

Analysis of Ad Hoc Committee's Draft Ordinance

The Draft Ordinance has been analyzed by staff and the following comments are provided. The comments include brief description of the proposed code amendment change to each section and potential issue as identified by staff. Where “none” is identified staff looked at this change as a straight code change with negligible impacts. However, it is clear that the Fairplex is opposing these change to the existing “F” Fairgrounds Zoning District and suggesting that a Specific Plan be a better option to explore in addressing land use controls for the fairgrounds property. The analysis below also includes a “Controversial” comment indicating challenges posed by the draft ordinance. Recommendation “A” is not staff’s preferred option as the following issues have been identified:

- **Section .435. – “F” the fairgrounds zoning district intent and purpose.** This amendment includes language related to “fair related” uses which is proposed to mean “...those activities actually occurring during the Los Angeles County Fair, and as historically occurring during the Los Angeles County Fair.”

Issue: *Determining what is “fair related” would require further research to identify specific “fair related” uses conducted at the Fair to enforce this language.*

- **Section .436.1. – Uses Permitted.** This section is amended to only permit uses within existing structures and with a maximum attendance of no more than 10,000 persons.

Issue: *The challenge with this amendment is that many of the listed permitted uses occur at least in part outdoors – e.g., drag races, fairs and festivals, filming and photographic shoots, fireworks displays, live entertainment, outdoor recreation and testing of mechanical equipment. Further explanation or interpretation of structures or modification as to outdoor uses appears to be warranted.*

- **Section .436.1.b.) – Uses Permitted.** This section includes deletion of a code section that allows projects to be built by right if less than 30,000 square feet in area.

Issue: *Fairplex does not want future projects that are less than 30,000 square feet to be a discretionary action. Would also require compliance with the California Environmental Quality Act (CEQA) for each such project.*

- **Section .436.1.q.) – Uses Permitted.** Adds hours of operation for testing of mechanical equipment and devices.

Issue: *None.*

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- **Section .436.1.s.) – Uses Permitted.** This specifies that only business support services permitted are those conducted by the Los Angeles County Fair Association for permitted uses.

Issue: *City may not be receiving appropriate revenue or business license registration for businesses conducting business in the City.*

- **Section .436.2. – Uses Permitted.** This section is proposed to be amended deleting the ability for existing permitted uses to be altered, expanded or erected. All future alternations, expansion and new buildings will require a Conditional Use Permit.

Issue: *Fairplex would be required to process a CUP for all future alterations, expansions and new construction.*

- **Section .436.2.b.) – Uses Permitted.** This section is changed to limit banks and ATMs to Fairplex users.

Issue: *Places a limitation on future development patterns and proposals.*

- **Section .436.2.aa.) - Uses Permitted.** This section deletes “Warehouses” as a permitted use.

Issue: *Fairplex opposes a requirement to allow warehouses via CUP.*

- **Section .437.1.j) Uses permitted by Conditional Use Permit.** This section adds “Warehouses” to be permitted with a CUP.

Issue: *Fairplex opposes a requirement to allow warehouses via CUP.*