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ORDINANCE NO. 2020-

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING ZONING CODE AMENDMENT P2020-0018-ZCA, AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17: ZONING CODE; 17.320 – OFF-STREET PARKING AND LOADING AND 17.700 – DEFINITIONS, TO MODIFY DEFINITION AND PARKING REQUIREMENT FOR FITNESS RELATED STUDIO USES.

(ZONING CODE AMENDMENT, P2020-0018-ZCA)

WHEREAS, on February 26, 2020, after conducting a duly noticed public hearing on City-initiated Zoning Code Text Amendment (P2020-0018-ZCA), amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.320 – Off-Street Parking and Loading and 17.700 – Definitions, to modify definition and parking requirement for fitness related studio uses, fully considering all reports, studies, testimony, and environmental information presented, the Planning Commission, by a vote of 4 to 0, continued Zoning Code Amendment P2020-0018-ZCA to a date certain to receive more information on the potential of oversaturation of fitness studio uses in any one particular area or development in the City; and

WHEREAS, on April 22, 2020, after conducting a duly noticed public hearing on City-initiated Zoning Code Text Amendment (P2020-0018-ZCA), amending Culver City Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.320 – Off-Street Parking and Loading and 17.700 – Definitions, to modify definition and parking requirement for fitness related studio uses, fully considering all reports, studies, testimony, and environmental information presented, the Planning Commission, by a vote of 4 to 1, recommended to the City Council approval of Zoning Code Amendment P2020-0018-ZCA; and

1 WHEREAS, on June 8, 2020, the City Council opened the public hearing on City-
2 initiated Zoning Code Text Amendment (P2020-0018-ZCA) and continued it to June 22, 2020;
3 and

4 WHEREAS, on June 22, 2020, after concluding the duly noticed public hearing on
5 City-initiated Zoning Code Text Amendment (P2020-0018-ZCA), amending Culver City
6 Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.320 – Off-Street
7 Parking and Loading and 17.700 – Definitions, to modify definition and parking requirement for
8 fitness related studio uses, fully considering all reports, studies, testimony, and environmental
9 information presented, the City Council, by a vote of ___ to ___, introduced an ordinance to
10 approve Zoning Code Amendment P2020-0018-ZCA, as set forth herein below.
11

12 **NOW, THEREFORE,** The City Council of the City of Culver City, California,
13 **DOES HEREBY ORDAIN** as follows:
14

15 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
16 the following required findings for an amendment to the Zoning Code, as outlined in CCMC
17 Section 17.620.030.A, are hereby made:
18

19 **1. The proposed amendment ensures and maintains internal consistency**
20 **with the goals, policies and strategies of all elements of the General Plan and**
21 **will not create any inconsistencies.**

22 The proposed Zoning Code Amendment is intended to facilitate the establishment
23 of fitness related studio uses in Culver City. The amendments will improve the
24 implementation of the Zoning Code and the goals, objectives, and policies of the
25 General Plan that call for encouragement of new business opportunities that expand
26 Culver City’s economic base and serve the needs of the City’s residential and
27 business community. The proposed Zoning Code Amendment differentiates smaller
28 scale fitness studio uses from larger scale health/fitness centers and modifies
29 parking standards in neighborhoods with a mix of uses to facilitate the establishment
of fitness studio uses that are consistent with walkable neighborhoods. Therefore,
the proposed Zoning Code Amendment does not conflict or create any
inconsistencies with the goals, policies, and strategies of any elements of the
General Plan.

1 **2. The proposed amendment would not be detrimental to the public**
2 **interest, health, safety, convenience or welfare of the City.**

3 The proposed Zoning Code Amendment was initiated due to a rising interest in
4 fitness related studio uses in existing commercial buildings, but a lack of adequate
5 parking to meet CCMC requirements. Existing data shows that fitness studio uses
6 can draw more vehicle trips than retail commercial uses; therefore, the proposed
7 Zoning Code Amendment modifies parking requirements for studio uses only in the
8 Downtown Commercial Zone or in mixed use projects up to the greater of 3,000
9 square feet or 30 percent of gross commercial floor area because of proximity to
10 transit and a mix of uses that facilitate walkability. By allowing these uses only in
11 proximity to areas that advance goals of multimodal transit, the proposed Zoning
12 Code Amendment will not be detrimental to the public interest, health, safety,
13 convenience, and welfare of the City.

14 **3. The proposed amendment is in compliance with the provisions of the**
15 **California Environmental Quality Act (CEQA).**

16 Pursuant to Section 15061(b)(3) of the California Environmental Quality Act, the
17 proposed Zoning Code Text Amendment is considered exempt because it can be
18 seen with certainty that there is no possibility that the activity to amend Zoning Code
19 Sections 17.320 – Off-Street Parking and Loading and 17.700 – Definitions, will have
20 a significant effect on the environment. The Zoning Code Amendment by itself, does
21 not result in any physical changes in the environment because it will only amend the
22 Zoning Code to modify parking requirements and definitions to clarify smaller scale
23 and specialized fitness studios, and does not result in changes to existing land use,
24 density or an intensification of development beyond what the Zoning Code currently
25 allows.

26 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City
27 Council of the City of Culver City, California, hereby introduces the Ordinance approving
28 Zoning Code Text Amendment (P2020-0018-ZCA), amending Culver City Municipal Code
29 (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.320 – Off-Street Parking and
Loading and 17.700 – Definitions, to modify definition and parking requirement for fitness
related studio uses, as set forth in Exhibit “A” attached hereto and made a part thereof.

SECTION 3. Pursuant to Section 619 of the City Charter, this Ordinance shall
take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of the City

Chapter 17.320 - OFF-STREET PARKING AND LOADING

17.320.020 - Number of Parking Spaces Required

H. Table 3-3. Parking Requirements by Land Use.

3. Recreation, education and public assembly uses.

Land Use Type: Recreation, Education & Public Assembly (1)	Vehicle Spaces Required
Studios for dance, art, music, photography, martial arts, personal fitness, etc	1 space per 200 sf of gross floor area. Ground floor fitness studio uses with less than the greater of 3,000 sf or 30% of the gross floor area of the total mixed-use project commercial floor area in the CD Zone or in mixed-use projects, shall provide 1 space per 350 sf. Remaining commercial floor area parking shall be calculated at 1 space per 200 sf of gross floor area.
Notes: (1) Parking for certain uses within the CD Zone are subject to the requirements of Subsection 17.220.035.C.	

Chapter 17.700 - DEFINITIONS

S. Definitions, “S”.

Studios for Art, Dance, Music, Photography, and the like. Small-scale facilities, typically accommodating ~~one group of~~ students ~~at a time, in no more than one instructional space~~ [in no more than 3,000 square feet of instructional area](#). These include facilities for: individual and group instruction and training in the arts; performing arts and production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; [and fitness studio uses including, but not limited to,](#) martial arts training, ~~studios; and~~ aerobics, yoga, [personal training, indoor cycling, pilates,](#) and gymnastics, [or a similar use as determined by the Director](#) ~~studios with no other fitness facilities or equipment~~. Larger facilities are included under the definition of “Schools, Specialized Education and Training [or “Health/Fitness Facilities.”](#)”