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ORDINANCE NO. 2020-

AN 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  
2 City-initiated Zoning Code Text Amendment (P2020-0018-ZCA) and continued it to June 22,  
3 2020; and

4           WHEREAS, on June 22, 2020 the City Council further continued the public  
5 hearing to July 13, 2020; and

6           WHEREAS, on July 13, 2020, after concluding the duly noticed public hearing  
7 on City-initiated Zoning Code Text Amendment (P2020-0018-ZCA), amending Culver City  
8 Municipal Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.320 – Off-Street  
9 Parking and Loading and 17.700 – Definitions, to modify definition and parking requirement  
10 for fitness related studio uses, fully considering all reports, studies, testimony, and  
11 environmental information presented, the City Council, by a vote of 5 to 0, introduced an  
12 ordinance to approve Zoning Code Amendment P2020-0018-ZCA (the “Ordinance”), and  
13  
14

15           WHEREAS, on August 24, 2020, the City Council, by a vote of \_\_\_ of \_\_\_,  
16 adopted the Ordinance as set forth herein below.

17  
18           **NOW, THEREFORE,** The City Council of the City of Culver City, California,  
19 DOES HEREBY ORDAIN as follows:

20           **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the  
21 CCMC, the following required findings for an amendment to the Zoning Code, as outlined in  
22 CCMC Section 17.620.030.A, are hereby made:  
23

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

27           The proposed Zoning Code Amendment is intended to facilitate the  
28 establishment of fitness related studio uses in Culver City. The amendments will  
29 improve the implementation of the Zoning Code and the goals, objectives, and  
policies of the General Plan that call for encouragement of new business

1 opportunities that expand Culver City's economic base and serve the needs of the  
2 City's residential and business community. The proposed Zoning Code  
3 Amendment differentiates smaller scale fitness studio uses from larger scale  
4 health/fitness centers and modifies parking standards in neighborhoods with a mix  
5 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.

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

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

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

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

23  
24 **SECTION 2.** Pursuant to the foregoing recitations and findings, the City  
25 Council of the City of Culver City, California, hereby introduces the Ordinance approving  
26 Zoning Code Text Amendment (P2020-0018-ZCA), amending Culver City Municipal  
27 Code (CCMC), Title 17 – Zoning (Zoning Code), Sections 17.320 – Off-Street Parking  
28

1 and Loading and 17.700 – Definitions, to modify definition and parking requirement for  
2 fitness related studio uses, as set forth in Exhibit “A” attached hereto and made a part  
3 thereof.

4           **SECTION 3.** Pursuant to Section 619 of the City Charter, this Ordinance  
5 shall take effect thirty (30) days after its adoption. Pursuant to Section 616 and 621 of  
6 the City Charter, prior to the expiration of 15 days after the adoption, the City Clerk shall  
7 cause this Ordinance, or a summary thereof, to be published in the Culver City News  
8 and shall post this Ordinance or a summary thereof in at least three places within the  
9 City.  
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**SECTION 4.** The City Council hereby declares that, if any provision, section, subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason or any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases, or words of this Ordinance, and as such they shall remain in full force and effect.

APPROVED and ADOPTED this 24<sup>th</sup> day of August, 2020.

\_\_\_\_\_  
GÖRAN ERIKSSON, Mayor  
City of Culver City, California

ATTESTED BY:  
  
\_\_\_\_\_  
JEREMY GREEN, City Clerk

APPROVED AS TO FORM:  
  
  
\_\_\_\_\_  
CAROL SCHWAB, City Attorney

A20-00245

## 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.  <a href="#">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.</a>
<b>Notes:</b>  (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.”](#)”