

MOTION

From the Vaquero traditions of the San Fernando Valley’s early rancho days to the Western movies and TV shows that were filmed on location throughout the valley, horsekeeping has a long and storied tradition in Los Angeles. This is especially the case in 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, and that is now at risk.

In an effort to mitigate the State of California’s housing shortage, two bills were passed to make it easier for homeowners to develop Accessory Dwelling Units (ADUs). Effective January 1, 2017, Assembly Bill 2299 and Senate Bill 1069 allow individuals to build ADUs as “by-right” or ministerial projects in municipalities and other jurisdictions that have yet to establish local development standards.

Formerly known as secondary dwelling units, and known by many as granny flats and in-law units, ADUs can be either attached to, or detached from, existing single family residences. When attached, ADUs can not exceed 50 percent of the square footage of the existing living area. If detached, they can not exceed 1,200 square feet.

Without legislative action, there is a concern that the State code might inadvertently amount to a restriction on horsekeeping as a land use in Los Angeles. Currently, provisions in the Zoning Code require a 75 foot distance requirement in non-K (equine keeping) districts between an equine use and a neighbors’ habitable room. The “by-right” placement of an ADU within that distance requirement eliminates future equine keeping both at the subject property, and on those adjacent properties that fall within the distance requirement.

Local development standards for ADUs must be implemented so that the construction of ADUs does not impact horsekeeping in the City of Los Angeles.

I THEREFORE MOVE that the Council instruct the Planning Department and the Department of Building and Safety, in consultation with the City Attorney, to prepare a report with recommendations and Development Standards to ensure that the construction of Accessory Dwelling Units (ADUs) does not adversely impact equine keeping uses located in either K (equine keeping) districts, and in non-K districts.

PRESENTED BY:  
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 Councilmember, 7th District Councilmember, 12th District

SECONDED BY: 