



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



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TO: Staff

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SUBDIVISION AND ZONING ORDINANCE INTERPRETATION NO. 2020-01 MEASUREMENT CRITERIA FOR OUTDOOR USES

PURPOSE

This memorandum establishes that when an outdoor use is required to obtain a Conditional Use Permit (CUP) because it is located within a defined distance from a specified zone or use, then the defined distance shall be measured from the lot line of the property containing the outdoor use to the lot line of the property containing the specified zone or use.

BACKGROUND

Three Community Standards Districts (CSDs) contain a requirement that a CUP is required when an outdoor use is located within a defined distance from a specified zone or use:

- 1) **CASTAIC AREA CSD**
Zoning Code Section 22.312.070.B. Outdoor Activities and Storage. All principal uses within 500 feet of a residentially or agriculturally zoned property that are conducted outside an enclosed structure or involve outdoor storage shall require a CUP.
- 2) **FLORENCE-FIRESTONE CSD**
Zoning Code Section 22.324.070.C.2.b. Outdoor Businesses. All principal business activities, except plant nurseries, parking lots, and customer parking, conducted outside an enclosed structure within 250 feet of a Residential Zone or sensitive use shall require a CUP.

- 3) WEST RANCHO DOMINGUEZ-VICTORIA CSD
Zoning Code Section 22.350.070.F.2. All activities conducted outside an enclosed structure and located within 500 feet of a Residential Zone, except for parking, vending machines, shopping carts, and accessory uses, shall require a CUP.

Within these three CSDs, either the word “use” or “activity” is used to indicate from where the defined distance shall be measured to determine whether a CUP is required. Clarification was needed as to what “use” and “activity” mean as they relate to measuring from outdoor businesses.

POLICY

For purposes of implementing these Zoning Code Sections and any future Zoning Code Sections with similar language, “activity” shall mean the activity of the use, regardless of whether or not it is taking place in any given moment, and therefore, shall be understood to be synonymous with the property’s “use.” Furthermore, “use” shall be understood to mean the use of the property and shall cover all parts of the property. Therefore, the defined measurement shall be taken from the lot line of the property as shown in the example below and shall be in compliance with Zoning Code Section 22.04.050 regarding “Rules for Measurement.” In order for a stated exemption, such as parking, to not be included in the measurement, it must be clearly delineated on the Site Plan or Exhibit “A” and cannot be located within an enclosed yard area.

EXAMPLE DIAGRAM



APPLICABILITY

This memorandum shall apply whenever a Zoning Code provision requires a measurement of a defined distance from an outdoor use to a specified zone or use in order to determine if a CUP is required, until such time that the Zoning Code is amended to clarify these provisions.

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