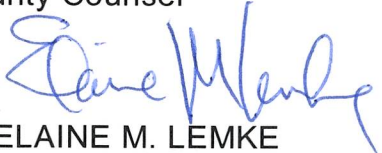


## ANALYSIS

This ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, relating to prohibition of establishing new outdoor dance pavilions or expanding existing outdoor dance pavilions in the Santa Monica Mountains North Area.

MARY C. WICKHAM  
County Counsel

By   
ELAINE M. LEMKE  
Assistant County Counsel  
Property Division

EML:ss

Requested: 04/23/19

Revised: 04/25/19

**ORDINANCE NO. 2019-0025**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, relating to prohibition of establishing new outdoor dance pavilions or expanding existing outdoor dance pavilions in the Santa Monica Mountains North Area.

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

**SECTION 1.** Section 22.336.020 is hereby amended to read as follows:

**22.336.020 Definitions.**

The following terms are defined solely for this CSD:

...

Gross structural area (GSA). The allowable floor area of the permitted development in square feet. The GSA includes the total floor area of all enclosed residential and storage areas, but does not include vent shafts, or the first 400 square feet of floor area in garages or carports designed for the storage of automobiles.

Outdoor dance pavilion. Any structure, portion of a structure, or designated outdoor area that is used to host or accommodate special events not otherwise permitted by a license or conditional use permit, and the use of which often involves amplified music or other noise-generating uses, including weddings, parties, or other gatherings. An outdoor dance pavilion may be a primary or accessory use.

Stream. A topographic feature that at least periodically conveys water through a bed or channel having banks; this includes drainage courses and watercourses having a surface or subsurface flow that support or have supported riparian vegetation.

Vineyard. A plantation of grapevines that typically produces table grapes or grapes used in winemaking, which has a minimum size of 4,356 square feet, except as otherwise delineated in this CSD.

...

**SECTION 2.** Section 22.336.060 is hereby amended to read as follows:

**22.336.060 Community Wide Development Standards.**

A. Coastal Zone Boundary. When lots are divided by the Coastal Zone boundary, the use of that portion of a lot within the Coastal Zone shall be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and the use of that portion outside the Coastal Zone shall be consistent with the Area Plan.

...

H. Vineyards.

1. Applicability.

a. Any existing and lawfully established vineyard as of January 7, 2016, the effective date of the ordinance that added this Subsection H to this CSD, that meets the requirements set forth in Subsection H.2.a, below, shall be deemed a conforming vineyard.

b. Notwithstanding the legal nonconforming use provisions in Chapter 22.172 (Nonconforming Uses, Buildings and Structures), this Subsection H.1.b shall regulate all legal nonconforming vineyards within this CSD. Any existing and lawfully established vineyard as of January 7, 2016 that does not meet the requirements set forth in Subsection H.2.a, below, shall be deemed a legal nonconforming use. Any

vineyard which is a legal nonconforming use due to the requirements set forth in Subsection H.2.a, below, must be removed or made to conform, within five years of January 7, 2016. To prove conformance, the applicant shall show under a site plan review, and subject to the approval of the Director, compliance with the requirements set forth in Subsection H.2.a, below.

c. All new vineyard, pending vineyard, and vineyard expansion applications as of January 7, 2016 shall require a Conditional Use Permit (Chapter 22.158) application. Notwithstanding Section 22.158.070 (All Zone Regulations Apply Unless Permit is Granted), any modification of development standards specified in Subsection H.2, below, shall be subject to Section 22.336.090.A.2 (Modification of Vineyard Standards).

2. Vineyard Requirements.

a. All vineyards, regardless of size, including vineyards that are less than 4,356 square feet must comply with the following requirements:

...

I. Prohibited Uses.

The establishment of new, or the expansion of existing, outdoor dance pavilions is prohibited in all zones of the Santa Monica Mountains North Area Community Standards District.

[22336020ELCC]

SECTION 3 This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Janice Hahn  
Chair

ATTEST:

Celia Zavala

Celia Zavala  
Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles

I hereby certify that at its meeting of May 14, 2019 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes

Noes

Supervisors Hilda Solis  
Mark Ridley-Thomas  
Sheila Kuehl  
Janice Hahn  
Kathryn Barger

Supervisors None

Effective Date: June 13, 2019

Operative Date:

Celia Zavala

Celia Zavala  
Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

CELIA ZAVALA  
Executive Officer  
Clerk of the Board of Supervisors

By [Signature]  
Deputy



APPROVED AS TO FORM:  
MARY C. WICKHAM  
County Counsel

By [Signature]  
Lester J. Tolnai  
Chief Deputy County Counsel