

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 \_\_ to \_\_, recommended to the  
16 City Council approval of Zoning Code Amendment P2020-0018-ZCA, as set forth herein below.

17 NOW, THEREFORE, the Planning Commission of the City of Culver City,  
18 California, DOES HEREBY RESOLVE as follows:

19 **SECTION 1.** Pursuant to the foregoing recitations and the provisions of the CCMC,  
20 the following required findings for an amendment to the Zoning Code, as outlined in CCMC  
21 Section 17.620.030.A, are hereby made:  
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23 **1. The proposed amendment ensures and maintains internal consistency**  
24 **with the goals, policies and strategies of all elements of the General Plan and**  
25 **will not create any inconsistencies.**

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

business community. The proposed Zoning Code Amendment differentiates smaller scale fitness studio uses from larger scale health/fitness centers and modifies 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.

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

The proposed Zoning Code Amendment was initiated due to a rising interest in fitness related studio uses in existing commercial buildings, but a lack of adequate parking to meet CCMC requirements. Existing data shows that fitness studio uses can draw more vehicle trips than retail commercial uses; therefore, the proposed Zoning Code Amendment modifies parking requirements for studio uses only in the Downtown Commercial Zone or in mixed use projects because of 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 proposed Zoning Code Amendment will not be detrimental to the public interest, health, safety, convenience, and welfare of the City.

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

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act, the proposed Zoning Code Text Amendment is considered exempt because it can be seen with certainty that there is no possibility that the “project” to amend Zoning Code Sections 17.320 – Off-Street Parking and Loading and 17.700 – Definitions, will have a significant effect on the environment. The project by 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 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 Zoning Code currently allows.

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

APPROVED and ADOPTED this 26th day of February, 2020.

ANDREW REILMAN - CHAIRPERSON  
PLANNING COMMISSION  
CITY OF CULVER CITY, CALIFORNIA

Attested by:

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Susan Herbertson, Senior Planner

## Chapter 17.320 - OFF-STREET PARKING AND LOADING

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### 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:	Vehicle Spaces Required
Recreation, Education & Public Assembly (1)	
Studios for dance, art, music, photography, martial arts, personal fitness, etc	1 space per 200 sf of gross floor area. <a href="#">1 space per 350 sf of gross floor area in CD Zone or in a Mixed Use Project.</a>
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

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#### S. Definitions, “S”.

**Studios for Art, Dance, Music, Photography, and the like.** Small-scale facilities, typically accommodating ~~one~~ a group of students ~~at a time, in no more than one instructional space~~ in no more 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 martial arts training, ~~studios; and~~ aerobics, yoga, personal training, indoor cycling, pilates, and gymnastics ~~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.””