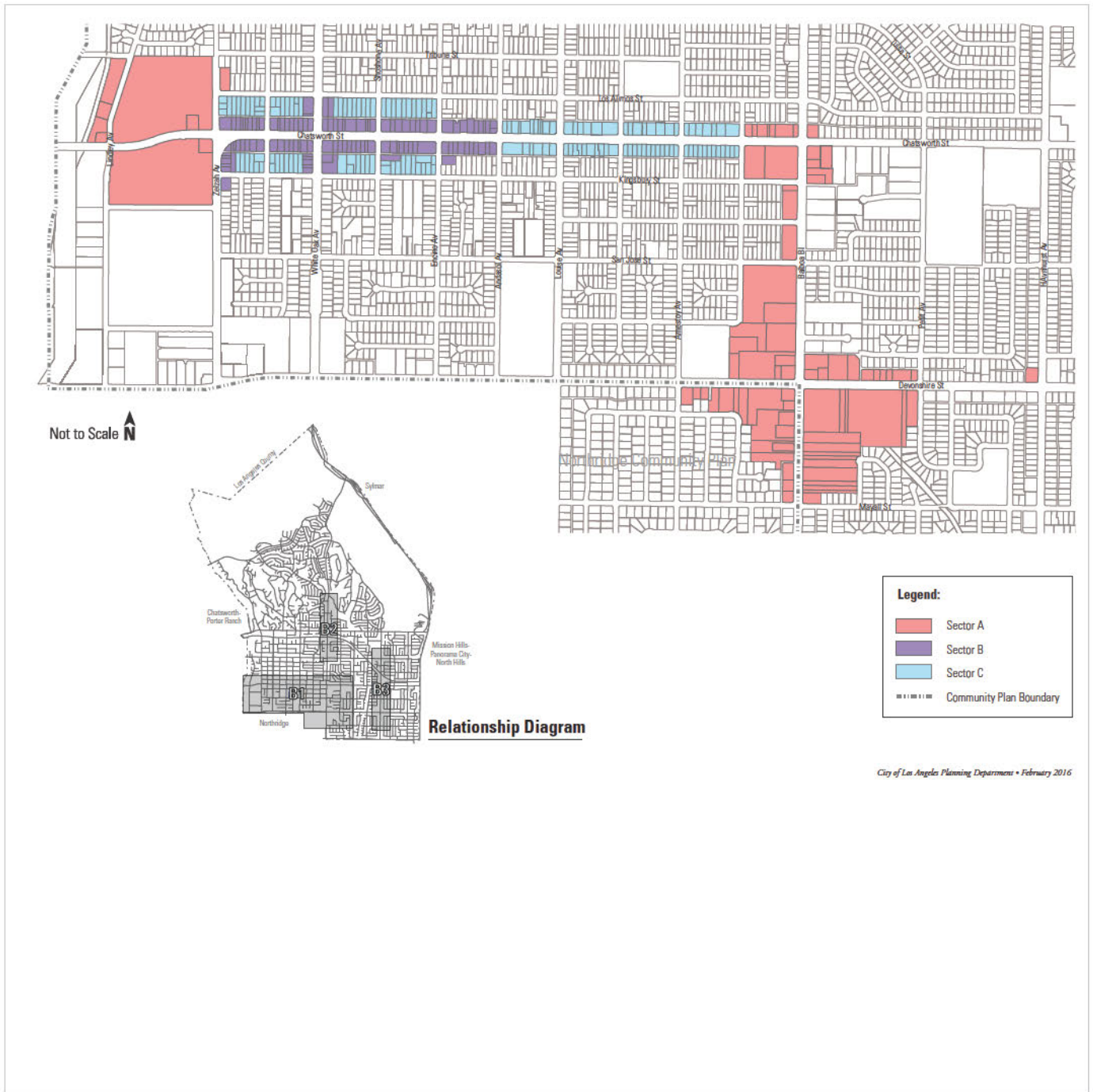


Exhibit A
Overview Map

Granada Hills Specific Plan



Legend

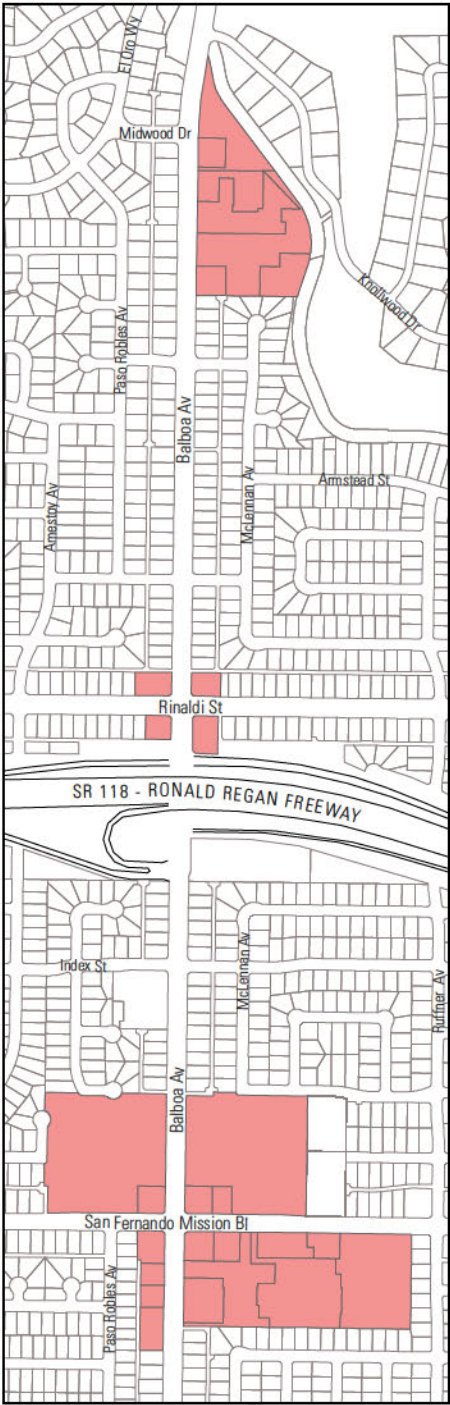
- Commercial Village Subarea A
- Commercial Village Subarea B

Exhibit B1

Locations of Sectors

Granada Hills Specific Plan

Exhibit B2



Not to Scale



Legend:

Red square icon Sector A

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 $3\frac{1}{2}$ feet. In addition, the wall must be separated from the public street by a landscaped area of at least $2\frac{1}{2}$ 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
Ginkgo 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
<i>Lagerstroemia indica</i>	crape myrtle
<i>Laurus nobilis</i>	"Saratoga" sweet bay
<i>Ligustrum lucidum</i>	glossy privet
<i>Magnolia grandiflora</i>	little gem (Southern magnolia)
<i>Photinia fraseri</i>	NCN (bronze Leaf)
<i>Raphiolepis</i>	majestic beauty
<i>Bauhinia variegata</i>	Orchid

SHRUBS - GENERAL LANDSCAPE SHRUBS

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

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 terebinthifolius	Brazilian pepper
Spartium junceum	Spanish broom
Tamarix sp.	salt cedar
Vulpia megalura	foxtail fescue