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MOTION

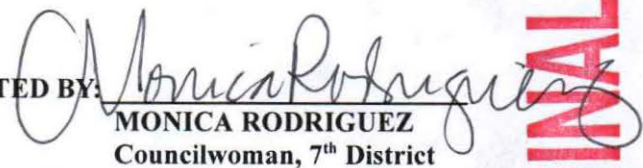
Horse keeping has a long and storied tradition in the city of Los Angeles, from the Vaquero (cowboy) traditions of the San Fernando Valley's early rancho days, to the Western movies and Television shows that were filmed on location throughout the San Fernando Valley; particularly in the communities of 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.

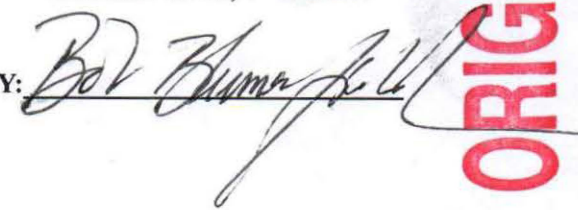
Responsive to state law, the City Council adopted Ordinance No. 186481 regulating Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (Council File No. 16-1468), as most recently clarified by Zoning Administrator Memorandum No. 143 (together, ADU Ordinance). The ADU Ordinance permits 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 Ch1A 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
Councilwoman, 7th District

SECONDED BY: 

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