

SUPPLEMENTAL APPLICATION

Background

[\(The blue underline is hyperlinked to another document. This function is only available on the CD Disk in the City Planning Case File\)](#)

The subject site is a sloping, irregularly shaped interior parcel of land lying generally southerly of McBroom Street in the Sunland-Tujunga-Lakeview Terrace-Shadow Hills District Plan area. ([ZIMAS Profile](#))

The site is currently developed with Peacock Hill Ranch, a commercial boarding facility for horses. It operates with several equestrian oriented structures including barns, tack rooms, riding arenas and has a one-story residential structure with caretaker's quarters. ([Site Map](#))

On April 18, 2003, Associate Zoning Administrator R. Nicolas Brown, pursuant to Los Angeles Municipal Code Section 12.24-L and M, approved Conditional Use Status and Approval of Plans, authorizing continued use and maintenance of a commercial equestrian facility, equine rescue and equine evacuation for the purpose of training, boarding, breeding, stabling, birthing and rehabilitation. A total of 23 conditions were imposed in Case No. ZA 2002-2741(PAD). ([See attached](#))

The Zoning Administrator's approval was appealed to North Valley Area Planning Commission. The Commission granted the appeal in part for Case No. ZA 2002-2741(PAD)A1, sustained the approval of the Associate Zoning Administrator, granted an Approval of Plans, modified Condition Nos. 9, 10, 11, 14, 17 and 22, and clarified the maximum number of allowed equines as 100. ([See attached](#))

Request

An Approval of Plans application has been filed pursuant to Case No. ZA 2002-2741(PAD)A1, Condition No. 7. The applicant is requesting the Planning Department to find substantial compliance with conditions imposed.

Condition No. 7 states, "[t]he Zoning Administration may elect to waive the public hearing, if the applicant has fully complied with the conditions of approval, continued operation of the facility would not adversely impact the surrounding community, and the matter is not likely to evoke public controversy." Thus, the applicant is requesting that the public hearing be waived.

Justification

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

Prior to approval of Case No. ZA 2002-2741(PAD)A1, the applicant possessed the right to operate a commercial equestrian facility. Approval of the PAD authorized an expansion to include equine rescue and evaluation for the purpose of training, boarding, breeding, stabling, birthing for a maximum of 100 equines on 6-1/2 acres. More specific, the approval consisted of:

- The operation would include 70 equines for training, boarding, breeding, stabling, and birthing. Previously, the facility accommodated 46 equines for boarding, breeding, stabling, and birthing.
- The operation would include 30 equines as part of a 501c3 (i.e., non-profit) equine rescue program. The equine rescue program would accommodate lost, evacuated and/or injured equines during times of natural or man-made disaster.
- The equine evacuation would not exceed 30 equines.
- The approval also permitted retention of an existing caretaker unit on the property to enable 24-hour security and to assist with newly rescued equines and mares ready to foal.

Condition No. 7 of Case No. ZA 2002-2741(PAD)A1 required future examination of the matter to review compliance with the conditions and consideration of any changed conditions in the neighborhood. As required, copies of the subject application were mailed to owners/occupants abutting properties, Council District, Los Angeles Police Department district station, Los Angeles Department of Animal Regulation, Los Angeles County Health Department County Health, and individuals on the interested parties lists (i.e., [NVAPC Mailing List](#))

No expansion nor change of use is currently requested. As previously determined, the project performs a function and provides a service that is essential and beneficial to the community, city, or region. Equestrian oriented uses are part of our rich California heritage and continue to be a unique lifestyle in the northern parts of the City with open space and access to the foothills. Equine owners partake in training, boarding, breeding, stabling, birthing and rehabilitation of equine. Also, non-owners desire the equestrian lifestyle who are not themselves participants, but wish to see such way of life continue for its own sake. The City

supports the preservation of the equestrian lifestyle.^{1/}

- 2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

No expansion nor change of use is currently requested. As previously determined, the location is compatible with and has not adversely affected adjacent uses and development of the community due to the rural nature of the area and the existence of other similar uses in the immediate vicinity.

The subject site is zoned RA and is approximately 6-1/2 acres in size. The Los Angeles Municipal Code requires a Conditional Use Permit for riding academies or the commercial grazing, breeding, boarding, raising or training of domestic animals in the A 1 or A2 Zones; and the raising, grazing, breeding, boarding or training of equines, riding academies or stables in the RA, MR or M1 Zones. Case No. ZA 2002-2741(PAD)A1 was approved September 26, 2003, authorizing the applicant's uses.

Surrounding properties are within the RA-1-K Zone and are developed with one- and two-story single-family dwellings. The environment includes large areas of open space, natural landforms, and riding trails. It is one of the more rural areas of the City and supports a substantial equestrian-oriented population. The area connects to an extensive network of trails in the valley providing a rare and safe opportunity for individuals to live in a major metropolitan area and have access to remote rural areas.

Conditions imposed by Case No. ZA 2002-2741(PAD)A1 limit events or shows, parking will be on-site only, a turnaround area is provided on-site for any size vehicle, there are preventive measures to keep dust, lights, odor, flies and noise to a minimum, and there are limited hours of operation. Furthermore, a condition was imposed for "Plan Approval" in order to evaluate changes that may occur in surrounding land uses and to ensure that the set of conditions continues to protect the area from potential adverse impacts resulting from the use of the subject site. The intent is if there are problems during its operation, the review will evaluate them and mitigate the impacts by reducing the number of hours, modifying existing conditions, or by adding additional conditions.

The facility has a history of being well run and there has substantial compliance with all conditions of Case No. ZA 2002-2741(PAD)A1. Thus, the operation has not degraded adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

^{1/} DEPARTMENT OF CITY PLANNING REPORT TO PLUM COMMITTEE REGARDING MOTION DATED APRIL 1, 2014 TO HELP PRESERVE EQUINE KEEPING IN THE CITY, [June 19, 2014](#).

A major issue in the appeal of Case No. ZA 2002-2741(PAD) was the lack of adequate access to the site due to the unimproved, dirt private streets. Private streets are maintained by contract between its users. As a private street, it is a private matter as to who has what rights. The Zoning Administrator considered the issue of safety and ability of the roads to accommodate the additional traffic. While testimony was conflicting, the Zoning Administrator's site visit verified that the main road is able to accommodate the potential traffic. Additionally, North Valley Area Planning Commission heard testimony regarding this issue and approved the applicant's requests noting that potential use of two roads would reduce the daily flow of traffic on anyone road and ensure secondary access in case of emergency.

3. **That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan designates the subject property for Very Low I Residential with corresponding zones of RE20 and RA and Height District No.1. This Community Plan sets forth goals to maintain the community's individuality including "preserving and enhancing the positive characteristic of existing uses which provide the foundation for community identity, such as scale, height, bulk, setbacks and appearance." As noted in the Plan, views of the community are of "the San Gabriel Mountains, the Verdugo Mountains, the Tujunga Wash, Hansen Dam, and equine ranches.

The Plan lists two objectives directly related to equine keeping including ^{2/}

Objective 1-7 To insure compatibility between equestrian and other uses found in the RA Zone; and,

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 horse keeping uses.

Authorization of Case No. ZA 2002-2741(PAD)A1 recognized this commercial equine operation that promotes preservation of this type of land use. Continuation of the use with conditions previously imposed balances the Plan's objectives for commercial equine keeping and the need to preserve single-family neighborhoods.

The subject site is in the San Gabriel/Verdugo Mountains Specific Plan. The Planning Department found the project in compliance with the Specific Plan. (see [Building Permit History](#) BP 10010-2000-01392)

^{2/} [Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan](#)