

GRANADA HILLS

Specific Plan

Ordinance No. 167,555
Effective March 3, 1992

Specific Plan Procedures
Amended by Ordinance No. 173,455

Specific Plan Amendment
Amended by Ordinance No. 173,265
Effective June 26, 2000

Specific Plan Amendment
Amended by Ordinance No. 177,938
Effective November 20, 2006

TABLE OF CONTENTS

Exhibit A	Specific Plan Areas
Exhibit B1	Location of Sectors
Exhibit B2	Location of Sectors
Exhibit B3	Location of Sectors
Exhibit B4	Location of Sectors
Section 1.	Establishment of the Granada Hills Specific Plan.
Section 2.	Relationship to other Provisions of the Los Angeles Municipal Code.
Section 3.	Purposes.
Section 4.	Definitions.
Section 5.	Land Use
Section 6.	Height Limits.
Section 7.	Landscaping, Setbacks, and Screening.
Section 8.	Parking Requirements.
Section 9.	Design.
Section 10.	Signs.
Section 11.	Design Review.
Section 12.	Severability.
Appendix A.	Design Guidelines and Design Elements for Buildings and Landscaping
Credits	

Granada Hills Specific Plan

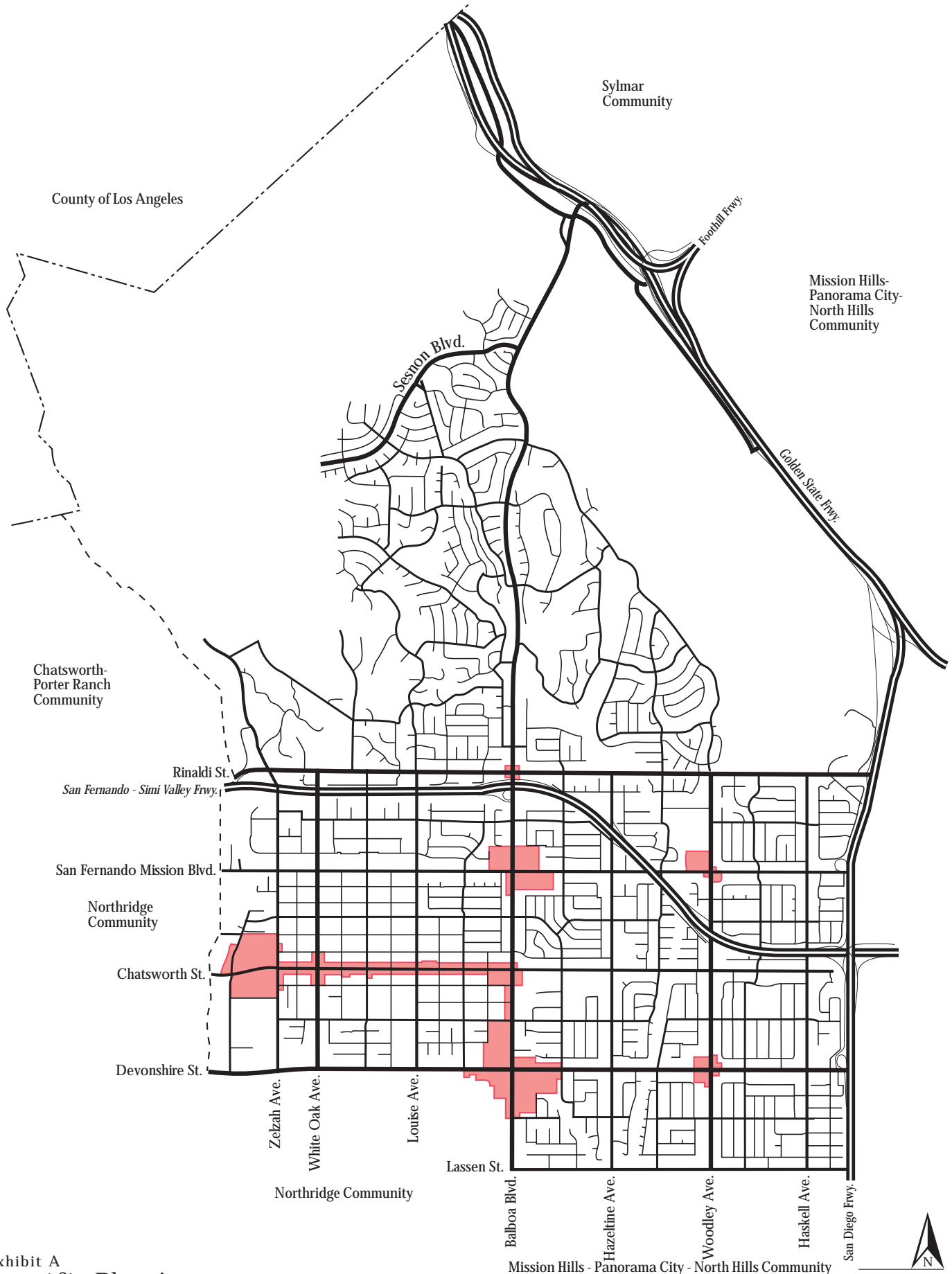


Exhibit A
Specific Plan Areas

Mission Hills - Panorama City - North Hills Community



Granada Hills Specific Plan

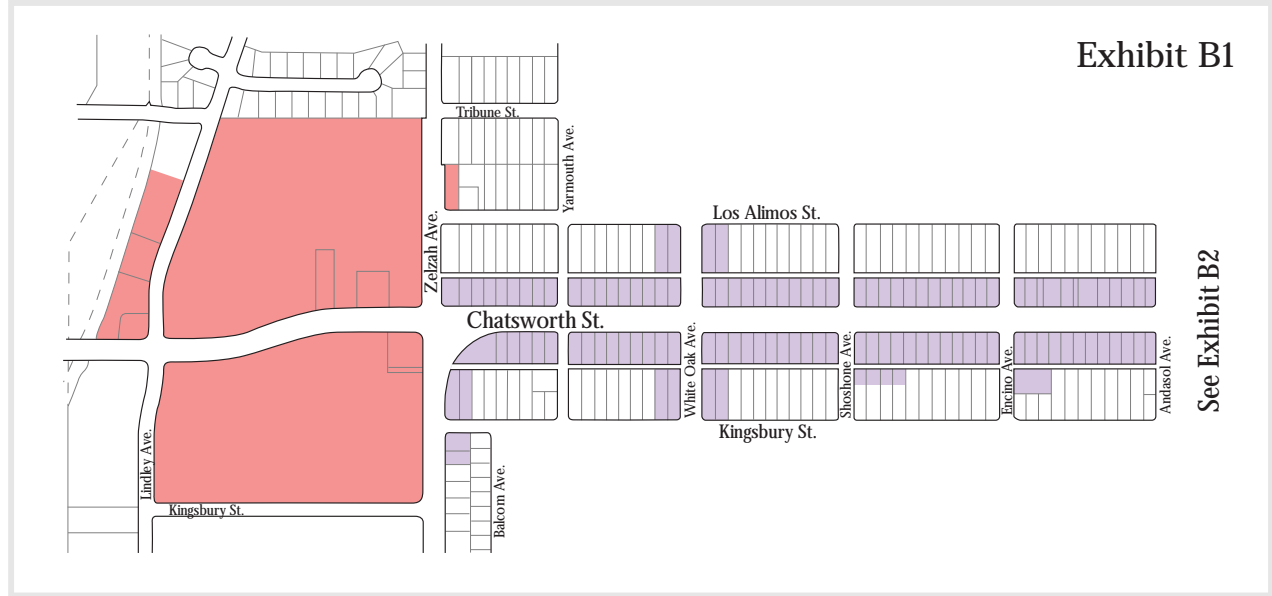
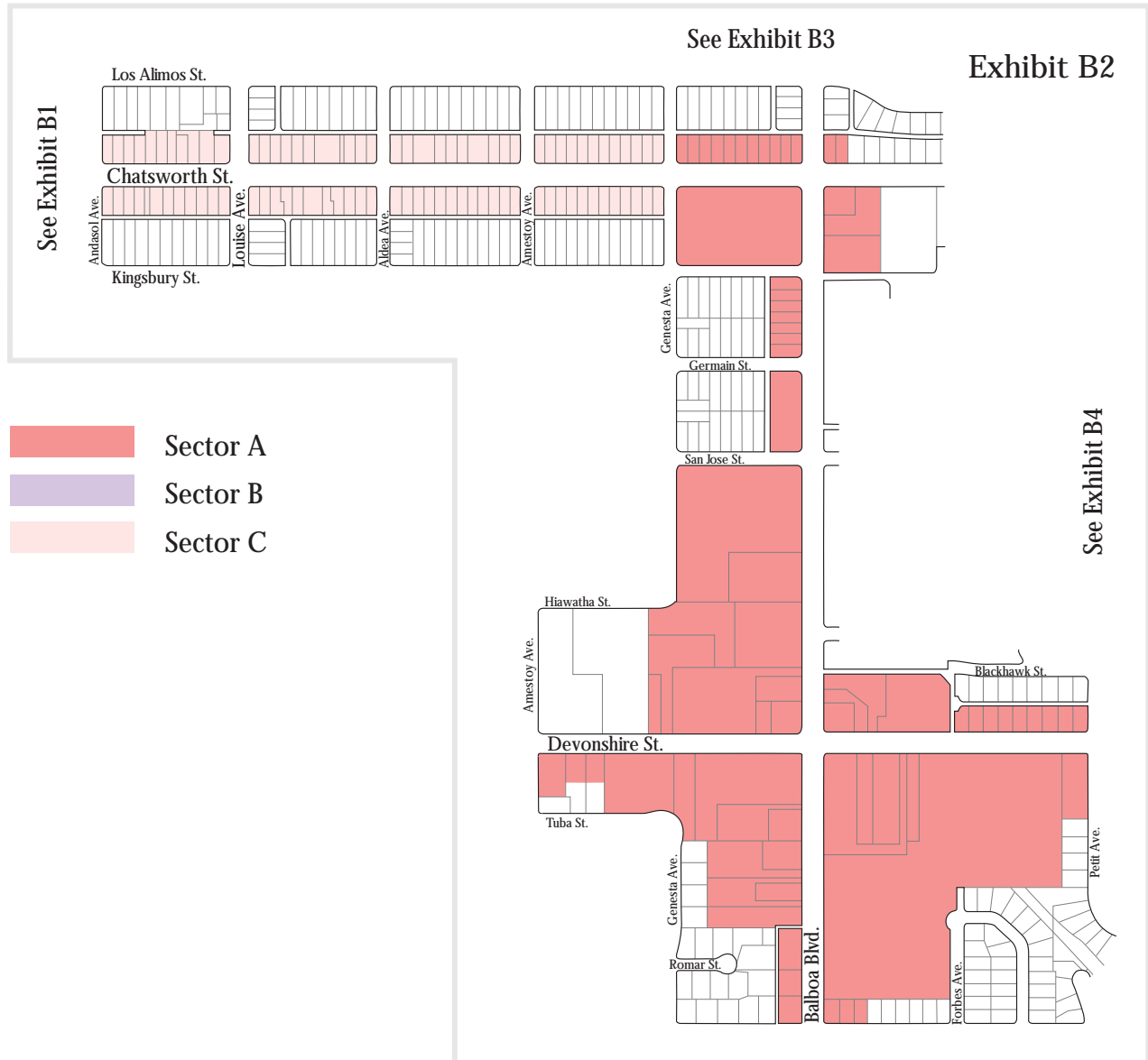


Exhibit B1

See Exhibit B2



See Exhibit B3

Exhibit B2

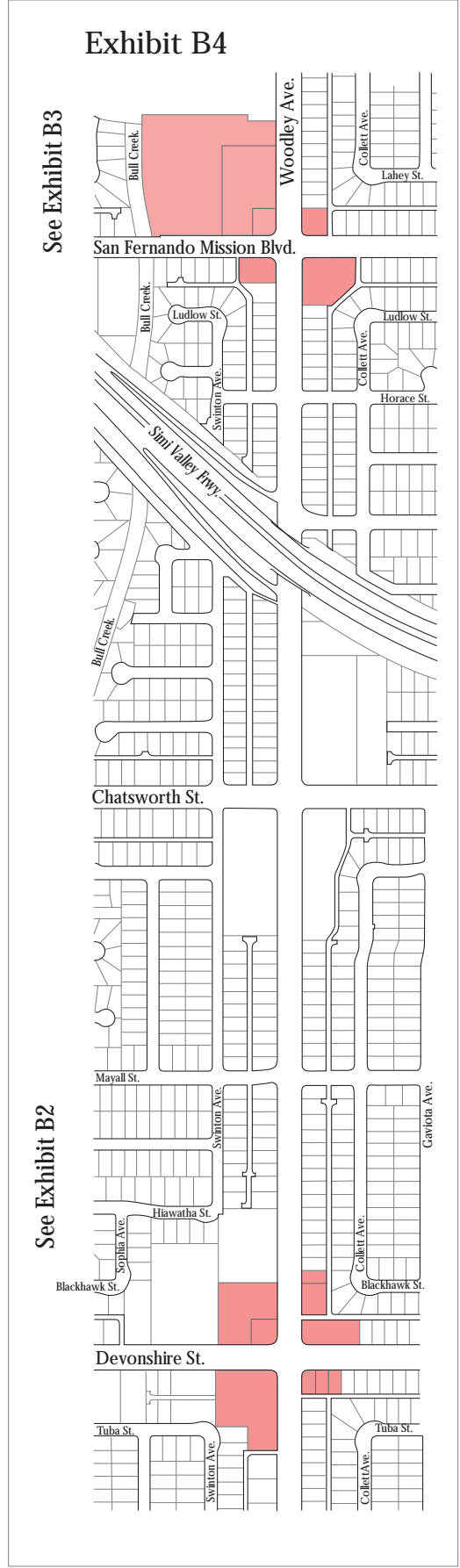
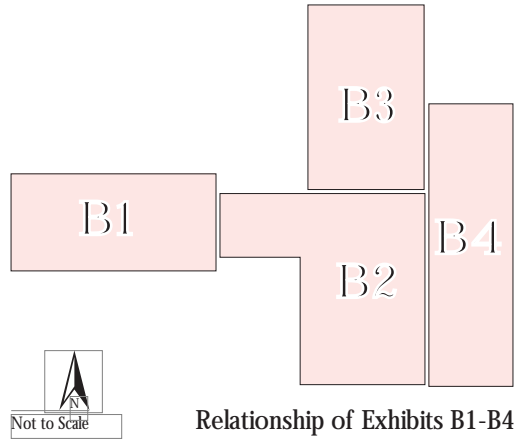
See Exhibit B1

See Exhibit B4

- Sector A
- Sector B
- Sector C

Location of Sectors

Granada Hills Specific Plan



GRANADA HILLS SPECIFIC PLAN

An ordinance, Ordinance No. 173,265, amending the Granada Hills Specific Plan.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF THE GRANADA HILLS SPECIFIC PLAN.

- A. There is hereby established the Granada Hills Specific Plan applicable to all lots located in whole or in part within that area of the City of Los Angeles shown by Exhibit A. The Specific Plan is applicable to those shaded areas within the heavy black lines.
- B. The Specific Plan area is divided into Sectors A, B and C, as shown by Exhibits B1-4. These Sectors are the areas within the heavy black lines shown in Exhibits B1-4 and further described as follows:
 - Sector A.** Commercial properties outside of the Chatsworth Street commercial core.
 - Sector B.** The pedestrian-oriented strip within the Chatsworth Street commercial core.
 - Sector C.** The multiple-unit residential area along Chatsworth Street from Andasol Avenue to Genesta Avenue.

Section 2. RELATIONSHIP TO OTHER PROVISIONS OF THE MUNICIPAL CODE.

- A. The regulations of the Specific Plan are in addition to those set forth in the planning and zoning provisions of Chapter I of the Los Angeles Municipal Code, as amended, and any other relevant ordinances, and do not convey any rights not otherwise granted under the provisions and procedures contained in that Chapter and other relevant ordinances except as specifically provided herein.
- B. Wherever this Specific Plan contains regulations which require greater setbacks, restricted yards, lower densities, lower heights, restricted uses, greater parking requirements or other greater restrictions or limitations on development than would be allowed pursuant to the provisions contained in Los Angeles Municipal Code, Chapter I, the Specific Plan shall prevail and supersede the applicable regulations of that Code.

Section 3.

PURPOSES. The purposes of this Specific Plan are as follows:

- A. To promote orderly, attractive and harmonious development, minimize the negative environmental effects of development, stabilize land values and investments, and promote the general welfare of the Granada Hills community.
- B. To adequately buffer and appropriately mass all new developments so as to ensure compatibility with existing surrounding residential neighborhoods.
- C. To integrate future land uses and new developments with the existing small-scale, local-service character of the commercial core.
- D. To create a vibrant, pedestrian-oriented environment along Chatsworth Street characterized by ground floor retail uses, restaurants, appropriate structural massing, extensive landscaping, screening of unsightly views, and minimization of uninteresting blank walls. This is to be accomplished while creating a safe and pleasing environment which will hold the interest of pedestrians.
- E. To reinforce the unique identity and sense of place of the community by emphasizing the gateway to the Chatsworth Street commercial strip and creating uniformity of roof and facade treatments for commercial uses consistent with the area's characteristic Spanish Colonial style of architecture.
- F. To promote sufficient parking with easy access to those parking facilities.
- G. To provide for a design review board for review of the design of structures under renovation, rehabilitation, and new construction, thereby ensuring that the purposes of this Specific Plan are achieved.

Section 4.

DEFINITIONS. The following words or phrases, whenever used in this ordinance, shall be construed as defined in this Section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Los Angeles Municipal Code. Words and phrases not defined therein shall be construed as defined in Division 4 of Chapter IX of the Los Angeles Municipal Code, if defined therein.

Extensive Remodeling: Alteration of, or addition to the interior or exterior of an existing building in which the aggregate value of such work, in any twelve month period, exceeds 50% of the replacement value of the existing building. The valuation shall be determined by the Department of Building and Safety.

Ground Floor: That portion of a floor level of a building within three vertical feet of the Ground Level.

Ground Level: The elevation of the closest portion of the public sidewalk to each portion of the building.

Master Sign Plan: The term shall refer to a plan for a set of sign regulations to coordinate the equitable distribution of signage area and to control the design and use of signage material for tenants within a unified shopping center.

Premises: A building or portion thereof used as a location for a single business.

Project: The erection, construction, structural alteration of, or addition to, any building or structure which requires the issuance of a building or grading permit. The term project shall exclude interior remodeling of a building which does not increase the floor area or is not a change of use. The term project shall include work which requires the issuance of a building permit on architectural projections attached to the exterior walls or roof structures, a change of use, extensive remodeling, and/or an addition to an existing building or structure, which increases the height, floor area, number of dwellings units or number of guest rooms. This term shall only apply to a multiple-unit residential or commercial building or structure located in whole or in part within the Specific Plan area.

Pylon Sign: The term shall refer to a freestanding sign structure with a large base or multiple bases. The pylon sign structure shall have a vertical dimension that is equal to or greater than its horizontal dimension. The structure's exterior surface shall be consistent with the exterior surfaces and architecture character of the buildings of the site. Pylon signs shall have two or more tenant panel identifications.

Serving Area: The general seating area, including any outdoor seating area, of a restaurant excluding stages, restrooms, storage areas, kitchens and areas not designated for public use.

Spanish Colonial Architecture: A group of architectural styles that developed in Southern California from the nineteenth century to 1940 that reflects the Hispanic tradition, including the Monterey Revival Style, the Mission Revival Style, the Mediterranean Style, and the Spanish Colonial Revival Style.

Window Sign: A sign which is painted, posted or displayed on the transparent or translucent surface of a window or door and which is visible from outside the building or structure.

Section 5.

LAND USE.

A. The following uses shall be prohibited in **all Sectors**:

The following uses except when in conjunction with a new automobile dealership: tire and tube repairing, battery servicing, automobile service station, automobile lubrication, automobile laundry or wash rack, automobile and trailer sales area, automobile and/or truck repair businesses, including automobile repairing, painting, upholstering, and body and fender work. Notwithstanding the above, automobile repair facilities may be permitted as a conditional use pursuant to the procedures set forth in Los Angeles Municipal Code Section 12.24 in that portion of Sector A, which is described as follows: the commercial frontage along Devonshire Street between Petit Avenue to the east and Amestoy Avenue to the west, and along Balboa Avenue between San Jose Avenue on the north and Mayall Street on the south. The initial decision on an application for an automobile repair facility in the above-described area shall be made by the Area Planning Commission.

Amusement enterprises, sporting and recreational uses, including: arena, auto ride amusement, stadium, carousel, ferris wheel, fun house, penny arcade, video game arcade, and skateboard tracks.

Appliance repair, household, except when the service of appliances is in conjunction with retail sales of the same.

- Bail bond broker or bail bond shop
- Bath, Turkish and the like
- Bathhouse
- Cargo/Storage containers
- Clothing, secondhand or thrift store

Drive-thru fast food restaurants which have ingress and/or egress onto major highways and/or secondary highways. Drive-thru fast food restaurants within a shopping center with access from a shopping center parking area are not included within this definition.

- Escort bureau
- Frozen food locker, retail
- Ice storage house
- Locker rental (other than post office box)
- Massage parlor (when not operated as an accessory use to a health club, gymnasium, or doctor's clinic)
- Open storage area
- Pawnshop
- Payroll check cashing office
- Personal storage
- Storage building for household goods
- Tattoo studio
- Transfer business

- B. **Sector A.** For commercially-zoned properties: Any use permitted in the C2 Zone shall be allowed, except on those properties zoned for more restrictive uses and except for the uses prohibited herein. However, residential uses shall only be allowed as part of a mixed use Project, and residential uses shall be prohibited on the Ground Floor.
- C. **Sector B.** For commercially-zoned properties: Any use permitted in the C1 Zone shall be allowed, except on those properties zoned for more restrictive uses and except for those uses prohibited herein. However, residential uses shall only be permitted as part of a mixed use Project, and residential uses shall be prohibited on the Ground Floor.
- D. **Sector C.** Any use permitted by the property's underlying zoning, except for those uses prohibited herein.

Section 6.

HEIGHT LIMITS.

- A. **Sector A.** All Projects shall be limited to a maximum height of 45 feet, inclusive of signage, except for parking buildings which shall be limited to a maximum height of 30 feet.
- B. **Sector B.** All Projects shall be limited to a maximum height of 30 feet, including any signage.
- C. **Sector C.** All Projects shall be limited to a maximum height of 36 feet.

Section 7.

LANDSCAPING, SETBACKS, AND SCREENING.

A. Sector A

- 1. All Projects, open space, driveways, parking areas, walkways, outdoor seating, or courtyards shall be attractively landscaped in accordance with a landscape plan prepared by the owner and approved by the Director of Planning or the Director's designee. All landscaped areas shall be equipped with an automatic sprinkling or drip irrigation system designed to conserve water.

At least four percent of the total area of a surface parking lot shall be landscaped. It shall have at least one shade tree for every four uncovered parking spaces. The trees shall be at least 24-inch box size and at least 10 feet in height at the time of planting and shall be evenly distributed throughout the parking area.

- 2. The following requirements shall apply only to Projects involving new construction or Extensive Remodeling on parcels that are smaller than 100,000 square feet:
 - a. A front landscaped setback of at least 5% of the lot area shall be provided along each property line which adjoins a public street (not including alleys). This setback shall extend for a minimum depth of five feet from the front property line. Driveways and walkways shall be permitted in the setback area.

- b. If the setback abuts a surface parking area, then the parking area shall be separated from the setback with a solid decorative masonry block wall having a minimum continuous height of three feet, six inches. In addition, the setback shall include one shade tree for every 15 feet of street frontage. The remaining portion of the setback shall be planted with grass, shrubbery, or flowering plants to the satisfaction of the Director of Planning, or the Director's designee.
- 3. The following requirements shall apply to Projects involving new construction or Extensive Remodeling on parcels that are 100,000 square feet or greater:
 - a. 15-foot deep landscaped setback shall be maintained on all property lines that adjoin a public street (not including alleys). Driveways and walkways shall be permitted in the setback area as needed. The remaining portion of the setback shall be planted with grass, shrubbery, or flowering plants, except that street furniture, which may include benches, trash receptacles, news racks, bicycle racks, public telephones, and drinking fountains, may be incorporated into the setback area in such a way that does not impede pedestrian activity or physical access to buildings.
 - b. If the setback abuts a surface parking area, then the setback shall consist of a landscaped berm averaging three feet in height as measured from the sidewalk and shall include one tree for every 15 feet of parking lot frontage.
- 4. All new parking buildings shall be separated from any adjoining public streets (not including alleys) by a landscaped area with a minimum continuous (except for driveways) depth of ten feet. This landscaped area shall be planted with trees of a species that reaches at least 30 feet in height when mature, and shall be planted at a minimum interval of one 24-inch box tree for every 20 feet of building frontage.

B. Sector B

- 1. A minimum of 25% of the front setback shall be covered in vegetation.
- 2. On Chatsworth Street, new construction shall be set back 2-1/2 feet from the front property line. For Projects which involve Extensive Remodeling, at least 65% of the first floor exterior wall that fronts on Chatsworth Street shall be set back 2-1/2 feet from the front property line.

This setback may exceed 2-1/2 feet only if the setback area is devoted to an outside cafe, public plaza, courtyard or arcade.

3. **Screening**

- a. All surface parking adjoining a public street (not including alleys) shall be screened by a solid, decorative masonry wall having a continuous height of 3-1/2 feet. In addition, the wall must be separated from the public street by a landscaped area of at least 2-1/2 feet. The landscaped area shall include one shade tree for every 15 feet of parking lot frontage. The remaining portion of the area shall be planted with grass, shrubbery or flowering plants to the satisfaction of the Director of Planning or the Director's designee.
- b. A solid decorative masonry wall, a minimum six feet in height, shall be constructed along the property line of a commercially-zoned lot if its parking or driveway area is adjacent to a single-family residentially-zoned or used lot. A wall does not have to be constructed along the property line bordering the single-family lot if a wall already exists along the property line. There shall be no openings, except for a lockable gate for landscape maintenance work, and as may be required by the Los Angeles Municipal Code. Decorative masonry walls shall mean split-face, slump stone, plaster, brick or stone facing with a top cap. Both sides of the wall must be decorative. The above requirements shall not apply to commercially-zoned lots which are separated from single-family zoned or used lots by streets, alleys or other public ways.
- c. Structures on roofs, such as air conditioning units and other permanent equipment, shall be fully screened from the view of any nearby residential properties or pedestrians.
- d. Open areas devoted to trash storage or other storage shall be located and buffered so as not to be visible from the street, and not to result in noise, odor, or debris impacts on any public right-of-way or on adjacent property.

C. **All Sectors.** The following requirements shall apply to all Projects in the Specific Plan area:

- 1. All landscaping shall include both shrubbery and flowering plants, and shall include trees and ground cover where appropriate. All vegetation shall be maintained in a first-class condition at all times.
- 2. Unless otherwise specified, a minimum of 50 percent of all landscaped setback areas shall be covered by vegetation.

3. Unless otherwise specified, all trees must be at least 24-inch box in size, at least ten feet in height, two inches in trunk diameter, and with at least a five-foot crown spread. In those cases where trees of the required size and caliber cannot be obtained, a larger tree shall be required. Further, all trees shall be in a healthy growing condition. Root-bound trees are not acceptable.
4. Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance and shall be planted at a minimum ratio of one for every 35 lineal feet of street frontage.
5. For existing uses seeking to remodel or expand, the landscaping shall be provided only to the point where the minimum parking can no longer be satisfied due to the placement of the landscaping and the resulting loss of required parking spaces.

Section 8.

PARKING REQUIREMENTS.

- A. **Commercial Buildings.** Except as otherwise provided herein, parking shall be provided at a rate of at least three parking spaces for each 1,000 square feet of combined floor area contained within all business and commercial buildings contained on any lot. This provision shall not apply to medical office parking, which shall be provided as required by Section 12.21 A 4 of the Los Angeles Municipal Code.
- B. **Restaurants.** Parking shall be provided at a rate of one parking space for each 100 square feet of Serving Area. However, for restaurants in Sector B, if an outdoor cafe is provided, parking shall be provided at a rate of one parking space for each 200 square feet of Serving Area.
- C. **Preschools.** Parking shall be provided at a rate of at least one parking space for each staff member and one parking space for every eight children for which the preschool is licensed.
- D. **Multiple-unit Residential Uses.** Parking for multiple-unit residential uses shall be as required by Los Angeles Municipal Code Section 12.21 A 4(a) and guest parking at a ratio of at least one-quarter space per rental dwelling unit in excess of that required by the Los Angeles Municipal Code. Guest parking shall be clearly identified and easily accessible to guests and shall not be tandem.
- E. **Remodels or additions.** If a Project consists of a change of use, Extensive Remodeling, or an addition to an existing building or structure, which addition increases the height, floor area, number of dwelling units, or number of guest rooms, then the parking requirements of this section shall apply to:

1. The square footage of floor area devoted to the change of use, or
2. The square footage of floor area contained within the Extensively Remodeled building, or addition to the existing building or structure.

Section 9.

DESIGN. All Projects located within the Specific Plan area shall, as to exterior architecture, be reflective of the Spanish Colonial Architecture, as defined herein, with emphasis on the Spanish Colonial Revival style of the period from 1915 to 1940. (See Appendix A.)

A. Sector A.

1. For Projects which involve new construction or Extensive Remodeling, exterior ground surfaces for walkways shall be paved with stamped concrete, brick, tile, or stone.
2. All window bars and security gates shall be consistent with the Spanish Colonial style and an integral part of the architecture, or should be placed on the inside of the structure. All window bars and security gates shall be to the satisfaction of the Fire Department.

B. Sector B. Pedestrian Design: the following building and design features shall be incorporated into all Projects:

1. At least 50 percent of the surface area of all exterior walls along the street frontage at the Ground Floor shall be devoted to pedestrian entrances and/or windows affording views into store, lobby or office space. Window openings shall be located between two and ten feet above Ground Level.
2. The street frontage facade at the Ground Floor shall be no greater than 15-feet horizontally without a break in the wall surface by a window, pedestrian entrance, or architectural feature.
3. At least one pedestrian entrance into the structure from each street frontage shall be provided.
4. Exterior ground surfaces for walkways shall be paved with stamped concrete, brick, tile or stone.
5. All window bars and security gates shall be consistent with Spanish Colonial style and an integral part of the architecture or should be placed on the inside of the structure. All window bars and security gates shall be to the satisfaction of the Fire Department.

6. Ground Floor exterior building walls that face rear parking areas shall provide a pedestrian entrance and shall include features which reflect Spanish Colonial Architecture.

C. **Sector C.** For all multiple-unit residential Projects abutting single-family zones:

1. If the balcony faces lots planned in the Community Plan for single-family use, the balcony railings shall be 75% solid and made of opaque material.
2. Each rooftop patio shall be set back 10 feet from the edge of the building and screened with materials approved by the Design Review Board.

Section 10.

SIGNS.

A. **General sign provisions.**

1. The Department of Building and Safety shall not issue a permit for a sign unless it complies with this Section. All signs shall comply with the provisions of Los Angeles Municipal Code Chapter IX, Article I, Division 62.
2. The front of a business shall not have more than two signs for the purpose of identification.
3. The rear portion of a business shall not have more than one sign for the purpose of identification.
4. Double-faced signs shall be considered as one sign.
5. Multiple signs can be considered under one Master Sign Plan application.
6. The area of each wall sign for several businesses in a building shall be based upon the allocation of the combined square foot area of the building frontage which may be defined in a master sign plan.

B. **Prohibited signs.** The following new signs are prohibited except when otherwise noted:

1. Roof signs.
2. Window Signs (except store names, store hours, security protection system identification, logos and holiday paintings; holiday paintings must be removed within 10 business days after the holiday).
3. Business signs in the public right-of-way.

4. Signs on free-standing walls except directional signs for parking.
5. Off-site commercial signs, except that existing legally-erected off-site commercial signs may be replaced on the same or a new site provided that the new location and sign otherwise meet all current ordinance requirements of Section 91.6220 of the Los Angeles Municipal Code relating to Off-site Signs.
6. Pole Signs.
7. Banners.

C. **Permitted signs.** The following signs are permitted so long as they conform to the following conditions and standards:

1. Wall signs
 - a. One wall sign shall be permitted for each face of each Premise of each building which has frontage on a public street or alley and has a public entrance from that street or alley.
 - b. No wall sign may project from the building face more than 12 inches.
 - c. The area of each wall sign shall be limited to two square feet for each one lineal foot of frontage on a public street.
2. Pylon signs
 - a. No pylon sign shall be greater than 20 feet in height from the ground level.
 - b. No pylon sign shall exceed 75 square feet in area for each face of the sign.
 - c. No pylon sign shall encroach over or into the public right-of-way.
 - d. No pylon sign shall have less than two tenant panels.
 - e. No pylon sign shall be permitted on sites less than one acre.
3. Monument signs
 - a. One monument sign shall be permitted for each street frontage for each lot.

- b. One additional monument sign for street frontage for each lot may be substituted in lieu of a pylon sign.
 - c. The height to the top of the monument sign shall be limited to a maximum of six feet above the sidewalk grade or edge of roadway grade nearest the sign.
 - d. Monument signs must be located in a landscaped area that is equal to or greater than the dimensions of one face of the sign.
4. Projecting signs
- a. One projecting sign shall be permitted for public entrance to a building that has frontage on a public street, private walkway, plaza, or alley.
 - b. The area of a projecting sign shall be limited to 15 square feet per sign face.
 - c. No sign shall project from the building wall more than 18 inches from the building wall to where it is attached or one-half of the width of an adjacent public sidewalk or walkway, whichever is less.
5. Directional signs. Directional signs located on private property for safety and traffic regulation shall be limited to five square feet in area and shall be approved by the Department of Transportation.
6. Construction signs
- a. One non-illuminated sign shall be permitted on each street frontage of a lot for which a building permit has been approved for the site.
 - b. Construction signs shall not exceed 25 square feet in sign area nor 15 feet in height above the sidewalk ground or edge of roadway nearest the sign.
 - c. Construction signs shall be removed prior to the issuance of a Certificate of Occupancy.
7. Holiday decorations. Holiday decorations shall be permitted, provided they are not posted more than 30 days preceding the holiday and are removed within 10 business days following the holiday.

8. Real estate signs. Real estate signs shall be limited to those which pertain to rent, lease, or sale of property only. Such signs are permitted on a temporary basis only. Real estate signs shall have a sign area which does not exceed five square feet.
9. Store hours signs. Store hours signs shall be placed on the front door or window closest to the front door and shall not exceed three square feet in sign area.
10. Security protection system signs. Signs which identify security protection systems shall be permitted in addition to signs allowed in this Section, provided the signs do not exceed a sign area of 30 square inches in area.

D. Amortization.

1. All temporary signs which are made nonconforming by this Section shall be completely removed within 90 days from the effective date of this Specific Plan.
2. If a nonconforming sign: (a) is damaged or partially destroyed by fire, flood, earthquake or other natural disaster to the extent of more than 50 percent of its replacement value at the time of the damage or destruction; (b) repair of the damage or destruction involves more than sign face replacement; and (c) the sign has not been repaired within 30 days of the date of the damage or destruction, then the damaged sign shall be totally removed within 45 days of the date of the damage or destruction.

Section 11.

DESIGN REVIEW.

- A. **Authority.** No building permit shall be issued for any Project unless the project has been reviewed and approved in accordance with the Design Review Board Procedures of Section 16.50 of the LAMC and the applicable Specific Plan procedures of Section 11.5.7.

A Specific Plan Project Permit Compliance Review in accordance with Section 11.5.7.C. is required for projects that are not exempt and which comply with the Granada Hills Specific Plan. Projects that do not comply with the Specific Plan shall be reviewed in accordance with Section 11.5.7.E., F., or G. of the LAMC. Modifications shall be reviewed in accordance with Section 11.5.7.D. and Interpretations under Section 11.5.7.H.

The Design Review Board shall have the authority to consider and make written recommendations on the exterior design of Projects.

The Design Review Board may not require any changes, alterations, modifications or amendments to the floor area, height, density, number of stories, permitted uses or other entitlements previously granted by the City Planning Commission, City Council, or any other City agency in a final discretionary action, approved or adopted after January 1, 1979, which has not yet expired.

The City Planning Commission shall review the Design Review Board function after one year of its operation, and shall consider recommendations for changes within 60 days after one year of Design Review Board operation.

B. The Design Review Board

1. **Authority.** The authority, duties, and review procedures applicable to the Granada Hills Design Review Board shall comply with Section 16.50 of the LAMC and the procedures in Section 11 of this Specific Plan. The Granada Hills Design Review Board shall consist of seven voting members.

Recommendations of Design Review Board.

The Design Review Board shall make its recommendations based upon the following criteria:

- a. All Projects shall conform to the provisions of this Specific Plan.
- b. All landscaping and screening and design shall be consistent with the provisions of Sections 7 and 9 of this Specific Plan.
- c. All signs relating to the Project shall be consistent with the provisions of Section 10 of this Specific Plan.
- d. Any landscaping or exterior treatment of a building or structure, including color, texture, windows or other architectural features, shall be consistent with Appendix A.
- e. Spanish design elements such as paseos, courtyards, plazas, and sidewalk arcades shall be incorporated whenever possible.
- f. Walkways at the Ground Level shall be of brick, tile, stone, or stamped concrete.

- g. The surfaces of the exterior of the buildings shall be of a predominantly light color material, articulated by deep recessed openings, by a judicious use of such traditional features such as balconies, decorative moldings, cornices, columns, piers, pilasters, light fixtures, awnings, decorative tile, accent colors and signing.
- h. Rooftop mechanical equipment shall be screened from view.
- i. When feasible, Projects involving Extensive Remodeling shall be transformed into the Spanish Colonial style of architecture by one or more of the following:

- Resurfacing exterior walls
- Construction of arch facades
- Repainting with the style's characteristic main and accent colors
- Addition of red tile roofs or roof facades

Section 12.

SEVERABILITY. If any provision of this Specific Plan or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other specific plan provisions, clauses or applications thereof which can be implemented without the invalid provisions, clause or application, and to this end, the provisions and clauses of this ordinance are declared to be severable.

N:\COMMP\PLAN\Valley\GRANADA\GranadaHSP\NewGranadaHillsWNov06Amendment.wpd

Appendix A

DESIGN GUIDELINES AND DESIGN ELEMENTS FOR BUILDINGS AND LANDSCAPING

Note: Examples of the Spanish Colonial style are found shown on the following page, additional examples can be in the following documents which are on file in the Department of City Planning and at the Public Library, or are available from their source:

1. *Historical and Cultural Resources Survey: Survey Guide*, City of Los Angeles, Bureau of Engineering, 1980.
2. *Guidelines - El Pueblo Viejo District*, Santa Barbara, California, City of Santa Barbara, Landmarks Committee, 1987.
3. "The Spanish Colonial Revival Style", *The Old House Journal*, October 1982, p 198.

Volume

Building volumes should feature a dominance of smooth stucco surfaces with traditional projections and recessions.

Wall Surfaces

Wall surfaces should convey a structure of stone, brick or adobe through suggestion of thickness (mass).

Stucco is the preferred surface cover; adobe and stone are also encouraged where such surface material is compatible with the design of the building.

Stucco surfaces are to be treated in a flat manner to create a relatively smooth tactile surface, suggestive of a masonry structure behind.

Colors

Colors for wall surfaces should not be harsh, glaring, or bright. White and ivory are the preferred colors.

Trim colors, including ironwork, should be dark.

Roofs

Simple low-pitched gable and shed roofs are preferred. All flat roofs should be surrounded by a parapet which is of a height which will hide any rooftop equipment.

Red cap and pan tile is the preferred roofing material.

Projecting cupolas, towers, and varied chimney forms are encouraged; in many cases such roof projections can be used to house ventilation and other rooftop equipment.

Ground Surfaces

The surfaces should be broken up into appropriately scaled geometric patterns which are related to the design of the building.

Brick, tile, and stone are the preferred surface materials. Where concrete is used, it should be appropriately colored and textured.

Windows and Doors

Openings should be designed to suggest the thickness of traditional masonry wall surfaces.

Doors and windows should be recessed away from the outer wall surfaces.

Materials used for door and window frames, and for door and window mullions, are to be of wood or traditional metal, such as iron. Untreated or anodized aluminum is not appropriate.

Glass areas should be broken up by mullions so that their scale is compatible with the building.

Windows may be covered externally with appropriately designed metal grilles. Untreated or anodized aluminum is not appropriate.

Arches

Full arches of appropriate scale are preferred to segmented or pointed arches.

Generally, arches should spring from traditionally detailed columns, piers or pilasters.

Careful consideration should be given to the wall surface above the arch, so that sufficient wall surface is present between the key of the arch and the next architectural element above.

Other Elements

The following elements may be incorporated into exterior design. These elements should be scaled and treated in a traditional design manner:

4. lintels
5. columns, piers and pilasters
6. cornices and entablatures
7. paseos
8. arcades and loggias
9. balconies
10. exterior staircases
11. metal work, such as wrought iron lanterns and sign brackets
12. awnings