

MOTION BY SUPERVISOR SHEILA KUEHL

August 8, 2017

Santa Monica Mountains North Area Urgency Ordinance

The Santa Monica Mountains North Area (North Area) consists of approximately 32 square miles of unincorporated territory located west of the City of Los Angeles and north of the Coastal Zone boundary to the Ventura County line. Development in this area is concentrated in small rural pockets scattered throughout rugged mountains. Recently, there has been a growth in the number of special event facilities in a small residential neighborhood which has resulted in a several unintended impacts such as traffic, noise disturbances, and threats to health and safety. Special events create excess traffic that overwhelm 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 of these special event facilities would be difficult to evacuate during an emergency, which increases health and safety risks.

The special event facilities are located on properties that are zoned Resort and Recreation (R-R). Although the R-R zone does not explicitly allow for special event

MOTION

Solis _____

Kuehl _____

Hahn _____

Barger _____

Ridley-Thomas _____

facilities, a number of properties have circumvented this by designating their primary use as “outdoor dance pavilions.” In the R-R zone, outdoor dance pavilions are approved through a ministerial permit. Once approved, these dance pavilions become de facto special event facilities that hold large outdoor weddings, parties, and other gatherings. This is especially problematic because these dance pavilions are located nearby or adjacent to residential properties. There are currently no development standards that regulate dance pavilions in the R-R zone. Approximately 845 acres of R-R-zoned land in the North Area could potentially be developed with dance pavilions. Continuing to permit dance pavilions without any standards could have severe impacts to residents' quality of life and health and safety.

Accordingly, the County should implement a moratorium on new dance pavilion permits in the North Area until standards are developed to adequately regulate special event facilities. The County is currently drafting updates to the Santa Monica Mountains North Area Plan and Community Standards District (CSD). This update includes developing standards and permit requirements for special event facilities. This will reduce the impacts of these facilities and ensure that they are compatible with surrounding land uses.

The Board of Supervisors needs to adopt an urgency ordinance temporarily prohibiting the establishment or expansion of outdoor dance pavilions, either as a primary or accessory use in the Santa Monica Mountains North Area until the additional regulations are considered by the Board through the Santa Monica Mountain North Area Plan and Community Standards District update currently under way.

I, THEREFORE, MOVE that the Board of Supervisors:

- 1) Instruct the Director of the Department of Regional Planning to develop regulations relating to special event centers as part of the North Area Plan and Community Standards District;
- 2) Adopt the attached interim urgency ordinance temporarily prohibiting the establishment or expansion of outdoor dance pavilions, either as a primary or accessory use in the Santa Monica Mountains North Area, as defined in the ordinance, declaring the urgency thereof and establishing that this ordinance shall take immediate effect; and
- 3) Direct the Executive Office/Clerk of the Board of Supervisors to set a public hearing to consider an extension of this urgency ordinance on September 19, 2017.