



# City of Culver City

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## Staff Report

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**File #:** 21-136, **Version:** 1

**Item #:** C-3.

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**CC - Adoption of an Ordinance Approving a Zoning Code Amendment (P2020-0018-ZCA), Amending the Definition and Parking Requirement for Fitness Studio Uses.**

**Meeting Date:** August 24, 2020

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

**Phone Number:** (310) 253-5727 / (310) 253-5706

**Fiscal Impact:** Yes ☐ No ☒ **General Fund:** Yes ☐ No ☒

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

**Commission Action Required:** Yes ☒ No ☐ **Date:** January 22, 2020

**Commission Name:** Planning Commission

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (06/04/2020 & 08/19/2020); (Posted) City Website (02/06/2020 & 06/04/2020); Gov Delivery (02/06/2020 & 05/21/2020); NextDoor (02/06/2020 & 05/21/2020); (Published in) Culver City News (02/06/2020 & 05/21/2020)

**Department Approval:** Sol Blumenfeld, Community Development Director (08/17/2020)

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### **RECOMMENDATION**

Staff recommends the City Council adopt an Ordinance (Attachment No. 1) approving Zoning Code Text Amendment P2020-0018-ZCA amending the definition and parking requirements for Fitness Studio Uses.

### **BACKGROUND**

As part of the Current Planning Division's ongoing update of standards in the Zoning Code, staff has identified "studio use" code provisions that could be revised to be more responsive to recent trends in fitness related businesses.

On April 22, 2020, the Planning Commission recommended approval to the City Council the proposed Zoning Code Amendment with the following revisions:

- Add language to the definition of a Studio that provides the Community Development Director the authority to determine “similar” studio uses that may be permitted to address evolving business trends.
- Limit parking restrictions based on percentage of overall building square footage to prevent oversaturation of fitness studio uses in any one area or mixed-use development project.

At the City Council meeting of July 13, 2020, the City Council unanimously introduced the proposed Ordinance Zoning Code Amendment P2020-0018-ZCA.

The proposed Ordinance is presented for adoption by the City Council.

### **ENVIRONMENTAL DETERMINATION:**

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 activity 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 ZCA 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.

### **FISCAL ANALYSIS:**

There are no fiscal impacts related to introduction of the proposed Ordinance.

### **ATTACHMENTS**

1. 2020-08-24\_ATT - Proposed Ordinance and Exhibit A, Code Amendments

### **MOTION**

That the City Council:

Adopt the proposed Ordinance, Zoning Code Text Amendment P2020-0018-ZCA, amending the definition and parking requirements for fitness studio uses.