



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

September 19, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HEARING ON ORDINANCE EXTENDING INTERIM ORDINANCE NO. 2017-0033U
ON THE ESTABLISHMENT OR EXPANSION OF OUTDOOR DANCE PAVILIONS
IN THE SANTA MONICA MOUNTAINS NORTH AREA
(THIRD SUPERVISORIAL DISTRICT) (4-VOTES)**

SUBJECT

The Board of Supervisors (Board) enacted Interim Ordinance No. 2017-0033U on August 8, 2017, to temporarily prohibit the establishment or expansion of outdoor dance pavilions, either as a primary or accessory use, on all properties located in the area regulated by the Santa Monica Mountains North Area Plan (North Area Plan) and Community Standards District (CSD), until additional regulations are considered by the Board through the North Area Plan and CSD update currently underway.

IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING,

Adopt the ordinance extending Interim Ordinance No. 2017-0033U for a period of ten months and 15 days.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Board enacted Interim Ordinance No. 2017-0033U on August 8, 2017, which placed a moratorium on the establishment or expansion of outdoor dance pavilions, either as a primary or accessory use, on all properties located in the Santa Monica Mountains North Area (North Area), until additional regulations are considered by the Board through the North Area Plan and CSD update currently underway. The affected area is the unincorporated portion of the Santa Monica Mountains north of the Coastal Zone and west of the City of Los Angeles, as identified on the map following Section 22.44.133 of Title 22 of the Los Angeles County Code.

In adopting the interim ordinance, the Board found that there had been an increase in the number of properties in at least one relatively small residential neighborhood that are being used to host weddings, large parties, and other special events. These special events have resulted in a number of negative impacts including traffic, noise disturbances, and threats to health and safety. In the North Area, special events create additional traffic that overwhelms the area's narrow, winding roads. Many events also feature outdoor amplified music or other noise-generating uses that disturb surrounding residences and wildlife late into the night. Further, due to limited road infrastructure, many special event facilities can be difficult to evacuate during emergencies, which increases health and safety risks.

Many of the facilities hosting special events are located on properties that are zoned Resort and Recreation (R-R), which does not explicitly allow for special event facilities and would, thus, be prohibited by County Code. A number of properties, however, have circumvented this limitation by designating their primary use as "outdoor dance pavilions," which are allowed in the R-R Zone pursuant to a ministerial permit. In a number of cases, these dance pavilions have become de facto special event facilities that hold large outdoor weddings, parties, and other gatherings. These dance pavilions become especially problematic when they are located near or adjacent to residential properties due to the disturbances they can create. There are currently no development standards that regulate dance pavilions in the R-R Zone. Approximately 845 acres of land that is zoned R-R could potentially be developed with dance pavilions. Continuing to permit this use without appropriate regulations could have severe impacts to residents' quality of life and health and safety.

The Department of Regional Planning (DRP) is currently drafting updates to the North Area Plan and CSD, including preparing new development standards and permit requirements for special event facilities. These new regulations are intended to reduce the impacts of special event facilities and ensure compatibility with surrounding land uses. Extending Interim Ordinance No. 2017-0033U will allow DRP sufficient time to prepare these updates and bring them before the Board for consideration.

FISCAL IMPACT/FINANCING

Extension of Interim Ordinance No. 2017-0033U would not result in any additional costs to the County. Funds have already been allocated for the update of the North Area Plan and CSD through the Fiscal Year 2016-17 Supplemental Changes Budget. The development of standards to regulate special events was included within the project budget. Accordingly, no additional funds will be required to implement this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Interim Ordinance No. 2017-0033U will expire on September 22, 2017, unless extended by Board action. Pursuant to Government Code Section 65858, the ordinance temporarily prohibits the establishment of outdoor dance pavilions, either as a primary or accessory use, within the North Area, until appropriate standards for these facilities can be developed, and prevents existing outdoor dance pavilions from undergoing additional development that would constitute expansion.

DRP is currently drafting updates to the North Area Plan and CSD, including preparing new standards to regulate special event facilities. In developing these regulations, DRP will complete the following tasks:

- Review other local jurisdictions' regulations that govern special events in rural and suburban areas.
- Assess the compatibility of special event facilities with surrounding land uses.
- Assess the environmental impacts of special event facilities through the Environmental Impact Report (EIR) being prepared for the North Area Plan and CSD updates, and develop appropriate mitigation measures to eliminate or reduce these impacts.
- Determine permit requirements and develop performance standards for special event facilities.
- Circulate proposed standards and mitigation measures for County and public review as part of the North Area Plan and CSD update.

If the interim ordinance is not extended, outdoor dance pavilions may develop in the affected area without appropriate regulations and development standards, which could irreparably harm the physical condition and character of the area and negatively impact the health, safety, and welfare of the general public. Additionally, unless the interim ordinance is extended, an irreversible incompatibility of land uses may reasonably occur, to the detriment of public health, safety, and welfare. Such conditions pose a current and immediate threat to human health, safety, or welfare absent the extension of the restrictions of Interim Ordinance No. 2017-0033U.

The provisions of Section 65858 limit the effective period of the interim ordinance to only 45 days. In view of the approaching September 22, 2017, expiration date, it is recommended that the interim ordinance be extended for a further ten months and 15 days, as provided in Section 65858. This will allow sufficient time for DRP to complete the updates to the North Area Plan and CSD, including environmental review pursuant to the California Environmental Quality Act (CEQA).

Extension of this ordinance requires that the Board conduct a public hearing at which time the ordinance extending Interim Ordinance No. 2017-0033U may be adopted by no less than a four-fifths vote. The date of the public hearing has been set for September 19, 2017. Publication of a notice of this public hearing will take place not less than 10 days prior to the hearing date, as required.

ENVIRONMENTAL DOCUMENTATION

Pursuant to CEQA requirements, an EIR is being prepared for the North Area Plan and CSD updates. The EIR will analyze the impacts of special event facilities, including dance pavilions, and will include appropriate mitigation measures to eliminate or reduce these impacts.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed ordinance would not impact current services or projects as the North Area Plan and CSD updates are already underway, including preparing regulations for special event facilities. No additional staff or funding is required.

The proposed ordinance will be prepared by County Counsel and transmitted to you. For further information, please contact Anita Gutierrez, Community Studies West Section, at (213) 974-6422 or agutierrez@planning.lacounty.gov.

Respectfully submitted,



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DS:AG:MS:ems

- c: Executive Office, Board of Supervisors
- Assessor
- Chief Executive Office
- County Counsel
- Public Works