

SANTA MONICA MOUNTAINS NORTH AREA
COMMUNITY STANDARDS DISTRICT AMENDMENT ORDINANCE

ORDINANCE NO. _____

An Ordinance amending Title 22.44.133 Santa Monica Mountains North Area Community Standards District to add a provision to Community-wide Development Standards.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.133 D. Community-wide Development Standards is amended to read as follows:

...

7. Local-serving businesses.

a. Local-serving businesses and associated buildings and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became nonconforming as a result of the adoption of Ordinance 2002-0062Z, are not subject to the provisions of Part 10 of Chapter 22.56. Such uses, buildings, and structures may continue as long as the use does not change. If the use is discontinued for a period of two or more years, any new use on the parcel will then become subject to the provisions of Part 10 of Chapter 22.56 and must conform to the North Area Plan land use category and designated zoning.

b. A conditional use permit shall be required for:

i. Any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit;

ii. Alteration, enlargement of, or addition to a building or structure requiring a building permit; or,

iii. Addition of land, buildings, or structures used in conjunction with the use, building, or structure.

c. In addition to the information required by Section 22.56.030, the applicant for a conditional use permit must provide proof that the use, building, or structure was lawfully established prior to September 19, 2002.

d. In addition to the information required by Section 22.56.040, the applicant for a conditional use permit shall substantiate that the proposed expansion:

i. Is consistent with the goals and policies of the Santa Monica Mountains North Area Plan; and

ii. Is a local-serving business use that is compatible with surrounding land uses.