

This is an EXAMPLE of how a ZI was prepared. Its format/content could be the basis of a new ZI focussing on SB423 (Government Code Section 65913.4)

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 non-habitable 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.

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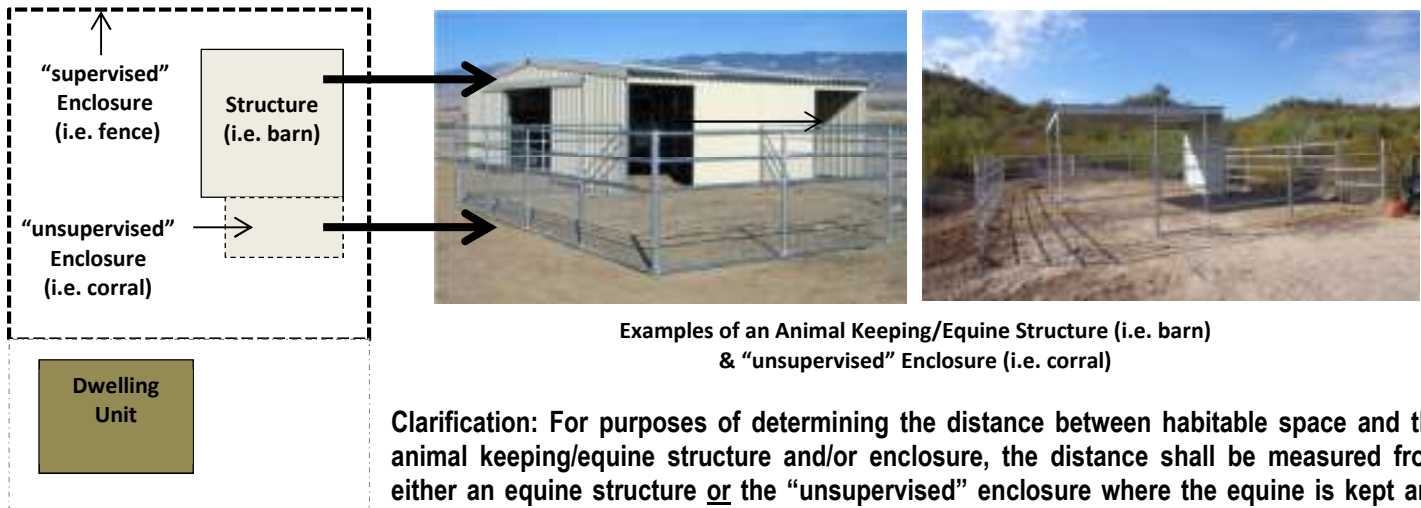
LAMC DEFINITIONS SECTION 12.03

ANIMAL KEEPING ENCLOSURE OR EQUINE ENCLOSURE

Any structure or fence which establishes the perimeter of an animal keeping and maintenance area.

ANIMAL KEEPING STRUCTURE

Any structure which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of animals.



Examples of an Animal Keeping/Equine Structure (i.e. barn) & “unsupervised” Enclosure (i.e. corral)

Clarification: For purposes of determining the distance between habitable space and the animal keeping/equine structure and/or enclosure, the distance shall be measured from either an equine structure or the “unsupervised” enclosure where the equine is kept and maintained (where equines are permanently housed), and not the “supervised” enclosure where the equine is exercised or used for riding, generally the fence surrounding the perimeter of the rear yard.

Equine keeping structures no greater than 120 square feet in area, 10 feet in height, do not contain any heating, plumbing, or electrical installation, do not require a permit but shall comply with distance requirements. Generally, equine enclosures also do not require a building permit.

EQUINE

Any horse, pony, donkey, burro, or mule which is 12 months of age or older and is issued a current Equine License by the City Department of Animal Services. An animal which is under 12 months of age and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept shall not be considered an equine and shall be allowed by right on said property.

NONCONFORMING USE

A use of building or land which does not conform to the regulations of this chapter and which lawfully existed at the time the regulations with which it does not conform became effective.

STABLE, PRIVATE

A detached accessory building which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of an equine or equines owned by the occupants of the premises and not kept for remuneration, hire or sale.

HABITABLE ROOM

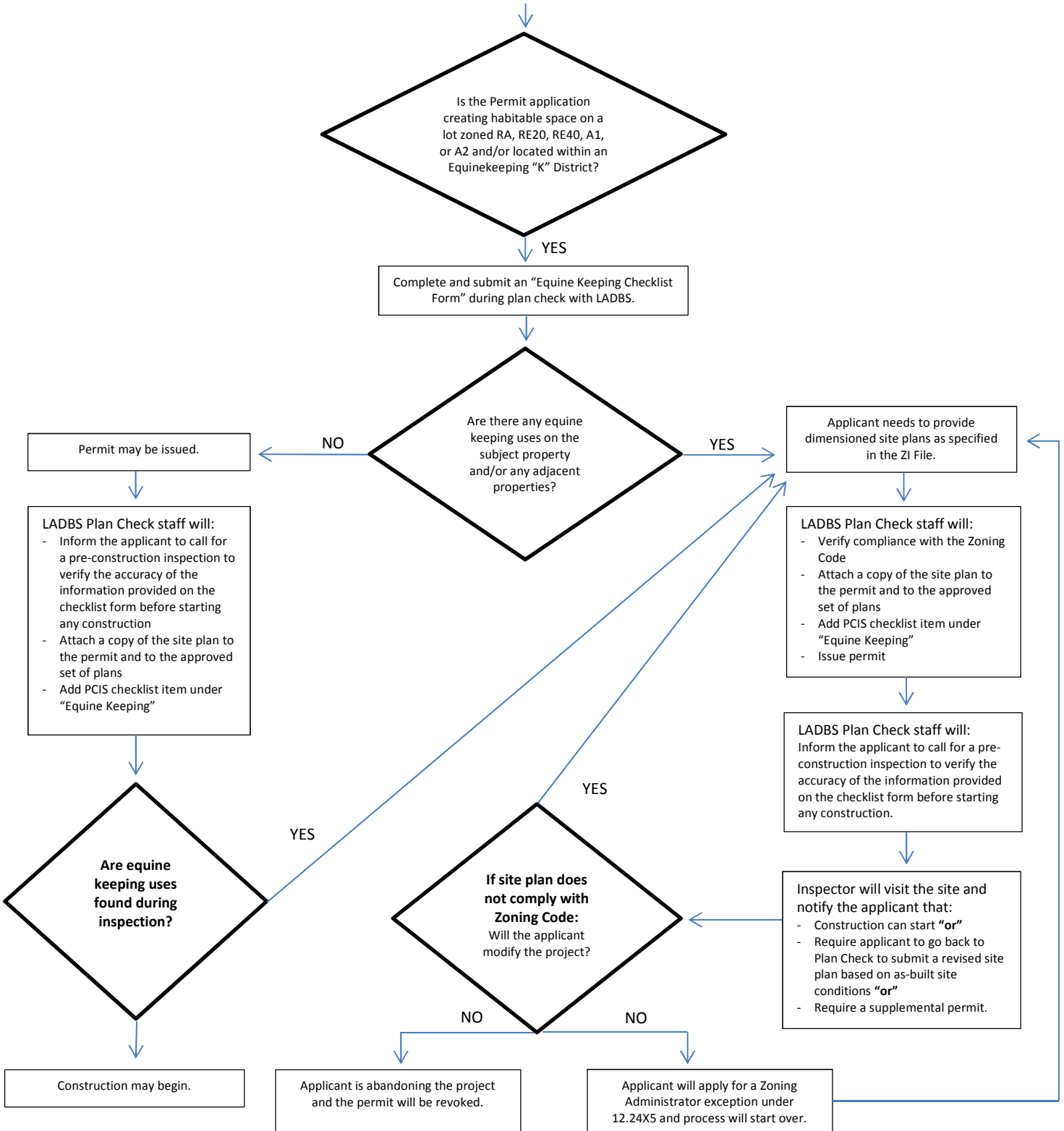
An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch. A recess from a room or an alcove (other than a dining room area) having 50 square feet or more of floor area and so located that it could be partitioned off to form a habitable room, shall be considered as a habitable room. Accessory living quarters and servant quarters are residential (habitable) buildings whereas other accessory buildings such as recreation rooms, storage sheds, and garage are not.

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EQUINEKEEPING CHECKLIST

PERMIT APPLICATION FLOWCHART

Who needs to fill out an Equine Keeping Checklist form?



Note: inaccurate information may lead to revocation of a permit.
Disclaimer: for informational purposes only.

September 2, 2014