

1 RESOLUTION NO. 2020-P002

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER
3 CITY, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL
4 OF CITY-INITIATED ZONING CODE AMENDMENT P2020-0018-ZCA,
5 AMENDING CULVER CITY MUNICIPAL CODE (CCMC) TITLE 17: ZONING
6 CODE; 17.320 – OFF-STREET PARKING AND LOADING AND 17.700 –
7 DEFINITIONS, TO MODIFY DEFINITION AND PARKING REQUIREMENT FOR
8 FITNESS RELATED STUDIO USES.

9 (ZONING CODE AMENDMENT, P2020-0018-ZCA)

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

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

25 NOW, THEREFORE, the Planning Commission of the City of Culver City,
26 California, DOES HEREBY RESOLVE as follows:
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1 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,
2 the following required findings for an amendment to the Zoning Code, as outlined in CCMC
3 Section 17.620.030.A, are hereby made:

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

7 The proposed Zoning Code Amendment is intended to facilitate the establishment
8 of fitness related studio uses in Culver City. The amendments will improve the
9 implementation of the Zoning Code and the goals, objectives, and policies of the
10 General Plan that call for encouragement of new business opportunities that expand
11 Culver City's economic base and serve the needs of the City's residential and
12 business community. The proposed Zoning Code Amendment differentiates smaller
13 scale fitness studio uses from larger scale health/fitness centers and modifies
14 parking standards in neighborhoods with a mix of uses to facilitate the establishment
15 of fitness studio uses that are consistent with walkable neighborhoods. Therefore,
16 the proposed Zoning Code Amendment does not conflict or create any
17 inconsistencies with the goals, policies, and strategies of any elements of the
18 General Plan.

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

21 The proposed Zoning Code Amendment was initiated due to a rising interest in
22 fitness related studio uses in existing commercial buildings, but a lack of adequate
23 parking to meet CCMC requirements. Existing data shows that fitness studio uses
24 can draw more vehicle trips than retail commercial uses; therefore, the proposed
25 Zoning Code Amendment modifies parking requirements for studio uses only in the
26 Downtown Commercial Zone or in mixed use projects up to 30 percent of gross
27 commercial floor area because of proximity to transit and a mix of uses that facilitate
28 walkability. By allowing these uses only in proximity to areas that advance goals of
29 multimodal transit, the proposed Zoning Code Amendment will not be detrimental to
the public interest, health, safety, convenience, and welfare of the City.


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

32 Pursuant to Section 15061(b)(3) of the California Environmental Quality Act, the
33 proposed Zoning Code Text Amendment is considered exempt because it can be
34 seen with certainty that there is no possibility that the "project" to amend Zoning
35 Code Sections 17.320 – Off-Street Parking and Loading and 17.700 – Definitions,
36 will have a significant effect on the environment. The project by itself, does not result
37 in any physical changes in the environment because it will only amend the Zoning

1 Code to modify parking requirements and definitions to clarify smaller scale and
2 specialized fitness studios, and does not result in changes to existing land use,
3 density or an intensification of development beyond what the Zoning Code currently
4 allows.

5 **SECTION 2.** Pursuant to the foregoing recitations and findings, the Planning
6 Commission of the City of Culver City, California, hereby recommends to the City
7 Council approval of Zoning Code Amendment P2020-0018-ZCA, as set forth in Exhibit
8 A attached hereto and made a part thereof.

9 APPROVED and ADOPTED this 22nd day of April, 2020.

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13 ANDREW REILMAN - CHAIRPERSON
14 PLANNING COMMISSION
15 CITY OF CULVER CITY, CALIFORNIA

16 Attested by:

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18 *Ruth Motta de Campo for Susan*
19 Susan Herbertson, Senior Planner
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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.”