



City of Culver City

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Staff Report

File #: 19-407, **Version:** 1

Item #: 2.

PC: Consideration of Zoning Code Amendment P2018-0191-ZCA Relating to Event Centers, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Section 17.220.015 - Commercial District Land Uses and Permit Requirements, Section 17.230.015 - Industrial District Land Uses and Permit Requirements, Section 17.260.035 - East Washington Boulevard Overlay, Section 17.320.020 - Number of Parking Spaces Required, Section 17.520.010 - Applicability, Section 17.520.015 - Allowed Temporary Uses, Special Events, and Temporary Events, Section 17.520.035 - Development and Operating Standards, and Section 17.700.010(C) - Definitions,

Meeting Date: November 14, 2018

Contact Person/Dept: William Kavadas / Assistant Planner
Michael Allen / Current Planning Manager

Phone Number: 310-253-5706 and 310-253-5710

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☒ **Action Item:** ☐ **Attachments:** ☒

City Council Action Required: Yes ☒ No ☐ **Date:** TBD

Public Notification: (E-Mail) Meetings and Agendas - Planning Commission (November 7, 2018); (Posted) City Website (November 7, 2018); (Published) in Culver City News (October 24, 2018)

Department Approval: Sol Blumenfeld, Community Development Director (11-1-2018)

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution No. 2018-P010 (Attachment No. 1) recommending to the City Council approval of Zoning Code Text Amendment P2018-0191-ZCA related to event centers.

PROCEDURES

1. Chair calls on staff for a brief staff report and the Planning Commission poses questions to staff as desired.
2. Chair opens the public hearing, and receives comments from the general public.
3. Chair seeks a motion to close the public hearing after all testimony has been presented.
4. Commission discusses the matter and arrives at its decision.

BACKGROUND

Section 17.700.010 of the Culver City Municipal Code defines a special event as a duly licensed and approved activity of limited duration that is not directly related to an established business on the premises where the event is held. Chapter 17.520 of the Culver City Municipal Code allows twelve (12) special events per year at any location with the appropriate City approvals.

Many Culver City businesses add special events to complement their primary business activity and in some cases the special events are unrelated to the core business on the property. When the number of special events exceed 12 per year they require Director approval which may be withheld when there is cause to do so. For example, many businesses hold special events so frequently that they have become de-facto special event centers (Event Centers) and the buildings that house these de-facto special event centers are not always conforming to current Fire, Building, and Zoning Code standards.¹

The proposed Text Amendment is intended to address these issues by:

1. Establishing Event Center as a defined term.
2. Establishing operating standards and procedures for approval of Event Centers
3. Requiring Event Centers to be fully Building and Fire code complying.

DISCUSSION

Definitions:

Event Center is most closely related to indoor amusement/entertainment facility use in the City's Permitted Use List (Section 17.220.015, Table 2-5 of the Zoning Code). While the use is similar to this use, it has other characteristics that should be recognized in the following proposed definition:

1. **Event Centers Indoor Amusement/Entertainment Facilities.** Establishments providing indoor amusement/entertainment services for a fee or admission charge, or renting space for private events. This includes, but is not limited to, including ice skating and roller skating, batting cages, pool and billiard rooms as primary uses, **and** bowling alleys, and special event centers/banquet halls. Art galleries greater than 750 square feet in area that meet assembly use standards per the Building Code may be classified as an Event Center if they meet all applicable Zoning Code standards for Event Centers. This definition also applies to Event Centers ancillary to a primary use.

Proposed Regulations:

Staff proposes slight modifications to the existing regulations for event center type uses.

Table 1: Municipal Code Permissions by Commercial Zone

| Zone | CN | CG | CC | CD | CRR | CRB |
|---------------|----|----|----|----|-----|-----|
| Event Centers | - | P | P | P | P | - |

Event centers would continue to be allowed by-right in commercial zones; however, the use would continue to

remain prohibited in neighborhood commercial (CN) zones, which are meant to serve the daily needs of nearby residents, and in Business Park (CRB) zone, which is meant for large scale offices and business park developments.

Table 2: Municipal Code Permissions by Industrial Zone

| Zone | IL | IG |
|---------------|---------|---------|
| Event Centers | CUP AUP | CUP AUP |

In industrial zones, the use would be allowed by Administrative Use Permit as opposed to the current requirement for Conditional Use Permit. Conversion of industrial space to a more intensive use generally has several concerns including the capacity of the building and parking; however, requiring Conditional Use Permit poses monetary and procedural barriers to a use that should be encouraged due to its potential to revive older industrial areas to new uses. By requiring Administrative Use Permit approval of any project, staff will have the ability to ensure that any proposed use will be reviewed to ensure neighborhood compatibility.

Event Center Standards:

Event Center development standards would also be added to the Temporary Use, Special Event, and Temporary Event Permit provisions of the Zoning Code to include the following.

- [Conformance with all applicable to Building and Fire Code requirements including, but not limited to, egress, seismic retrofitting, and restrooms.](#)
- [Provision of off-street parking in accordance with Chapter 17.320 for this Title.](#)
- [Conform with the following public health, safety, and welfare standards:](#)
 - o [When abutting residential uses or zoning, delivery and retrieval of event materials/props and set-up and take-down operations shall occur only between the hours of 8am to 8pm Monday through Friday and 9am to 8pm Saturday and Sunday.](#)
 - o [Event staff monitor vehicle parking and retrieval to ensure there is no excessive noise before, during, or after events.](#)
 - o [Event staff shall instruct event goers to remain respectful of nearby residential areas and signage shall be clearly and conspicuously posted and maintained in parking areas with the following wording: "Event Guests and Event Staff, please remain respectful of nearby residential and commercial neighbors; refrain from making loud noises, playing music at high volumes, and accelerating vehicle engines. Thank you for your cooperation."](#)
 - o [Event staff shall utilize at least one 3-yard plastic recycle bin and one 3 -yard plastic refuse bin, which must be located and filled within the interior of the Event Center building. After each event, all bins must be located on the outside of the Event Center Building for City trash pick-up operations.](#)
 - o [All events and event-related activities shall occur within the interior of the Event Center building. No event-related activities or storage of event materials/props shall be permitted outside of the Event Center building.](#)

Special/Temporary Events:

The proposed Zoning Code Amendment would also add language to Section 17.520.015.B (Allowed Special Events and Temporary Events) to better define art galleries in terms of special event permit requirements.

Art galleries are defined by the Building Code as “assembly uses”, meaning any existing or new art gallery greater than 750 square feet in area must be improved to conform to Building Code requirements related to egress, seismic strengthening and bathrooms. Art gallery special events have run into issues in the past because many existing art galleries do not meet Building Code standards for assembly use.

In order to reduce confusion related to special event permits and art galleries, Staff proposes the following code amendment to Section 17.520.015.B, Allowed Special Events and Temporary Events, to state that art galleries must comply with Building Code standards:

Art Galleries. Per Chapter 3 Section 303 of the 2016 California State Building Code, as amended, art galleries less than 750 square feet in area are considered “small assembly spaces” and may hold up to 12 events per year as specified in this Chapter. Art galleries greater than 750 square feet in area are considered assembly uses and must be upgraded to meet Building Code standards for assembly uses. Art galleries that meet assembly use standards per the Building Code may be classified as Event Centers by the Zoning Code if they meet all applicable Zoning Code standards for Event Centers, as specified in Section 17.520.035.C.

If an art gallery is greater than 750 square feet and meets all appropriate Building Code standards, the art gallery can hold more than 12 events per year, but must meet all Zoning Code standards for event centers.

All other individual properties would still have the ability to conduct up to twelve (12) special events per year with applicable department approvals and approval by the Committee on Permits and Licenses.

Parking:

Indoor Amusement/Entertainment Facilities are currently parked at one (1) parking space per thirty-five (35) square feet of gross floor area; Event Centers will continue to be parked at this requirement. Table 2 below compares nearby jurisdictions with similar or slightly less restrictive parking ratios for the same or similar uses, which supports the Culver City parking requirement to adequately serve the proposed use.

Table 2: Extra-Jurisdictional Parking Requirements

| City | Parking Standard |
|----------------------|--|
| Culver City | One (1) space for each thirty-five (35) square feet |
| <i>Hermosa Beach</i> | One (1) space for each seventy-five (75) square feet |
| <i>Torrance</i> | One (1) space for each thirty-five (35) square feet |
| <i>Long Beach</i> | One (1) space for each fifty (50) square feet |
| <i>Burbank</i> | One (1) space for each 28.6 square feet |

| | |
|----------------|--|
| <i>Gardena</i> | One (1) space for each thirty-five (35) square feet |
| <i>Downey</i> | One (1) space per five (5) persons based on maximum occupancy load |

Existing Uses

The three existing uses most associated with special event centers (Mophonics, Unici Casa, and Smashbox) are all located in industrial zones. Typically, industrial buildings that house de-facto special event centers do not meet Building Code standard for assembly facilities. While some of these buildings currently meet requirements for assembly uses, all converted industrial space would need to be brought into compliance with Building Code assembly use standards to continue operating and receive an after-the fact, permit to operate as an Event Center.

The buildings would also need to come into compliance with the Zoning Code where applicable. Parking requirements would pose the largest challenge for the proposed uses as industrial uses are generally parked at a much less intensive parking standard compared to assembly uses. Where on-site parking is inadequate to meet code requirements, Zoning Code Section 17.320.025 allows for off-site or shared parking if the additional parking is within 750 feet legal walking distance from the subject property and any applicable studies are conducted.

CONCLUSION

Event centers are common in many jurisdictions, but Culver City Zoning Code has not been abundantly clear in its regulatory standards. The proposed language will help to better classify the use and make the approval and monitoring process easier for all parties. By ensuring adequate parking is provided for all uses and that any use proposed in an industrial zone will be given additional review, adverse impacts on surrounding neighborhoods will be mitigated appropriately.

ENVIRONMENTAL DETERMINATION:

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act, the proposed Zoning Code Text Amendment (P2018-0186-ZCA) is considered exempt because it can be seen with certainty that there is no possibility that the Project to amend Zoning Code Chapter 17.320 - Off-street Parking and Loading 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 clarify regulatory standards for special events, and does not result in an intensification of development beyond what the Zoning Code already currently allows.

ATTACHMENTS

1. Draft Resolution No. 2018-P010 and Exhibit A: Proposed Zoning Code Text Changes in "strikethrough/underline" format

MOTION

That the Planning Commission:

Adopt Resolution No. 2018-P010 recommending to the City Council approval of Zoning Code Text Amendment P2018-0191-ZCA related to event centers.

NOTES

1. The businesses most closely associated with these uses are Unici Casa (9461 Jefferson Boulevard), Mophonics (11260 Playa Court), and Smashbox (8549 Higuera Street).