

# Los Angeles Equine Advisory Committee (LAEAC)

## **Planning and Land Use**

*What impact will [SB 423](#) have on Equine Districts?*

There is an eighteen-month window for Equine Districts to align with zoning plans.

Basically, via a description, a map, a master plan, a specific plan, etc. the new law exempts equestrian districts from the housing development mandates of legislation such as SB 9 and SB 35. The purpose of that legislation is to increase the inventory of multi-family housing units, particularly affordable housing by right.

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### Summary of Findings

Objective: Examine community plans and look for horse-keeping and equine districts. Determine if the community plan and the zoning match or if that needs to be addressed. The ad hoc Working Group was established to:

- 1) report back to the full committee on SB423 and
- 2) develop a work program for the standing land use committee.

This report focuses on areas that may qualify for SB423 exemptions.

The new regulation provides an exemption for horse-keeping areas/districts from the mandates of SB35. SB35 is a state law that requires cities that fail to meet their “housing production numbers” to grant developers new housing development projects without the benefit of CEQA, or any mitigation. SB423 replaces SB35.

### **PROVISIONS FOR EXEMPTION UNDER SB 423**

1. For an equestrian district with non-residential zoning within its boundaries to obtain a conditional use permit if any residential housing development is proposed for an industrial or commercially zoned property. (Where there is no commercial or industrial-zoned properties within the boundaries of an equestrian district, such a requirement is moot.)
2. Allows cities with equestrian districts 18 months, until July 1, 2025 to make the general (community) plan and zoning match.

### **EXPERIENCE FOR LOS ANGELES**

Over the past several years, the City has increasingly recognized the rights of horse-keeping property owners. The Department of Building and Safety adopted a procedure to require an analysis before a building permit is issued *to make certain no horse-keeping rights on adjacent properties are compromised.*

The ZI-2438 questionnaire figures prominently in the City Planning Department's mapping system. It flags every property that allows animal keeping for the analysis. (RA, RE20, RE40, A1, A2). While these large properties are not in districts or specific plan areas, the application of ZI2438 is protective where actual horse-keeping exists.

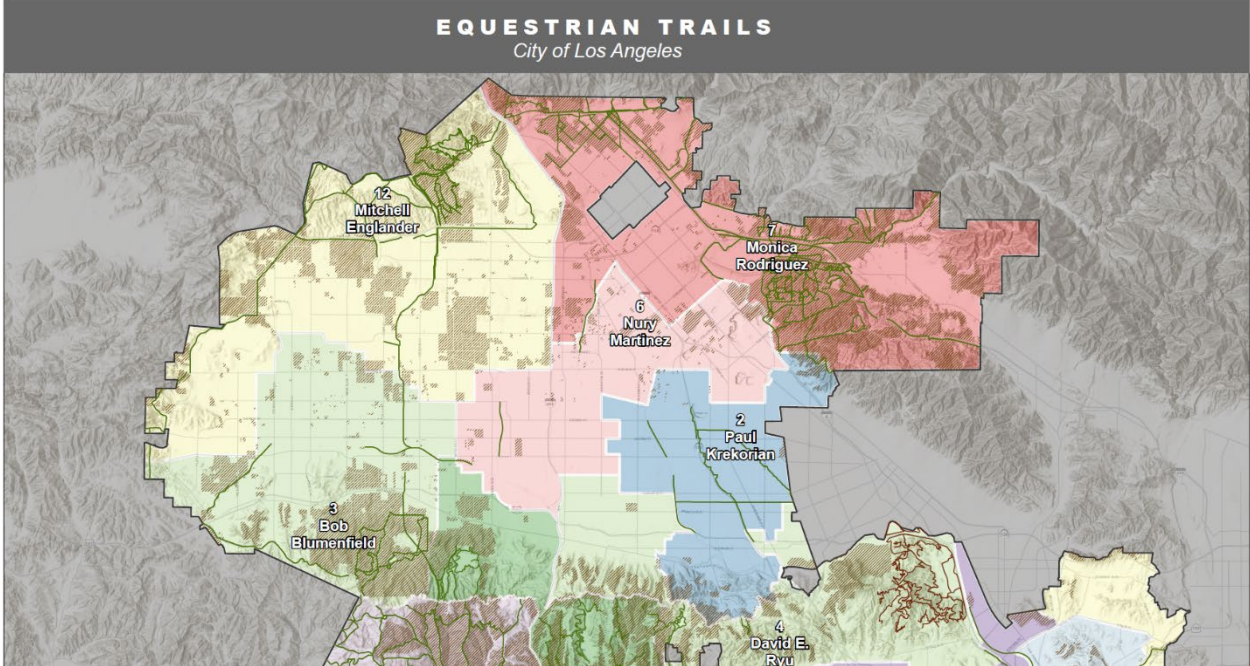
In addition, the City of Los Angeles has, in many cases, adopted a Special Use District (SUD) K-Equinekeeping and made findings of conformance with the relevant community plan, defined the boundaries of the district... but, in some instances has failed to map the boundaries. This places equestrian districts in limbo. When the actual research is done, it is clear that a corrected map is required to protect those locations.

**The Bureau of Engineering's map of Equestrian Trails and Equinekeeping Districts for the City of Los Angeles.** Equinekeeping occurs throughout the entire city and within nearly all Council Districts. HOWEVER, the requirements of SB 423 sets a higher bar to qualify these areas for protection (This map identifies outdated Council Districts) Link [https://www.laparks.org/sites/default/files/equine/pdf/BOE.Citywide\\_Equestrian\\_Trails%20Update.pdf](https://www.laparks.org/sites/default/files/equine/pdf/BOE.Citywide_Equestrian_Trails%20Update.pdf)

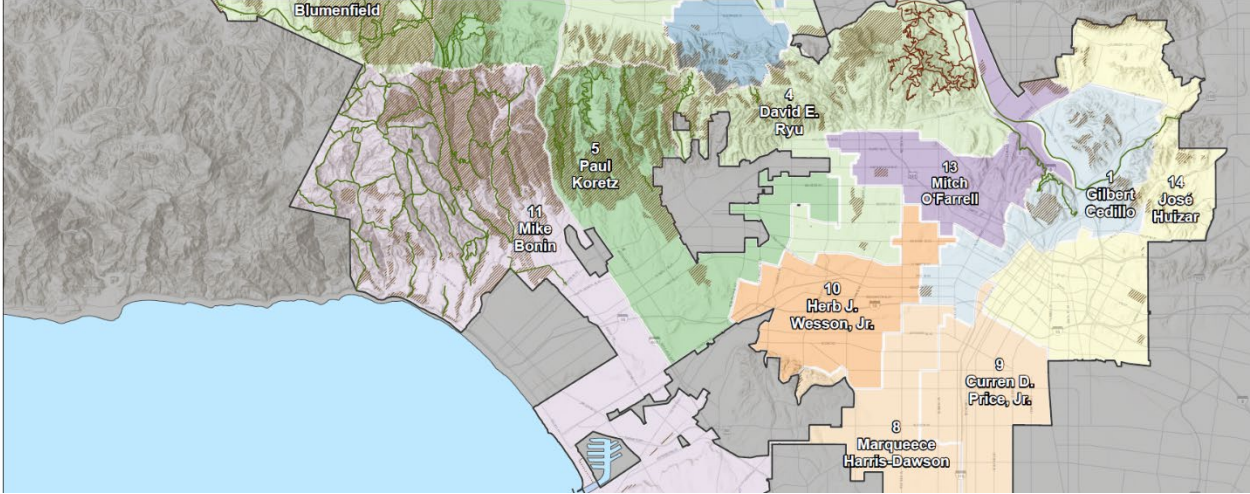
**LEGEND**

- Griffith Park Equestrian Trails
- Citywide - Proposed Equestrian Trails
- Equinekeeping District
- Major Street
- LA City Boundary

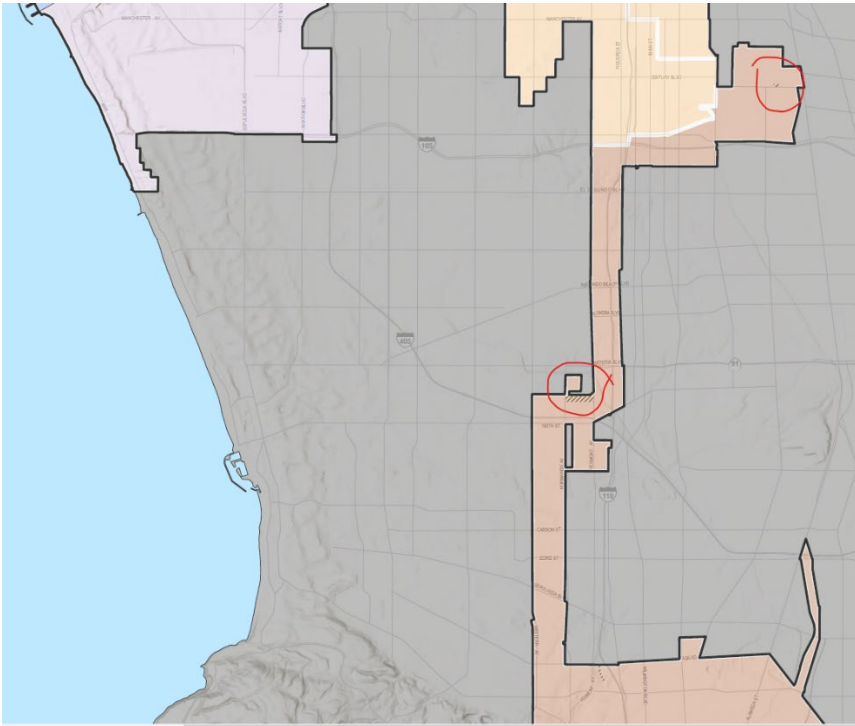
Screenshot of the top of the BOE map.



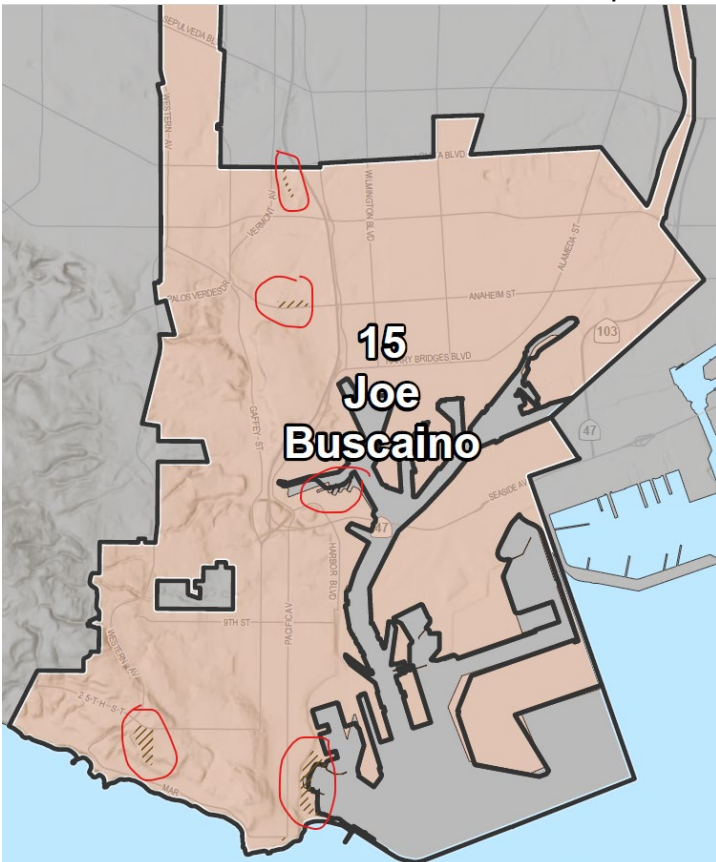
Screenshot of the middle of the BOE map.



Screenshot of the Bottom-1 of the BOE map. Two small “K” districts circled in red.



Screenshot of the Bottom-2 of the BOE map. Small “K” districts circled in red.



## Community Plans for the City of Los Angeles

### **Arleta-Pacoima Community Plan, adopted 1996, last amendment September 2016**

There are no designated Equestrian Districts in the Community Plan. The Community Plan Map has a Very Low Density land use category. The category applies to the RE20 and RA zones. There appear to be 3 areas where the Very Low Density land use category apply.

The city map system (ZIMAS) requires a clearance from Building and Safety pursuant to ZI2428. This document requires that any building permits be analyzed against the presence of horse keeping.

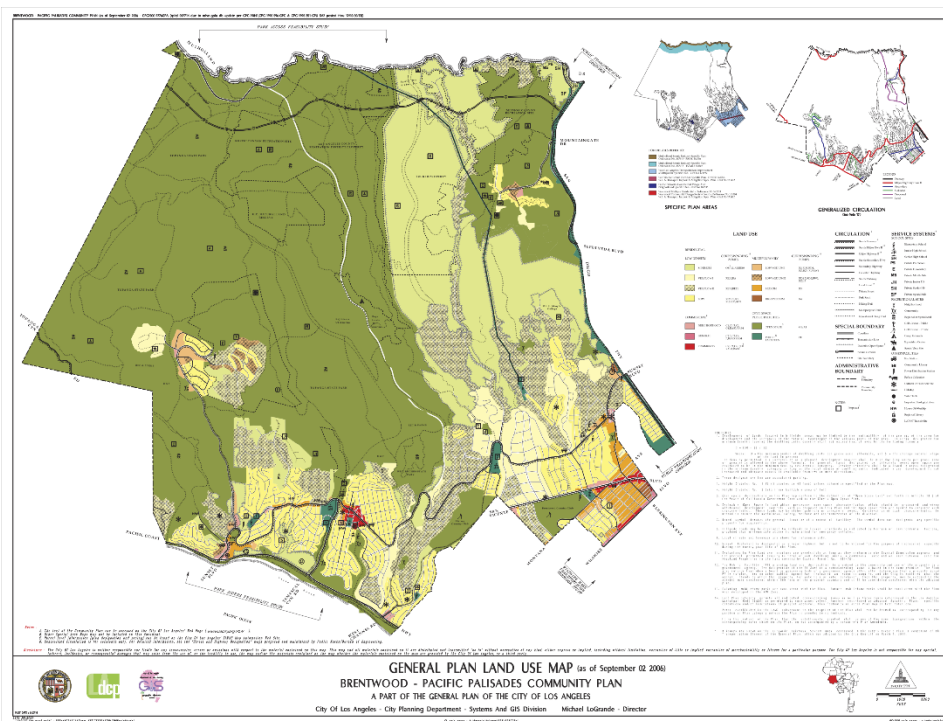


**Brentwood-Pacific Palisades, adopted June 1998, last amendment September 2016**

There are no designated Equestrian Districts in the community plan. The Minimum Density and the Very Low I Density categories on the Community Plan map apply to several zones: OS, A1 A2, RE40, RE20 and RA. The city map system (ZIMAS) requires a clearance from Building and Safety pursuant to ZI2428. This document requires that any building permits be analyzed against the presence of horse keeping.

There are two equestrian facilities: Will Rogers State Park and the equestrian facility near the intersection of Old Ranch Road and Sunset Boulevard.

None of the properties identified in the Minimum Density and Very Low I Density land use categories are near commercial properties..



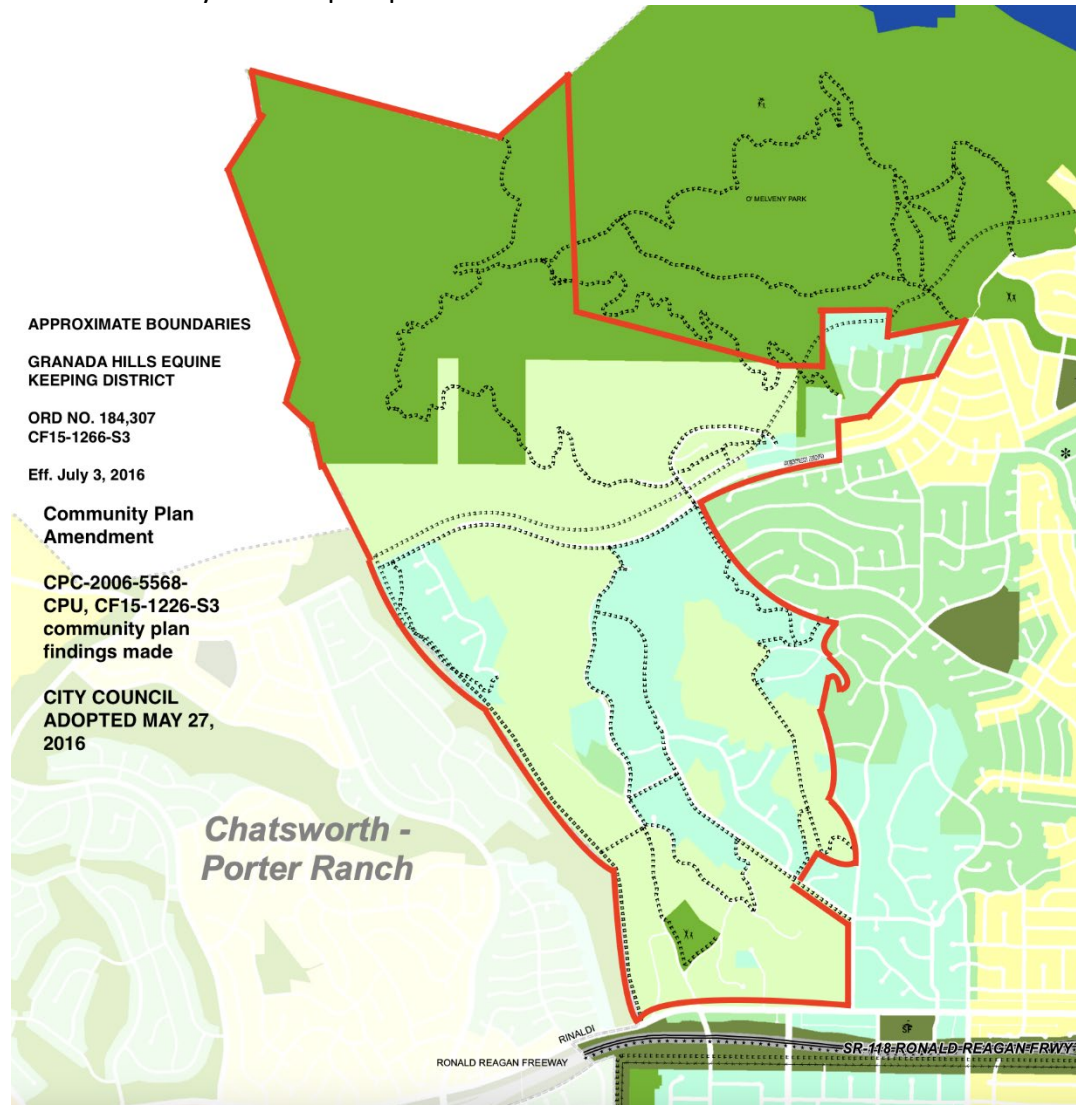
## Granada Hill-Knollwood Community Plan, adopted 2015 last amendment 2016

The community plan was amended May 2016 specifically to incorporate the **expanded Granada Hills-Knollwood Equine Keeping District**.

Relevant documents are Ord. No. 184,307, CPC-2006-5568-CPU and Council File 15-1226-S3.

District does not contain commercially zoned properties.

The community Plan Map requires a correction to show these boundaries.



**Hollywood Community Plan, originally adopted in 1988, re-adopted effective April 2014, there spending litigation over the last City Council action (2022)**

There is one “district” in the community plan, discussed below.

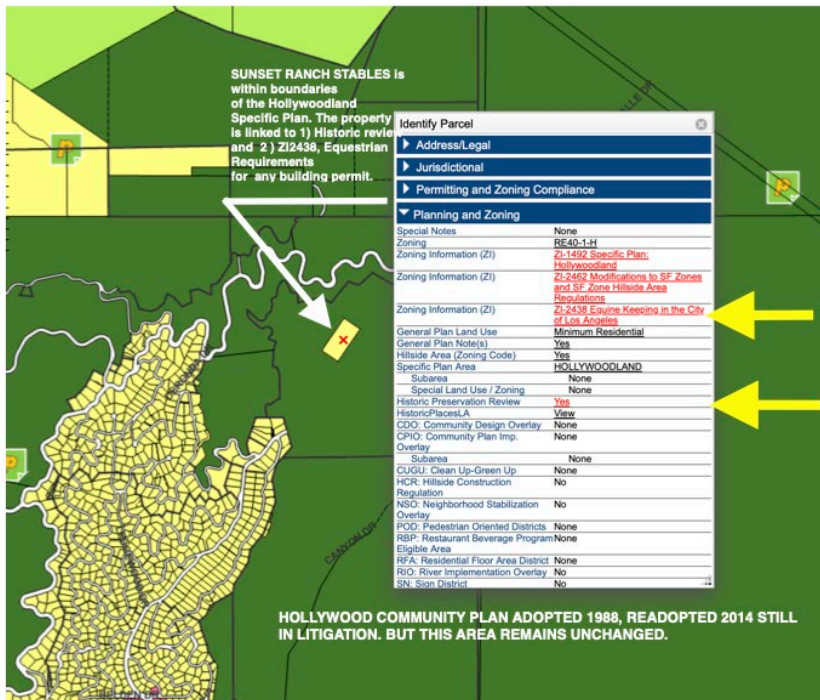
The minimum density category on the Community Plan map applies to both RE40 and A zoned properties on the Hollywood zoning map. The city map system (ZIMAS) requires a clearance from Building and Safety pursuant to ZI2428. This document requires that any building permits be analyzed against the presence of horse keeping.

There are no footnotes or boundary designations for equestrian districts. The Plan Text makes reference to equestrian trails only.

Notably, the Sunset Ranch Stables as specifically called out in the Hollywoodland Specific Plan (Ord. No. 168.121). The property also requires Historic Preservation review.

Sunset Ranch Stables property is zoned RE40-H.

The community plan map should be corrected to show this boundary.





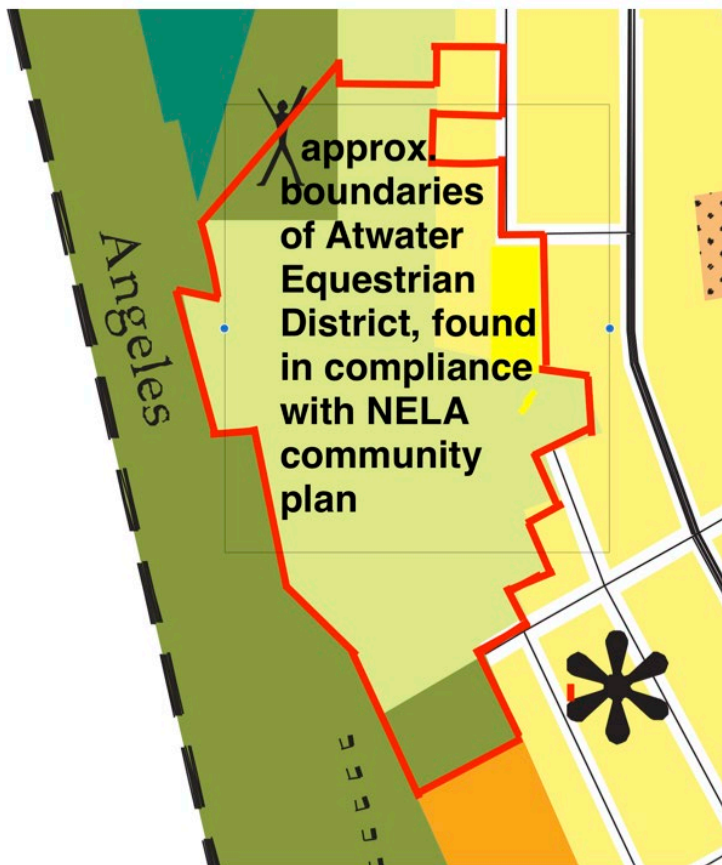
**Northeast Community Plan, adopted June 1999**

**Equestrian District** designated for the Atwater Equestrian District, adopted by LA City Council with 1) findings of conformance with the Northeast LA Community Plan and 2) a precise District boundary.

Relevant documents: Atwater Equestrian Historic District, Case No. CPC-2007-2821-ZC-K, CF-08-0379, Ord. No. 179,838, eff. 6/14/2008

District does not contain commercially zoned properties. To update the trails portion of the Plan, the continued aggressive approach to the acquisition and improvement of the trails is encouraged.

The community plan map needs a correction to show these boundaries and map trail connection to the Atwater Bridge access to Griffith Park.



Northwest Los Angeles  
Historic Districts, Planning Districts, and Multi-Property Resources - 02/06/17

**Atwater Village Equestrian Historic District**

February 6, 2017. NELA Historic Districts, Planning Districts, p.3:

"The Atwater Village Equestrian Historic District is significant as an excellent example of equestrian-related development in Atwater Village, and as one of the last remaining equestrian communities in Los Angeles. The area comprising the district was historically part of the Rancho San Rafael land grant, and later was zoned for equestrian and agricultural use, including the Crosett's Dairy which operated in the area. The district is situated just across the Los Angeles River from Griffith Park with its nearly 60 miles of equestrian trails. The park land was donated to the City of Los Angeles by Colonel Griffith J. Griffith in 1896, and spurred the development of equestrian land uses in surrounding areas. Within a few decades, the growing community of Atwater Village would promote its amenities for those seeking to ride but still remain within the Los Angeles city limits.

**Conclusion**  
The proposed Atwater Village Equinekeeping (K) District and corresponding Zone Change are within the goals and objectives of the Northeast Los Angeles Community Plan, and will facilitate the continue use and enjoyment of horse related facilities which have been in operation for decades. There is a clear public benefit to the implementation of Equinekeeping regulations in that the area will maintain the existing character and will prevent unsightly and incompatible development. Finding A.  
"In accordance with Charter Sections 556 and 558, the proposed Equinekeeping (K) District boundaries are in substantial conformance with the purposes intent and provisions of the City's General Plan, and all applicable provisions of the Los Angeles Municipal Code (LAMC)."

CPC-2007-2821-ZC-K  
Ord. No. 179,838

### Chatsworth/Porter Ranch

Assessment: Horse keeping is a feature of this plan as it includes the following language:

Several horsekeeping areas are proposed in the northerly and westerly sections of the Community. The Plan encourages the preservation of these land uses, especially north of Chatsworth Street and west of De Soto Avenue (including the east side of De Soto Avenue) to the City/County line. Provisions shall be made for equestrian access via Brown's Canyon Wash. Horsekeeping facilities with appropriate restrictions could be provided westerly and northerly to the City/County line

Additionally, as part of the plan's recommendations for public improvements:

#### Equestrian Trails and Bicycle Facilities

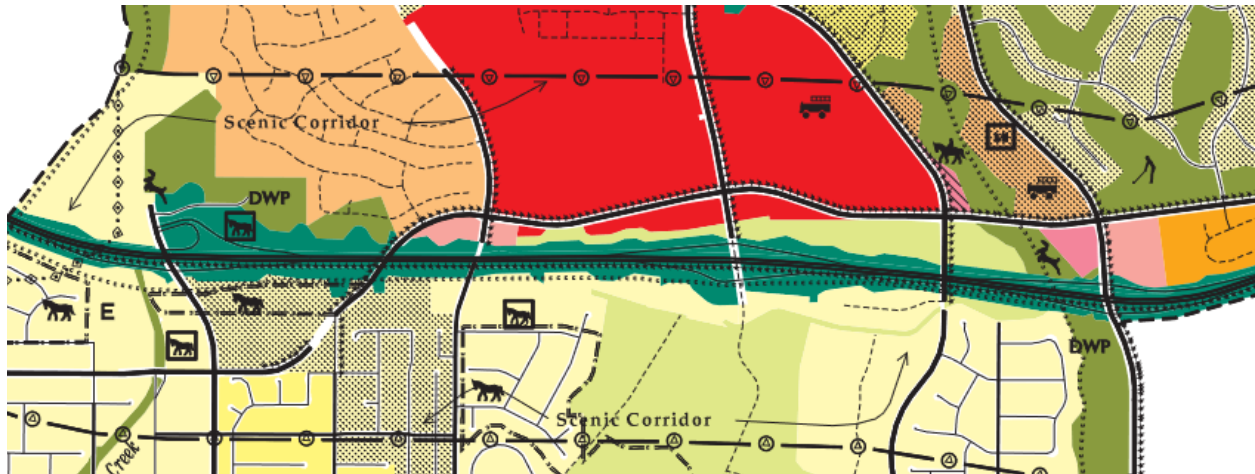
The Plan incorporates the Major Equestrian and Hiking Trails Plan and Mobility Plan 2035, which are Elements of the General Plan, and it incorporates the Guide to Existing and Potential Equestrian Trails, Twelfth Council District. To update the trails portion of the Plan, the continued aggressive approach to the acquisition and improvement of the trails is encouraged.

The accompanying sketches, entitled "Cross Sections -Equestrian Trails and Bicycle Routes", depict several suggested means of incorporating a trail system into a street or subdivision. The trail system proposed by the Plan could be provided and maintained by various methods, including:

- a. Assessment districts consisting of concerned owners interested in establishing a trail system through horsekeeping areas; and
- b. Revenue from the equine licensing fee (Section 53.15.1 of the Los Angeles Municipal Code).

It is recommended that a task force of members from involved City departments be appointed to formulate a means of financing the development and maintenance of equestrian trails.

There is an equine area near a commercially zoned area, adjacent to State Highway 118:



This will need to be addressed in relation to SB 423.

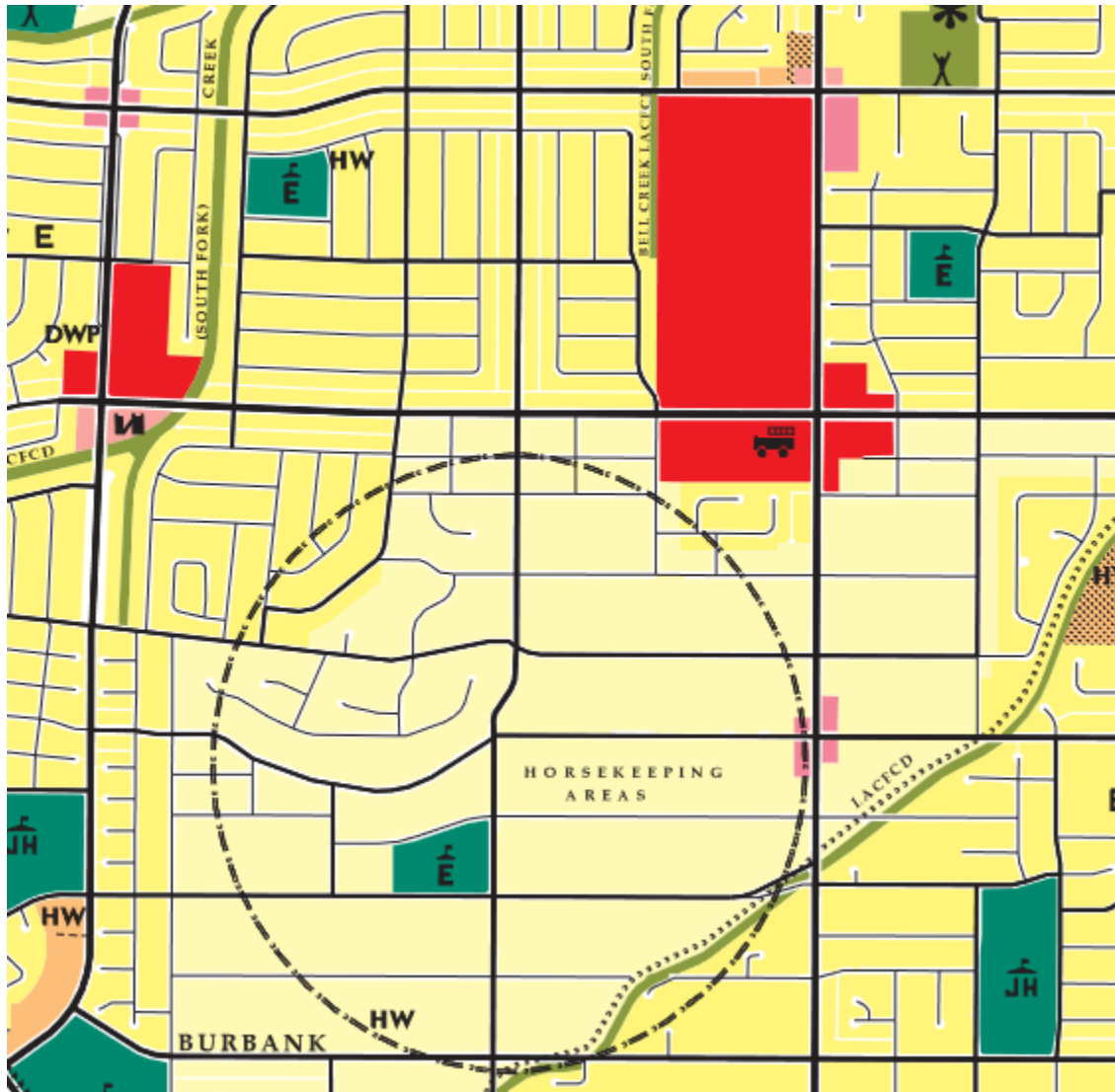
There is a reference to Equestrian Trails in the footnotes of the map:

23. See also Equestrian Areas and Trails Map within text of Community Plan.

The links to the Equestrian Areas and Trails within the text of the community plan seemed to no longer be active.

### Canoga Park – Winnetka – Woodland Hills

Assessment: This region is home to Los Angeles Pierce College, which contains an equestrian area for educational purposes, not for recreation. West of the campus, there is a large Horse keeping area that appears close by a Commercial area:



This can be discussed further as it is not clear if this is germane to our task.

There is a reference to equestrian trails in the map's footnote:

2. Commercial Development Limitations Treeland Nursery

If any future zone change to a commercial zone is approved on this property, the ordinance shall include permanent [Q] conditions limiting maximum square footage over the 3.8 acres currently designated General Commercial to a Floor Area Ratio of .5:1, and limiting the maximum square footage of development over the entire 10.3 acre ownership to a Floor Area Ratio of .5:1, up to 228,690 sq.ft. limiting uses to those first permitted in the C1.5 zone, limiting the maximum height of any structures to 30 feet, and providing an equestrian trail easement to the major backbone of the Santa Monica Mountains Conservancy Trail System, establishing minimum landscape setbacks from adjacent residential property and from the property line along the Long Valley Road frontage of 25 feet, and limiting primary ingress and egress to Valley Circle Boulevard. Any use of Long Valley Road for ingress or egress shall be determined after the Department of Transportation conducts a traffic study as part of any future discretionary review. Any modification of these conditions shall be through a Plan Amendment or Zone Change that will include its own environmental determination.

3. Affordable Housing – Cooper Park

## Bel Air – Beverly Crest

### Assessment

Equine riding is referenced as a feature of open space and conservation:

The Plan designates: trails for hiking, riding and bicycling; the Mulholland Scenic Parkway; and open space areas suitable for recreational uses or requiring environmental protection as wildlife refuges. The more precise uses, whether park areas, recreation areas, wildlife refuges, or other exact designation, should be decided as a result of future study

And later as part of arterial circulation:

Proposed Equestrian, Hiking and Bicycle Trails in residential areas may occupy a part of the street right-of-way, being substituted for one sidewalk along the roadway as long as one sidewalk remains.

The [Mulholland Scenic Parkway Specific Plan](#) is referenced in this plan as in alignment with the Community Plan. This area to the north is where we see hiking and multi-purpose trail. As there are no specifically designated equestrian trails, we can only assume that this is where you would find equine activity. There are no commercial or industrial areas nearby.

### Mission Hills – Panorama City – North Hills

#### Assessment:

An identified Recreation, Parks and Open space objective is to establish a system of equestrian trails. This is noted in policy 14-3-1, which sets out to “Designate equestrian trails on the Plan Map as the community’s trails system to connect with the trails leading into adjacent communities.” These trails are designated in the map:

It is also noted in Chapter 4 of the plan in on public agency coordination in objective 7, to “Coordinate with City Departments, neighboring cities, and County, State, and Federal agencies to utilize existing public lands such as flood control channels, utility easements, and Department of Water and Power properties for such recreational uses as hiking, biking, and horseback riding where possible.”

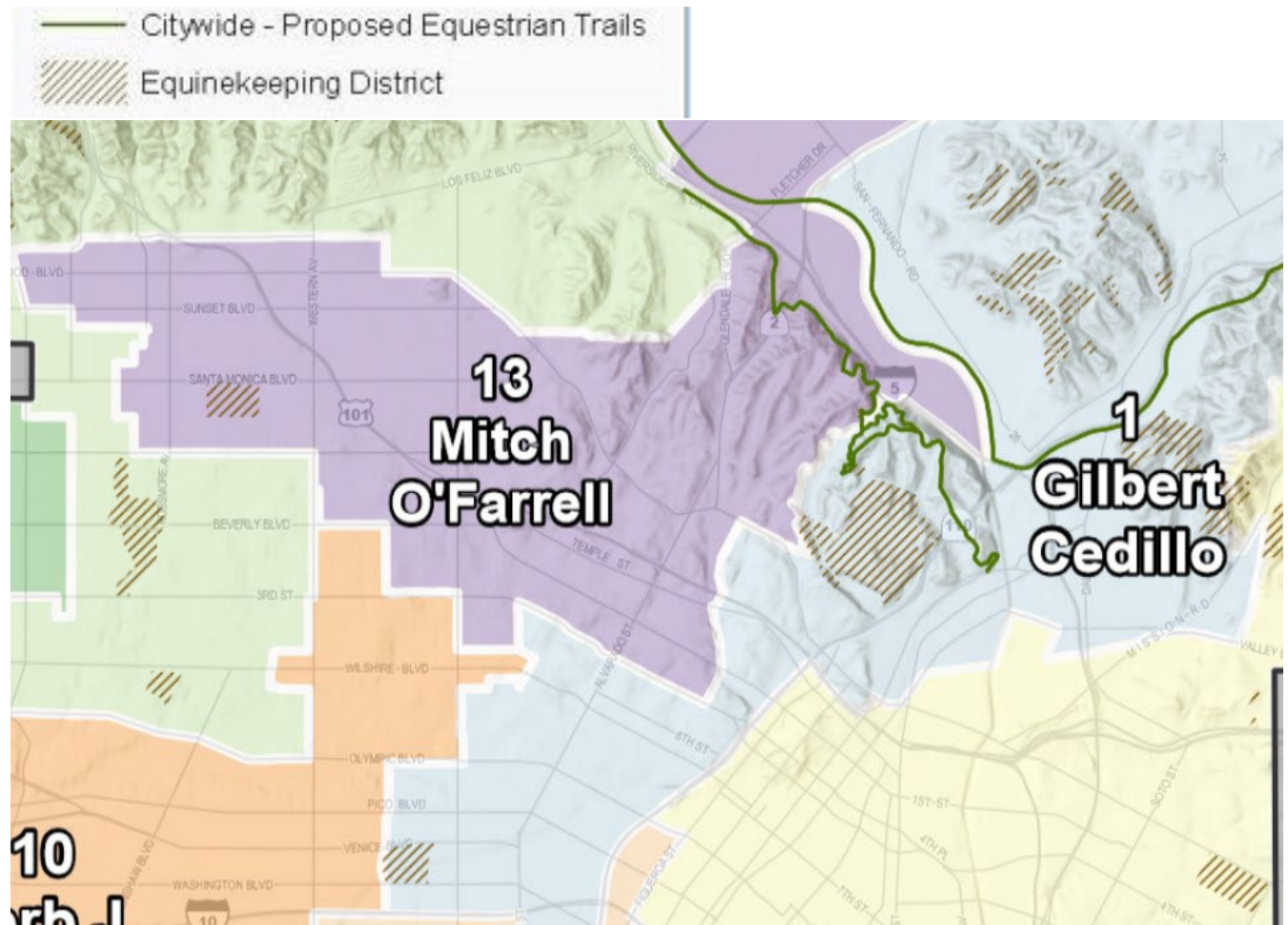
The proposed trail runs along the [LACFCD](#) (Los Angeles County Flood Control District) wash from Parthenia in the South to Devonshire in the North. There are no nearby commercial or industrial areas.



Silver Lake – Echo Park – Elysian Valley

Assessment

This community plan does not mention their equinekeeping “k” districts, however, the BOE map of trails and K districts does show the existence of Equinekeeping within the Silver Lake – Echo Park – Elysian Valley community plan boundaries (Loosely within the 5 Fwy, the 110 Fwy, and Temple Street) and community plan specifies the intention to preserve and add equestrian trails and facilities.



Screenshot detail BOE map of Equine keeping Districts and Equestrian Trails.

[https://planning.lacity.org/odocument/e87507ac-8c40-49a0-aa1c-21df963f2298/Silver\\_Lake-Echo\\_Park-Elysian\\_Valley\\_Community\\_Plan.pdf](https://planning.lacity.org/odocument/e87507ac-8c40-49a0-aa1c-21df963f2298/Silver_Lake-Echo_Park-Elysian_Valley_Community_Plan.pdf)

Silverlake – Echo Park – Elysian Valley Community Plan Boundary



Silverlake – Echo Park – Elysian Valley Community Plan

RECREATIONAL AND PARK FACILITIES III-35 through III-36

Future development should additionally negotiate new and preserve existing rights-of-way and easements such as the existing equestrian trail which runs along the Pacific Electric Railroad right-of-way in the hillside neighborhood bounded by Riverside and Fletcher Drives, Glendale Boulevard and the Glendale Freeway.

P III-54 Objective 13-2

The Citywide Major Equestrian and Hiking Trails Plan identifies proposed equestrian trails in the community. In the Silver Lake–Echo Park–Elysian Valley Community Plan Area, equestrian trails are located in Elysian Park and traveling southeast to northwest along the 5 Freeway and Riverside Drive.

GOAL 14 A SYSTEM OF SAFE, EFFICIENT AND ATTRACTIVE BICYCLE, PEDESTRIAN AND EQUESTRIAN FACILITIES.

Attachment 1 <https://clkrep.lacity.org/online/docs/2000/00-2217.PDF> Conduct a study to amend Equestrian and Hiking Trails Plan in Elysian Park "Area 11":

## [Sylmar](#)

### Assessment

#### **Sylmar Community Plan Adopted on June 10, 2015 CF 15-0622**

Sylmar has a strong horsekeeping history and its community plans include goals and policies to protect and preserve equinekeeping and an equestrian lifestyle.

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

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 non-equinekeeping lots.

Sylmar’s Community Plan document is organized into 6 chapters. Relevant to Equinekeeping,

Chapter 3 (Land Use and Urban Design) “expresses the community’s vision for the future, describes the community’s land uses, and specifies goals and policies that address ...; the community’s equestrian lifestyle;...”

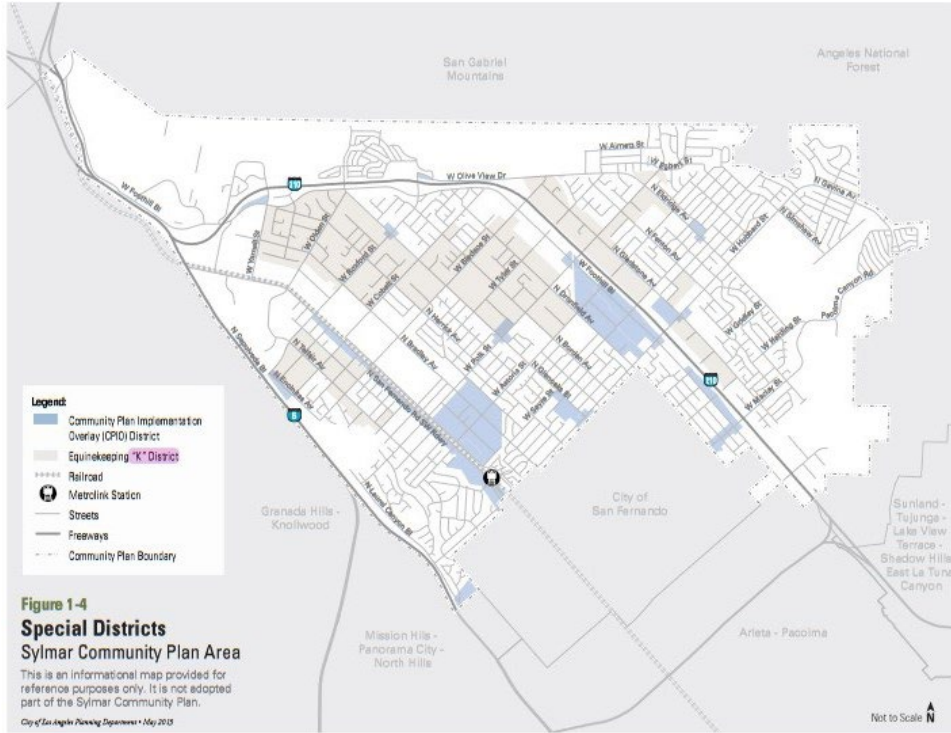
Chapter 4: Mobility “defines goals and policies for the community’s circulation system, focusing on enhancing mobility and access to all users. Each mode of transportation is discussed, including walking, bicycling, public transit, horseback-riding, and driving.”

Chapter 6: Implementation. Chapter 6 describes how the Community Plan will be implemented. Each policy in Chapters 3, 4, and 5 is implemented by one or more implementation programs. This chapter describes these implementation programs and identifies the responsible City department or agency.

#### Special Districts. Sylmar Equinekeeping “K” Districts

The Sylmar Equinekeeping “K” District, amended concurrently with this Community Plan, is an overlay ordinance that preserves the equestrian lifestyle on residential lots in the north and central areas of Sylmar by maintaining minimum lot size, equinekeeping lot features, adequate distance to non-equinekeeping neighbors, as well as assisting in access to and development of equestrian trails. This “K” District includes a set of conditions in addition to those in the L.A.M.C. Equinekeeping “K” District section. The Community Plan Design Guidelines also include specific guidelines for equinekeeping neighborhoods.

Below is a screenshot of the Sylmar K equinekeeping districts from the community plan document.



15-0622\_misc\_03-15-2016 An ordinance replacing and superseding Ordinance No. 153386 to amend the boundaries of the Sylmar “K” Equinekeeping District and to adopt additional restrictions to ensure the continued protection for the keeping of horses and horse related activities on the properties in the Sylmar “K” Equinekeeping District.

15-0622\_ORD\_184266\_06-8-16 sylmar horsekeeping “K” districts map below.



More detailed maps of each Equinekeeping “K” District within Sylmar are available within the ordinance below. Search “equinekeeping” within the document.

Ordinance 184269 Sylmar New Community Plan Zone and Height District Changes 2015 Tables and Maps of Equinekeeping “K” Districts. [https://clkrep.lacity.org/onlinedocs/2015/15-0622\\_ORD\\_184269\\_06-8-16.pdf](https://clkrep.lacity.org/onlinedocs/2015/15-0622_ORD_184269_06-8-16.pdf)

From the community plan Adopted by the Los Angeles City Council CF 15-0622, June 10, 2015 [https://planning.lacity.org/odocument/135cc3ac-0e43-4338-a968-c5b44fa41bb3/Sylmar\\_Community\\_Plan.pdf](https://planning.lacity.org/odocument/135cc3ac-0e43-4338-a968-c5b44fa41bb3/Sylmar_Community_Plan.pdf) [Community Plan Update CF 15-0622 CPC-2006-5569-CPU ENV-2006-5624-EIR](#)

1-14 | Adopted on June 10, 2015 Sylmar Equinekeeping “K” District

The Sylmar Equinekeeping “K” District, amended concurrently with this Community Plan, is an overlay ordinance that preserves the equestrian lifestyle on residential lots in the north and central areas of Sylmar by maintaining minimum lot size, equinekeeping lot features, adequate distance to non-equinekeeping neighbors, as well as assisting in access to and development of equestrian trails. This “K” District includes a set of conditions in addition to those in the L.A.M.C. Equinekeeping “K” District section. The Community Plan Design Guidelines also include specific guidelines for equinekeeping neighborhoods.

Sylmar Community Plan | Chapter 6: Implementation 6-6 | Adopted on June 10, 2015 Table 6-1 Implementation Programs -

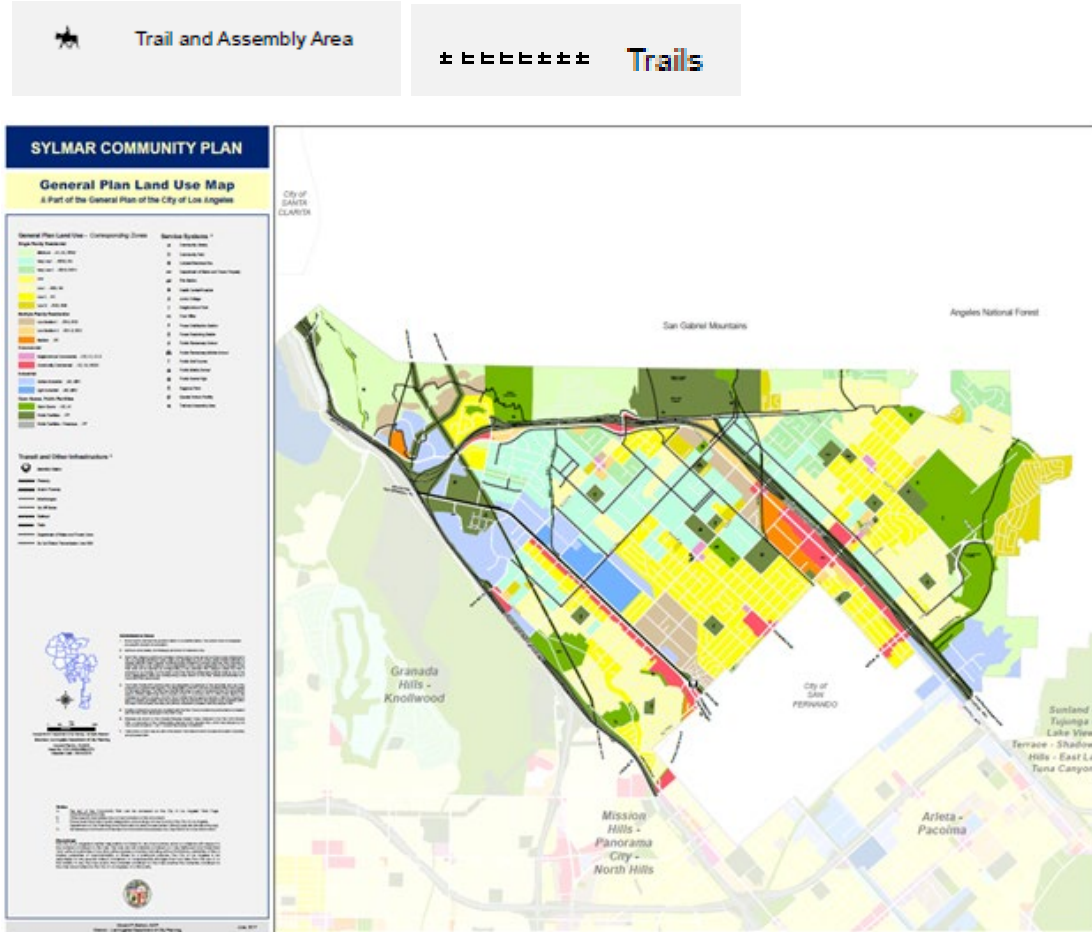
Chapter 3 - Land Use and Urban Design P22 Sylmar “K” District. The amended Sylmar Equinekeeping “K” Supplemental Use District includes additional lot conditions to further support equinekeeping lots and the development of trails.

**Sylmar is named in the Citywide Trails Plan. Excerpt below.**

City trails are unique circulation features that directly support land uses, such as equine uses, within a community. They offer a way for equestrians to move about on horseback and can serve as an alternative to the automobile.

The City’s 1968 Major Equestrian and Hiking Trails Plan established a backbone Trail Network which links various equestrian communities within the City, creating a continuous loop around the northern half of the City and San Fernando Valley. The Trails Plan has served as a guide for decision makers concerned with the development of existing and proposed trails and general location of trail stops, equestrian centers, and equinekeeping districts within the City. It also established recommendations for trails outside of the City. The 1990 Santa Monica Mountains Conservancy’s Rim of the Valley Trail Corridor Master Plan created an interlocking, connected system of parks, trails, and wildlife habitat preserves within the foothills and mountain areas encircling the San Fernando and La Crescenta Valleys. This Rim of the Valley Trail, which connects to Sylmar, is a recreational trail open for use by hikers and equestrians.

Sylmar’s General Plan Land Use Map, dated 2017, indicates trails and assembly areas, depicting an extensive trail system.



Assembly area indicated by Red circles (arrows point to them) and red arrows point to many of the trails.





Below, is the ordinance establishing the Sylmar Community Plan Implementation Overlay District which includes trail and amenity specifications. Screenshots included.

ORDINANCE NO. 184268 An ordinance establishing the Sylmar Community Plan Implementation Overlay (CPIO) District for the Sylmar Community Plan area.

P 30. I. Equestrian Trails & Amenities and J. Equestrian Trails & Amenities

APPENDIX A Design Guidelines for Trails – p 38 - Sylmar Community Plan Implementation Overlay (CPIO) District pp 38-42

**APPENDIX A**

**DESIGN GUIDELINES**

**Design Guidelines for Trails**

See G1 - G3

- G1 Trails adjacent to streets should be designed to be a minimum of 6 feet in width to accommodate a single track. Preferred trail width adjacent to streets is between 10 and 12 feet to accommodate a double track.
- G2 A vertical clearance of 10 feet should be maintained from the ground and any physical barrier such as bridges, underpasses, and should maintain vegetation free of protruding branches.
- G3 A maximum height of 4 feet is recommended for all fences and barriers along trails. A greater height may be permitted for trails adjacent to high speed roads where traffic may startle horses. Height should be tapered down as trail approaches intersections or end, to maximize horse/ rider view.
- G4 Low walls or fences with railings added for more height are acceptable. Bollards, barrier posts, or rail tie "stopovers" at forest/mountain trail head can help separate equestrian from other uses. Barrier posts should be an odd number to prevent confusion, and placed 5 feet apart to allow equestrians to pass through.



Below, Appendix A Design Guidelines for residential within K districts - implementation overlay. See G21 for Neighborhood Transitions and density fading.

APPENDIX A

DESIGN GUIDELINES

**Design Guidelines for Residential Areas (continued)**

**Equinekeeping Lots Within the K-District**

**Legend:**

- Equinekeeping area/Corral
- Stable/Shop
- Residence
- Garage
- Street
- Driveway
- Assessment and equine trail
- Equine access path
- Lot line

**Notes:**

- Minimum 2,000 sq. ft. equinekeeping area
- Minimum 12' x 24' stable
- Minimum 50' from side property line for stable
- 12' wide equine access path = clear of obstructions from equinekeeping area to trail
- Equinekeeping area may be located at rear property line and side property line
- May use driveway for portion of equine access path

See G26 - 30

**Equestrian-Oriented Neighborhoods**

G26. A 2,000 contiguous square-foot level pad area should be maintained with a minimum width of 24 feet, including a 12'x24' (288-square foot) equine stable area. The pad area should include a 12'x12' (144-square foot) area for storage of feed and equipment, should be graded to permit quick and adequate drainage, and should be permanently set aside for equine use. No permanent structure, including swimming pools and tennis courts, should be constructed or located within any portion of the pad area. Such structures may be permitted outside of the required equine stable and pad areas.

G27. On small lot subdivision lots, communal equestrian facilities are encouraged in townhouse and detached condominium developments.

G28. Equine pad and stable areas may be located at the rear property line. Reduced front yard setbacks may be considered to enlarge the backyard area for the purposes of optimizing the intended use of the level pad area and minimizing overall grading and to allow for a better layout for equines and is allowed as long as the reduction does not endanger the equinekeeping use.

G29. On all lots, the equine pad area may be located within required side yard setbacks depending on the unique features of a site.

G30. Where access is taken from the front facing street, a 12-foot wide equine access path should be provided. A driveway which is a minimum of 12-feet in width may function dually as an equine access path for the portion of the path that extends from the street to the end of the driveway. Permeable driveway materials are preferred.

Sylmar Community Plan Implementation Overlay (CPIO) District

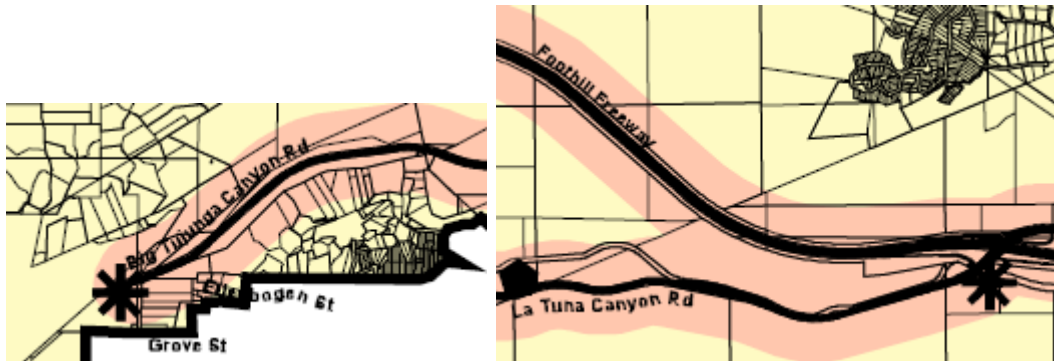
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ORDINANCE NO. 184268 An ordinance establishing the Sylmar Community Plan Implementation Overlay (CPIO) District for the Sylmar Community Plan area.

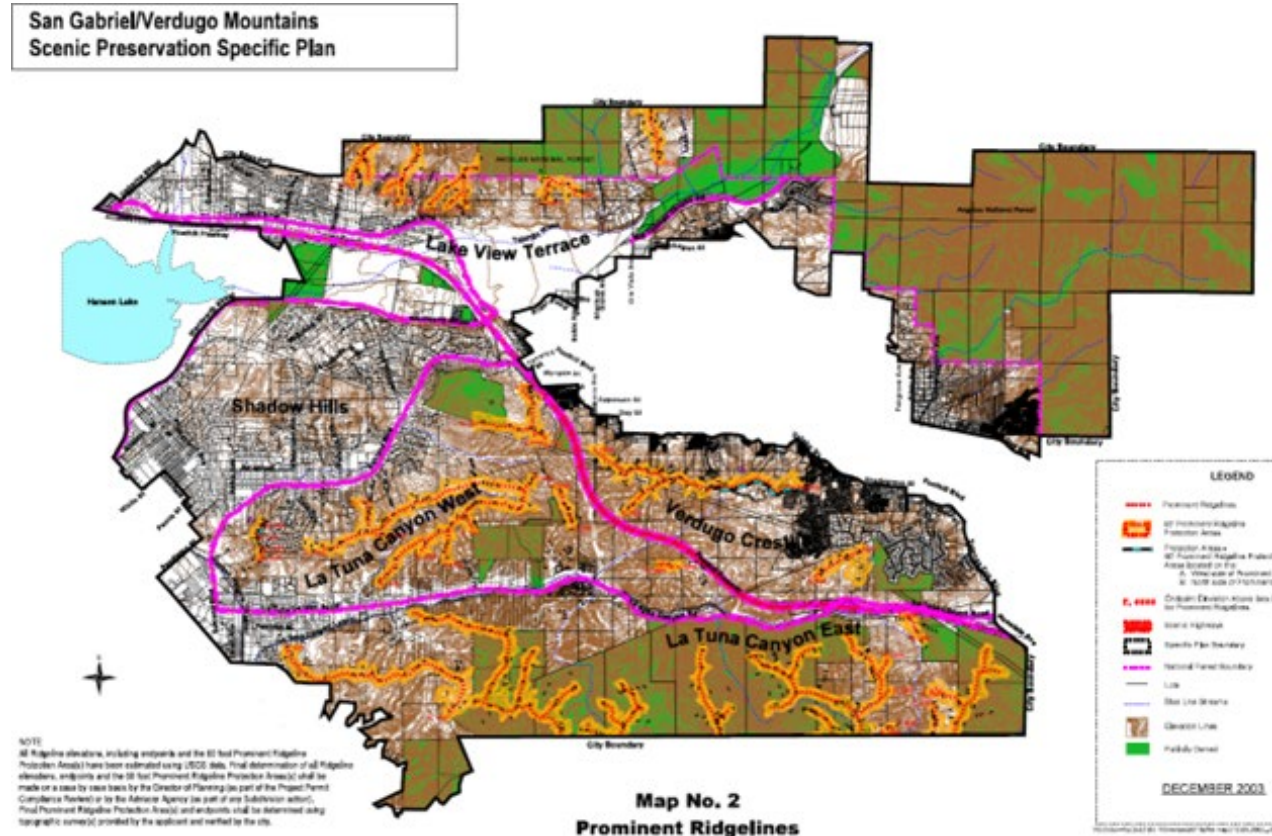
**San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan,**

Dec. 2003

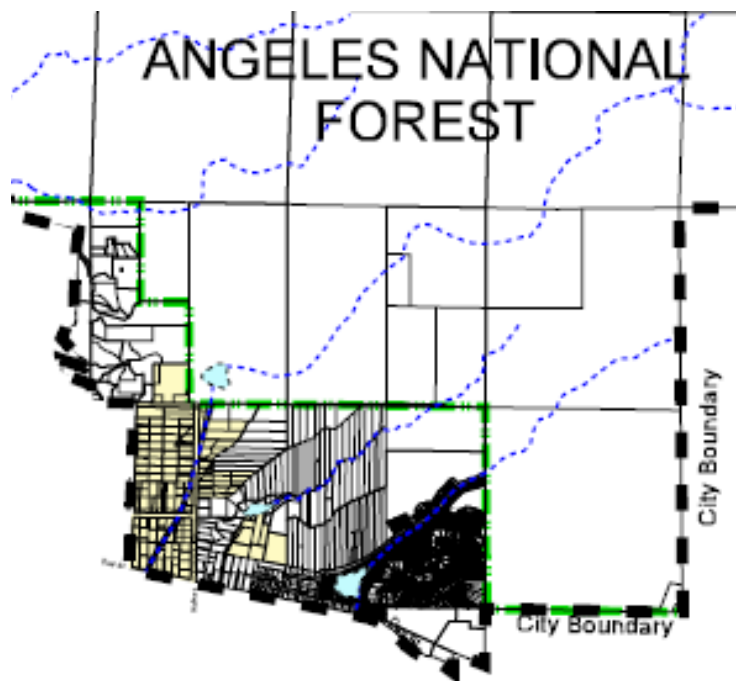
Map No. 1 depicts two staging areas. (1) by Big Tujunga Canyon Rd and (2) at Foothill Freeway and La Tuna Canyon Rd.



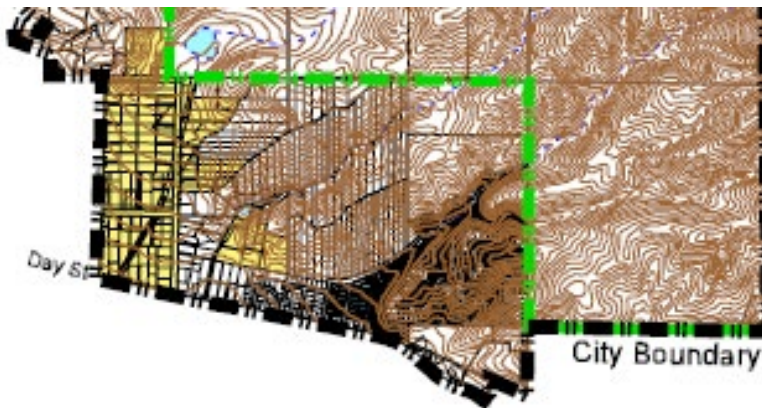
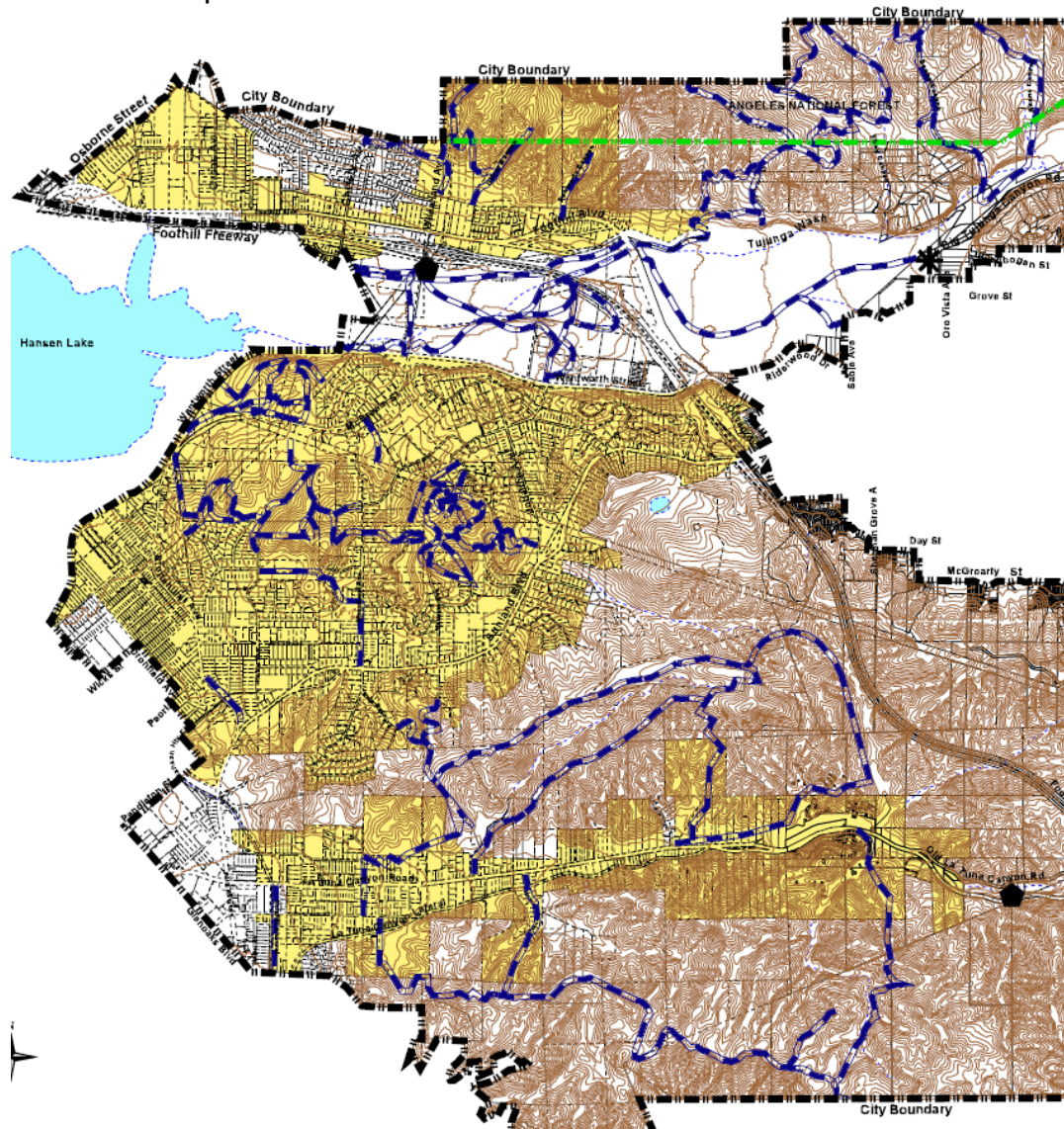
Map No. 2 indicates community names including Lake View Terrace, Shadow Hills, La Tuna Canyon West, Verdugo Crest, and La Tuna Canyon East



Map No. 3 indicates in light yellow "K" Horsekeeping Districts and in Red broken lines Official Trails. Below are two screenshots from Map 3.



Map 4 Indicates "K" Horsekeeping Districts and in blue broken lines indicates Non-Public Equestrian Trails.



## Sunland – Tujunga – Lakeview Terrace – Shadow Hills – La Tuna Canyon

### Assessment

Please refer to the BOE Equestrian Trails (and Equinekeeping) Map and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan regarding trails and Equinekeeping (Horsekeeping) “K” Districts that fall within this community plan.

The community plan text places a high priority on promoting and maintaining horsekeeping uses and the opportunity of “efforts aimed at preservation of the low density, rural character and of the equestrian lifestyle.” The word “equestrian” is used 26 times in the document. Hansen Dam Park, sometimes called Hansen Dam Horse Park or The Hansen Dam Equestrian Center, is situated within the plan area.

[https://planning.lacity.org/odocument/b4307861-43a8-4bff-8221-3f4c4eab86a4/Sunland-Tujunga-Shadow\\_Hills-Lake\\_View\\_Terrace-East\\_La\\_Tuna\\_Canyon\\_Community\\_Plan.pdf](https://planning.lacity.org/odocument/b4307861-43a8-4bff-8221-3f4c4eab86a4/Sunland-Tujunga-Shadow_Hills-Lake_View_Terrace-East_La_Tuna_Canyon_Community_Plan.pdf)

The plan notes as special and Unique Design Features, its scenic highways. “These highways offer views of the San Gabriel Mountains, the Verdugo Mountains, the Tujunga Wash, Hansen Dam, and horse ranches.”

Objective 1-7 of the plan (III-5): To ensure compatibility between equestrian and other uses found in the RA.

Policy 1-7.1 “Place a high priority on the preservation of horsekeeping areas. Program: A decision-maker involved in a discretionary review should make a finding that the zone variance, conditional use, or subdivision does not endanger the preservation of horsekeeping uses within the Community.

Objective 1-8: “To promote and protect the existing rural, single-family equestrian oriented neighborhoods in RA zoned areas and “K” Districts. To caution against possible precedent-setting actions including zone variance, conditional use, or subdivision that might endanger the preservation of horsekeeping uses.

Further, the following trails objectives support preserving and developing additional trails.

Objective 14-2: To provide for the maintenance, linkage and development of equestrian trails for recreational use, and 14-2.3 Encourage the development of equestrian trails through residential areas appropriate for horsekeeping.

### General Plan Land Use Map

The Sunland – Tujunga – Lake View Terrace – Shadow Hills – East La Tuna Canyon Community Plan (as of September 14, 2007) CPC07-1160GPA/ZC (gplu update & bdry adj per BOE posted 032510)) depicts 4 Equinekeeping “K” Districts and multiple trails. (Screenshots below)

As stated in the map’s footnote 14:




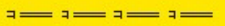

14. Equinekeeping “K” Districts are for the purpose of fostering the preservation of horsekeeping areas. These districts should facilitate the keeping and riding of horses through the minimization of sidewalks and the provision of separated riding trails connected to equestrian Centers.

Lot minimums are specified within equinekeeping districts in footnote 22:

22. In Equinekeeping “K” District lots shall be 20,000 square feet or larger in size for new subdivisions or parcel maps.

Horsekeeping Districts are indicated within the map’s SPECIAL BOUNDARY legend.

## SPECIAL BOUNDARY

	Natural Resources Preserve
	Desirable <sup>6</sup> Open Space
	Commercial Area
	Horsekeeping Districts
	Transmission Line

The circulation legend includes trails. The map depicts multiple equestrian trails.

The Equinekeeping “K” district near the Blanchard Debris Basin contains only very low density residential and abuts very low and low residential zones.

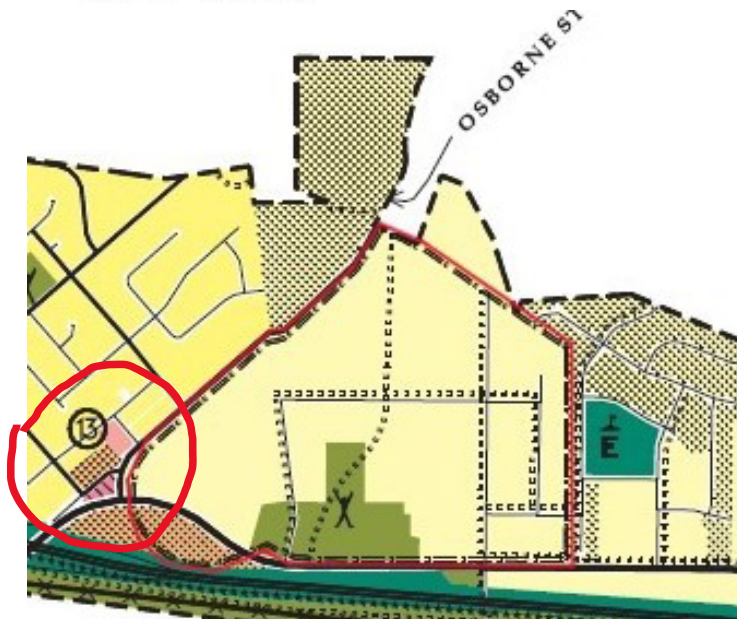


The Equinekeeping “K” district near La Tuna Canyon Rd contains minimum density residential uses and public open space (Per footnote 5, Minimum density residential uses are permissible on privately owned open space).

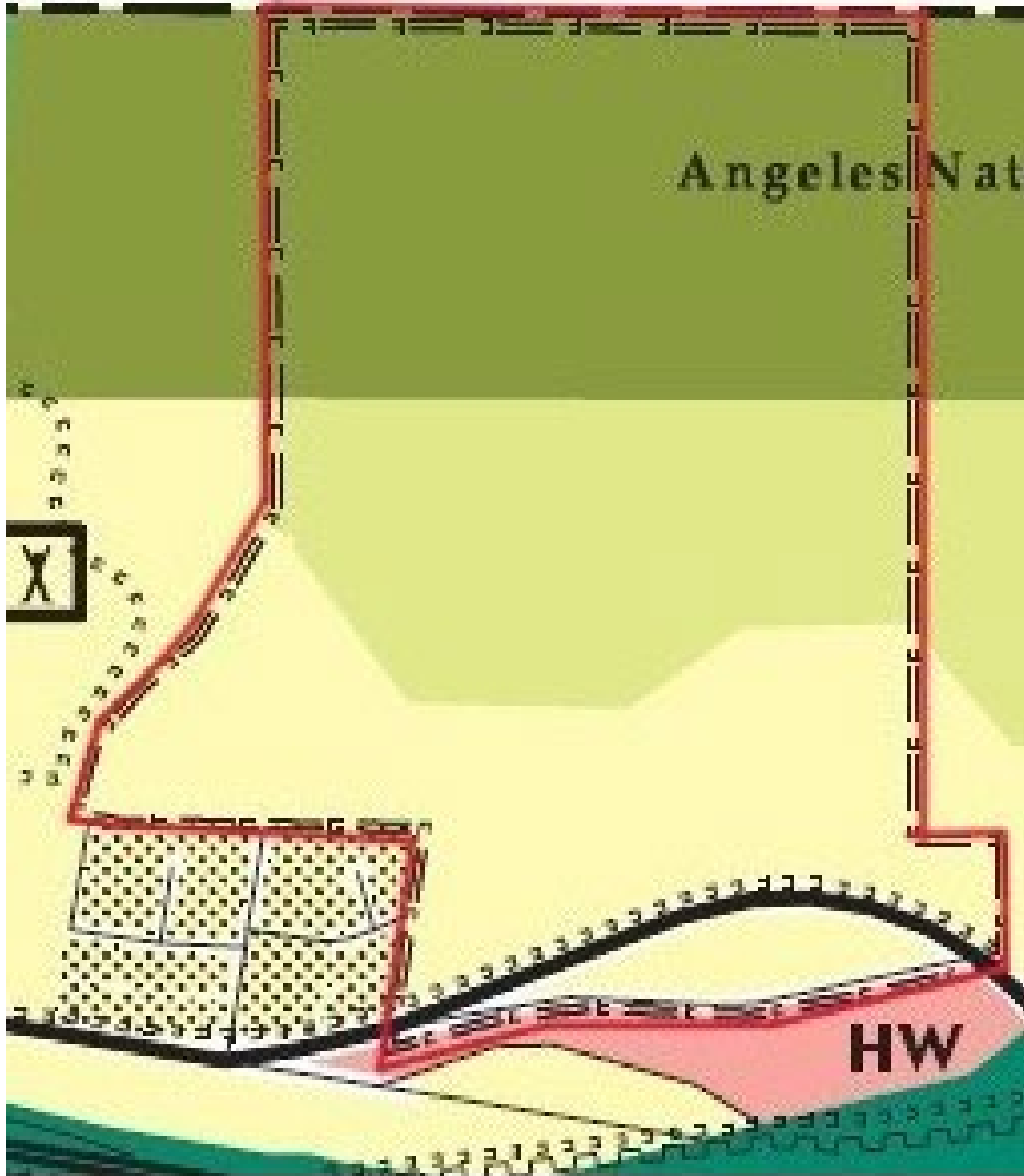


The Equinekeeping “K” district near Osborne St contains mostly Very Low I residential, with minimal Open Space and Low Medium II Multiple Family zones. It does abut commercial zones labeled with footnote 13.

13. It is the intent of this Plan that multiple residential zoning not be permitted at this location.

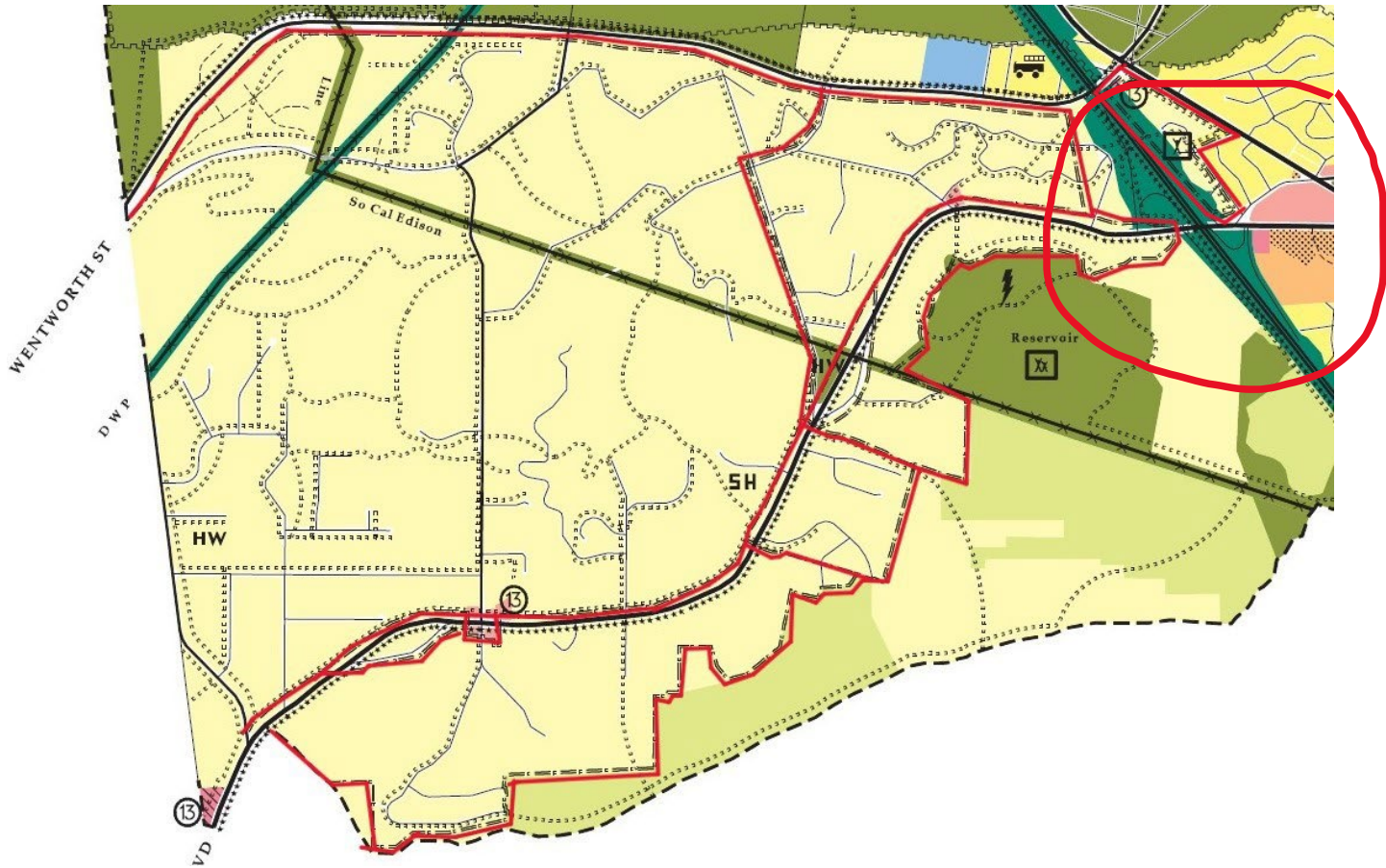


The Equinekeeping "K" district next to the Angeles Forest abuts a commercial zone depicted in pink, below.





The Equinekeeping “K” district bounded by Wentworth St and which depicts multiple abutting K districts, appears to continue in its neighboring community plan. There are three #13 footnotes marked. One abutting commercial district is located across a street, upper right, and one at the edge of the district is located lower left.



## Sun Valley – La Tuna Canyon






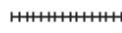


### Assessment

Please refer to the BOE Equestrian Trails (and Equinekeeping) Map and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan regarding trails and Equinekeeping (Horsekeeping) “K” Districts that fall within this community plan.



The GENERAL PLAN LAND USE MAP (as of June 13, 2012) for SUN VALLEY LA TUNA CANYON COMMUNITY PLAN

Equinekeeping “K” districts are mentioned in the footnotes of the map and in the text of the community plan. The community plan map legend depicts multiple equestrian trails. Legend below.




#### CIRCULATION

	Scenic Freeway <sup>5</sup>
	Scenic Major Highway II
	Scenic Secondary Highway
	Freeway <sup>5</sup>
	Major Highway II
	Secondary Highway
	Collector Street
	Local Street <sup>5</sup>
	Private Street
	MTA RR R/W
	Equestrian Trail

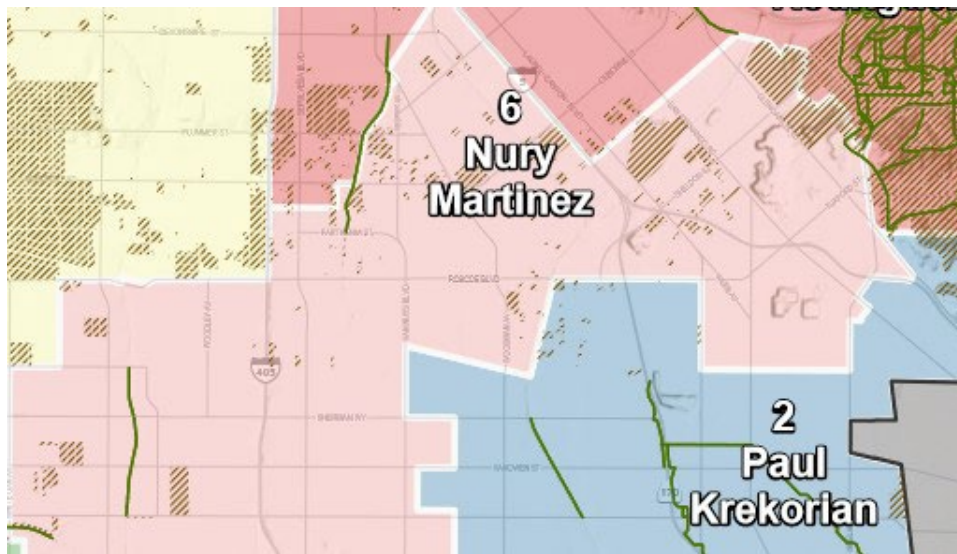
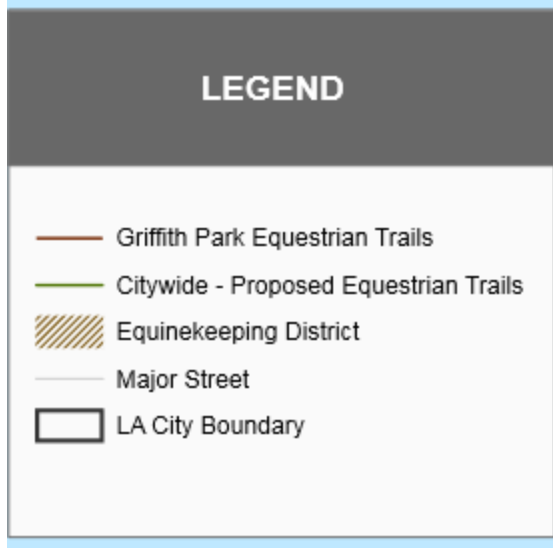
#### UTILITY LINE

	DWP Transmission Line R/W
	SO. CA. EDISON Power Line R/W

#### SPECIAL BOUNDARY

	Existing Rock & Gravel Districts - 1977
	Residential Planned Development
	Site Boundary

The community plan map does not depict “Horsekeeping Districts.” Council file: 02-1645-S1 has within a notice of expired file status dated July 11, 2008. However, the BOE Citywide Equestrian Trails map does include Equinekeeping Districts within the area depicted on the community plan map. The Council Districts have changed since the publication of the BOE map.



[https://www.laparks.org/sites/default/files/equine/pdf/BOE.Citywide\\_Equestrian\\_Trails%20Update.pdf](https://www.laparks.org/sites/default/files/equine/pdf/BOE.Citywide_Equestrian_Trails%20Update.pdf)

**The following footnotes are included in the community plan map:**

7. "All properties in the Very Low density housing category that are designated for "K" districts shall be restricted to either RE20 or RA zones to preserve the horsekeeping character of the community.
12. Location of the Equestrian Trails are general and may be varied as required. Trails shown on private property are contingent upon approval of the property owners. The Plan does not intend that such property be purchased by the City.
14. Equinekeeping "K" Districts are for the purpose of fostering the preservation of horsekeeping areas. These districts should facilitate the keeping and riding of horses through the minimization of sidewalks and the provisions of separated riding trails connected to equestrian centers.

From: Council File: 98-2025

SUN VALLEY - LA TUNA CANYON Community Plan

[https://planning.lacity.org/odocument/150fec66-d790-44ad-96cd-062484ac90d0/Sun\\_Valley-La\\_Tuna\\_Canyon\\_Community\\_Plan.pdf](https://planning.lacity.org/odocument/150fec66-d790-44ad-96cd-062484ac90d0/Sun_Valley-La_Tuna_Canyon_Community_Plan.pdf)

P 20 III-5 Objective 1-7 To insure compatibility between equestrian and other uses found in the RA

Zone. Policies 1-7.1 Place a high priority on the preservation of horsekeeping areas.

P21 III-6 Program: A decision-maker involved in a discretionary review should make a finding that the zone variance, conditional use, or subdivision does not endanger the preservation of horsekeeping uses within the Community.

Objective 1-8 To promote and protect the existing rural, single-family equestrian oriented neighborhoods in RA zoned areas and "K" Supplemental Use Districts. To avoid precedent-setting actions including zone variance, conditional use, or subdivision that might endanger the preservation of horsekeeping uses.

Policies 1-8.1 Protect existing single-family equestrian oriented neighborhoods and horsekeeping districts from encroachment by higher density residential and other incompatible uses.

Program: New development within these areas should be designed to encourage and protect the equestrian keeping lifestyle. 1-8.2 Horsekeeping areas should be developed at Minimum to Very Low densities appropriate to such uses. Program: The Plan Map identifies areas for lower residential densities.

ZIMAS <http://zimas.lacity.org/footnote.aspx?pin=198B177%20%20%20%20%205>  
[SUN VALLEY Footnote No. 14 \(View Plan Map\)](#)

Equinekeeping "K" Districts are for the purpose of fostering the preservation of horsekeeping areas. These districts should facilitate the keeping and riding of horses through the minimization of sidewalks and the provisions of separated riding trails connected to equestrian centers.

[SUNLAND Footnote No. 22 \(View Plan Map\)](#)

In Equinekeeping "K" District lots shall be 20,000 square feet or larger in size for new subdivisions or parcel maps.

## Encino – Tarzana Assessment

### **Encino / Tarzana Community Plan;**

General Plan Land Use Map (as of August 20, 2010). Community land use plan currently in effect was adopted in 1997.

Land Use Density is mostly Very Low, RA and RE20.

Horse Keeping and Horse Trails are noted on the General Plan Land Use Map and Zimas.

RA and RE lots are specific on Zimas stating ZI-2438 Equine Keeping in the City of Los Angeles, Very Low Residential. Urban Agricultural Incentive Zone – Yes UAIZ Program is a state program AB 551.

Contained within the diverse residential area north of Ventura Blvd., bounded by Tampa Ave. on the east, Corbin Ave. on the west, Topham Street on the north, and Martha Street on the south lies Melody Acres.

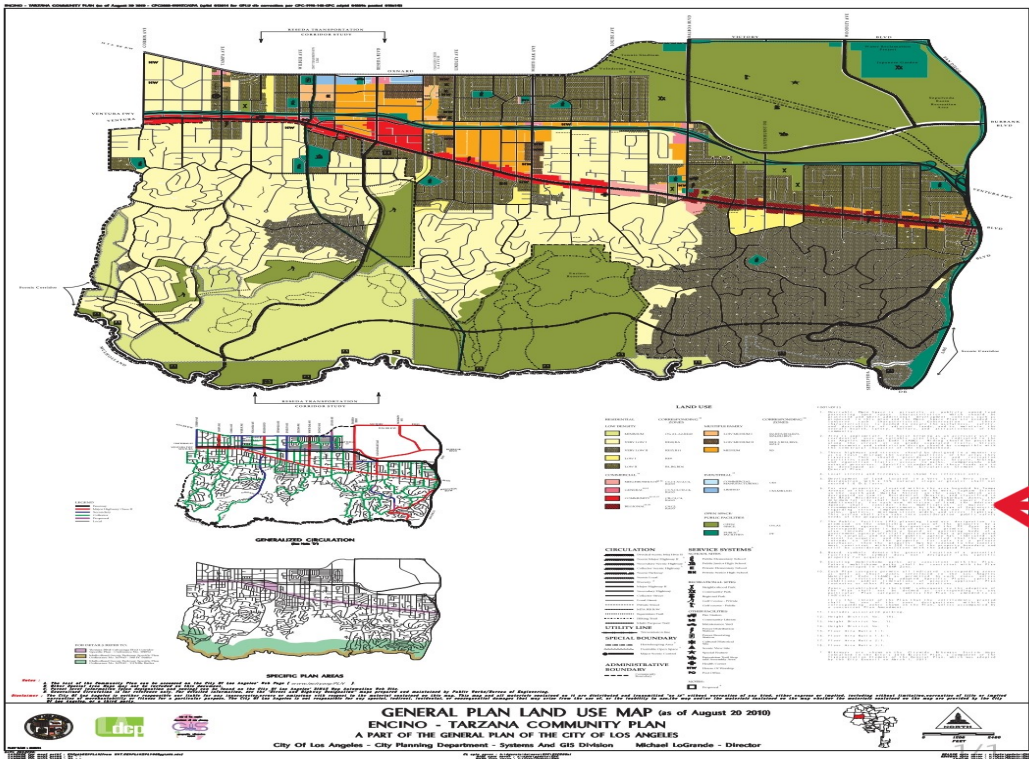
With its own distinctive identity, characterized by large estate lots, quaint narrow streets, and uniqueness of housing style, this community provides its residents with a flavor of semi-rural living and Horse keeping.

Footnote 6 on the Encino/Tarzana Community Plan Specifically states “For any properties located within the area bounded by Tampa Ave on the East, Corbin Ave on the West, Topham Street on the North and Martha Street on the South, which are designated as Low II residential density, and classified in the RE20 Residential estate and the RA Suburban Zones, the minimum lot size shall not be less than 20,000 square feet. “

The plan provides for various modes of non-motorized transportation/TRANSPORTATION circulation such as walking, horseback riding, and bicycle riding.

The Citywide Major Equestrian and Hiking Trails Plan identifies proposed equestrian trails in the community.

GOAL 14 A SYSTEM OF SAFE, EFFICIENT AND ATTRACTIVE BICYCLE, PEDESTRIAN AND EQUESTRIAN FACILITIES.



## Reseda – West Van Nuys Assessment

### Reseda / West Van Nuys Community Plan;

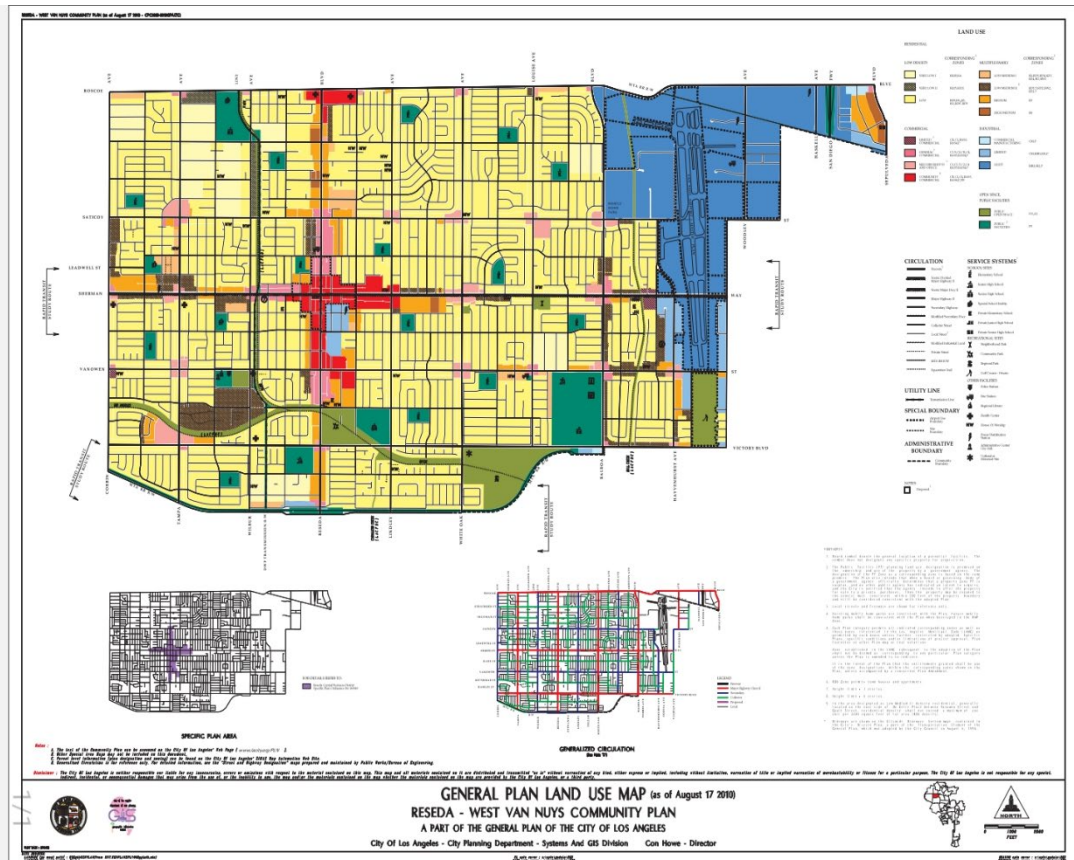
General Plan Use Map, (as of August 17, 2010). Community Land use plan, currently in effect was adopted in 1999.

Land Use Density in Reseda is very low to low RE20 and RA lots. Commercial is designated to main throughfares and has preserved the RA horse keeping lots. Similar to Tarzana Melody acres, December 7, 2007, LA City Council Approved and adopted a community, “Reseda Ranch”, to preserve and protect horse keeping rights and the large RA Suburban zoned properties. RA lots are designated on Zimas as ZI-2438, horse keeping in the City of Los Angeles. Reseda horse keeping is also considered farmland and is under the Urban Agricultural Incentive Zone, (UAIZ). The area's boundaries "boasts predominantly half-acre and one-acre lot homes zoned to allow large animals." The point of the signs are to identify the neighborhood as agricultural so its roots are not uplifted for "uniform suburban tract-housing developments."

It is designated Horse keeping and Horse trails.

Equestrian trails are shown on the Community Plan Map.

Van Nuys from Balboa Blvd to Sepulveda Blvd is all Van Nuys Airport, therefore not much RA and equestrian zones.



## [Northridge](#) Assessment

### **Northridge Community Plan;**

General Plan Use Map, (updated as of June 11, 2010).

Land Use Density in Northridge is very low to low with RA and RE20 lots. Also are included are A2 and A1 lots, which are strictly agricultural zoned.

Protect existing single-family residential neighborhoods from encroachment by higher density residential and other incompatible uses.

Northridge is a high area of RA and RE20 lots with lots of open space. It has a large amount of horsekeeping. CSUN is included in Northridge, where there is a large amount of horsekeeping in close vicinity of CSUN.

Northridge is a high area of open space for agricultural use and horse keeping, as they continue their agricultural growing to this day. There are no commercial zones close to the horse keeping areas as commercial use is predominantly on the main boulevard strips.





## CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING ZONING INFORMATION (ZI) FILE

Effective Date: September 2, 2014, ZI NO. 2438

**Equine Keeping in the City of Los Angeles COUNCIL DISTRICT: All (Citywide) BACKGROUND:**

Many Los Angeles communities have a long tradition of equine keeping, which contribute to these communities' distinctive character and quality-of-life. This is especially the case in the San Fernando Valley, particularly in communities such as Lake View Terrace, Shadow Hills, Chatsworth, Sylmar, as well as many other Valley neighborhoods. As development pressures have mounted in these traditional lower-density neighborhoods (lots zoned RA, RE20, RE40, A1, and A2), equestrian-oriented lots have been subdivided into sizes too small to accommodate equines, buffers between equine and non-equine uses have been diminished, equine keeping rights have been lost due to new, adjacent development, and commonly used trails have been obscured or interrupted by new developments. These pressures over time have resulted in a loss of valuable and irreplaceable equine keeping lots that contribute to the rich and dynamic character of Los Angeles. Improved regulations can assure that existing equestrian-oriented neighborhoods are preserved and that future developments in these areas continue to contribute to the City's rich equestrian tradition. Currently, the Los Angeles Municipal Code has very specific provisions with regards to the keeping of equine. This Zoning Information File outlines the required building permit process and general development guidelines for development on equine keeping lots. **INSTRUCTIONS:** No building permit shall be issued by the Department of Building and Safety (LADBS) for any building which creates new habitable space on a lot located in whole or in part within an Equine Keeping "K" District or lot zoned RA, RE20, RE40, A1, or A2 until the applicant completes and submits the "Equine Keeping Checklist Form" to LADBS prior to the issuance of the building permit. This form will be provided to the applicant by LADBS during the plan check process. For more information regarding the process refer to the flowchart. LADBS shall not issue a building permit for a residential building or addition (excluding nonhabitable rooms) that does not comply with the distance requirements, unless the Zoning Administrator makes an exception in accordance with LAMC Section 12.24X.5. For more information, please contact the Department of City Planning's Development Service Center (DSC) at 818-374-5050, located at the Marvin Braude Building in Van Nuys.

**Recommendation for Committee:**

Overall sentiment of the group recognizes that the rights of horse keeping and the protection of horse keeping areas need to be maximized. To accomplish this mission going forward, an approach should be the basis for the land use subcommittee.

There needs to be a clear and consistent documentation in Navigate LA of the horsekeeping areas and recreational trail easements in the city of Los Angeles. These questions need to be answered:

1. Where are the "K" districts in a clear map?
2. Where are the Open Space, A-1 A-2, RE-40, RE- 20, RA zones in the city of Los Angeles?

Secondly, pursuant to SB 423 for those horsekeeping areas that are in established "K" districts, and or designated historic locations, the Planning Department needs to correct its community plan maps to reflect the presence of the "K" special use districts

Thirdly, there should be a re-examination of ZI-2438 and a potential expansion of its authority to all horsekeeping properties in Los Angeles, including those within designated "K" districts.

ZI-2438 should further be evaluated for protection from SB-9 lot splits and from the construction of Accessory Dwelling Units that would reduce protection of horsekeeping rights.

Lastly, there should be a focused evaluation on existing recreational horse trails and Bureau of Engineering designation in Navigate LA where these trails are represented in the community plans and an effort to preserve these trails.

In addition, how well these trails connect or do not connect to existing equestrian facilities and what might be needed to make those connections work. Use CF 20-2031 and 20-2030 as guidance to create standards and protect equestrian easements.

The working group recommends:

- Send a letter to the LA City Planning Department asking to work with us in protecting horse property and trails, beginning with obtaining a readable version (Clean copy) of the map that accompanies ZI-2438 Equine keeping in the city of Los Angeles (Exhibit B) by zone and by “K” district/area.
- Develop a recommendation for the Planning department to correct its maps to identify community plan maps to clearly delineate “K” (equine) districts and for SB 423 buffer lines regarding equestrian districts.

**Finding on 423:**

No recommendation on additional conditional use on code amendment because LA Zoning permits residential by right on commercially zoned properties the conditional use requirement in SB 423 does not apply.