



CITY OF CARSON PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 24, 2012

SUBJECT: Ordinance Amendment No. 12-1488

APPLICANT: John Cataldo & Associates
835 Mission Street
South Pasadena, CA 91030

REQUEST: To consider an ordinance amendment to permit indoor team training facilities within the commercial and industrial zoning districts and provide minimum parking requirements

PROPERTY INVOLVED: Citywide

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Vice-Chair Gordon			Schaefer
		Brimmer			Verrett
		Diaz			Williams
		Goolsby			

Item No. 11C

I. Introduction/Background

On October 31, 2011, the applicant John Cataldo on behalf of MAC Athletic Club located at 319 West Victoria Street Carson, CA 92048 submitted an application to the Planning Division requesting an ordinance amendment to create parking requirements for "Personal Improvement Services". Staff has reviewed the proposal, conducted research, and prepared a draft ordinance for Planning Commission consideration.

II. Discussion/Analysis

The city has been experiencing an increased interest for uses similar to MAC Athletic Club including private indoor athletic/training facilities, indoor volleyball courts, soccer courts, roller derby, etc. within the industrial zoning districts. Proposed uses typically include private training services for professional or amateur status athletes without competitions or tournaments at the facility. MAC Athletic Club is a private indoor volleyball club catered toward amateur/professional athletes. MAC Athletic Club is requesting that they be considered a "personal improvement service" as defined by other cities such as Pasadena and Redondo Beach which include instructional services or facilities, including health or physical fitness clubs, modeling agencies, rehearsal halls, and weight control clinics. Staff disagrees with the applicants proposed definition since "personal improvement services" can fall within the definition of "athletic club", "gymnasium", or "assembly uses". Carson Zoning Code does not specify the type of use proposed by MAC Athletic, therefore categorizes it as an "athletic club" since it most closely resembles the definition.

Staff believes the use operated by MAC Athletic is appropriate for commercial and industrial zones, however since the special indoor use is not identified in Carson Municipal Code (CMC) Section 9162.21 Parking Spaces Required, the parking requirements for such uses have been arduous and difficult to provide on-site. In addition, staff recommends this special use have a separate category in permitted uses and parking requirements since "athletic club" is a broad description and does not adequately describe the proposed private indoor use. For the applicant's purpose, the parking required for an athletic club is much more than the use will ever need.

Staff contacted several cities, however the cities of Signal Hill, Torrance, and Redondo Beach were the only neighboring cities similar to the city of Carson that has had similar uses to MAC Athletic. Below is a list of the cities surveyed:

City	Use	Classification	Parking Requirements
Signal Hill	On Deck Batting Cages	Gymnastics Academy	1 space per 1,000 sq. ft. of open training floor area plus 1 space per 200 of office and seating area.



Signal Hill	Signal Hill Soccer	Gymnastics Academy	1 space per 1,000 sq. ft. of open training floor area plus 1 space per 200 of office and seating area.
Torrance	Soccer Coast Soccer City	Health Club	1 space per 100 sq. ft. of locker rooms, training areas and restrooms plus 1 space per 300 sq. ft. of office space plus 4 spaces for each individual soccer court.
Redondo Beach	Velocity Sports Performance	Personal Improvement Service	1 space per individual instructor plus 1 space for every 2 students.

Although staff believes uses such as MAC Athletic should be categorized separately from "personal improvement service", staff believes the parking calculations used by the city of Redondo Beach would provide the most accurate demand for the types of uses proposed by MAC Athletic. Staff recommends the following amendments to address the definition of "indoor team training facility", clarify and define other similar uses, and to create parking requirements for "indoor team training facility" (additions are in *italics* and underlined):

Division 1. Uses Permitted

9131.1 Uses Permitted.

Uses are permitted in the commercial zones as indicated in the following table:

USES PERMITTED IN COMMERCIAL ZONES

Legend

- X. Automatically permitted use.
- L. Automatically permitted use provided special limitations and requirements are satisfied as noted herein or in Division 8 of this Part.
- D. Use permitted subject to the approval of the Director.
- LD. Use permitted provided special limitations and requirements are satisfied as noted herein, in Division 8 of this Part and in Division 8 of Part 2, and subject to the approval of the Director.
- C. Use permitted upon approval of a conditional use permit.
- CC. Use permitted upon approval of the City Council as prescribed, under other provisions of the Carson Municipal Code.

All commercial uses permitted by this Part shall be subject to the requirements contained in CMC 9172.23, Site Plan and Design Review, except temporary uses (See CMC 9131.1). (Ord. 84-704)

ZONES

Recreation:*

	CN	CR	CG	CA	MU-CS	MU-SB
<u>Indoor team training facility (See CMC 9162.21 and 9191.303)</u>	<u>X</u>	<u>X</u>	<u>X</u>			
Pool hall, billiards, card room, gymnasium, (See CMC 9138.17 and 9138.18)	X	X	X		C	C
Large private recreational facilities – indoor or outdoor facilities (but not more than 1,000 spectator seats total):						
<u>Gymnasium</u>	<u>X</u>	<u>X</u>	<u>X</u>		<u>C</u>	<u>C</u>

Off-Street Parking

9162.21 Parking Spaces Required.

The required number of off-street automobile spaces for each use shall not be less than set forth in the following table:

Use	Off-Street Parking Required
C. Commercial:	
<u>14. Indoor team training facility:</u>	<u>Courts/Field – The maximum number of people allowed on the field/courts for a game at one time multiplied by 0.75 parking space.</u> <u>If no court/field is required (such as professional gymnastics) – Parking shall be determined by a parking needs assessment.</u> <u>There should be a minimum of 5 parking spaces provided.</u>



PART 9. DEFINITIONS

Sections:

9191.280 Gymnasium

Shall mean a large room or building equipped for a variety of indoor sports, games, and spectator seating. The room may be equipped with bars, weights, ropes, etc. used for workouts or games. A health club/fitness club shall not be considered a gymnasium if spectator seating is not provided.

9191.303 Indoor team training facility

Shall mean an indoor private "training" facility that is subject to enrollment, does not provide spectator seating, does not operate as a pay-to-play format, and is not categorized as a public assembly use, physical training school, gymnasium, athletic club/health club, recreational play facility, or similar type of uses. No activities shall be conducted outdoors. The indoor sport shall require at least one student and one professional teacher/trainer. The facility shall only be used for the private training for team related sports/activities and only provide "training" for professional or amateur status athletes. "Training" does not include practice sessions for novice athletes or recreational play.

9191.460 Physical training school

Shall mean a business that provides non-team related training, lessons, or classes that are subject to enrollment and does not provide spectator seating. The physical class shall include at least one student and one instructor. Physical training schools include classes/lessons/training for dance, ballet, tap, martial arts, and other non-team related type of uses.

III. Conclusion

Currently, the CMC does not specifically address uses similar to MAC Athletic therefore these types of indoor uses have been categorized as an "athletic club" and subject to parking requirements which are not compatible with their proposed uses. Adding a separate definition for "indoor team training facility" would provide clear definition of proposed uses similar to MAC Athletic and provide appropriate parking requirements that will not hinder the business or create impacts to the surrounding community.

IV. Environmental Review

The proposed Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 15060(c)(3) (the activity is not considered a "project" as defined in Section 15378) of

the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, since it has no potential for resulting in physical change to the environment, directly or indirectly.

V. Recommendation

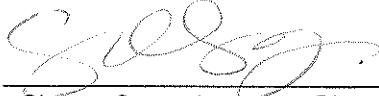
That the Planning Commission:

WAIVE further reading and RECOMMEND APPROVAL of Resolution No. 12- entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE TO AMEND THE CARSON MUNICIPAL CODE BY ADDING TO SECTION 9131.1 USES PERMITTED, SECTION 9162.21 PARKING SPACES REQUIRED, AND ADDING SECTIONS 9191.280, 9191.303, 9191.460 IN REGARDS TO INDOOR TEAM TRAINING FACILITY".

VI. Exhibits

1. Draft Resolution


Prepared by:

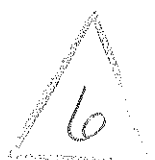

Sharon Song, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadman, Planning Officer



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ORDINANCE TO AMEND THE CARSON MUNICIPAL CODE BY ADDING TO SECTION 9131.1 USES PERMITTED, SECTION 9162.21 PARKING SPACES REQUIRED, AND ADDING SECTIONS 9191.280, 9191.303, 9191.460 IN REGARDS TO INDOOR TEAM TRAINING FACILITY

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. The Planning Commission is recommending approval of an ordinance amendment as described in Exhibit "A" attached hereto to the Carson City Council. The proposed ordinance defines and creates parking requirements for indoor team training facility. A public hearing was duly held on April 24, 2012, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) Sufficient parking requirements are not provided for a use defined as indoor team training facilities and is causing an unnecessary burden to business owners;
- b) It is necessary to periodically update the Zoning Ordinance so that it is consistent with state and federal requirements, relective of the current nature of the land uses, and to make sure those uses are properly regulated;
- c) The proposed ordinance defining and creating parking requirements for indoor team training facility supports and is consistent with the City of Carson General Plan; and
- d) The implementation of the proposed ordinance facilitates the on-going protection of the health, safety and welfare of the Carson community.

Section 4. The Planning Commission further finds that proposed Ordinance No. 12-1488 is pursuant to California Environmental Quality Act (CEQA) Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 15060(c)(3) (the activity is not considered a "project" as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, since it has no potential for resulting in physical change to the environment, directly or indirectly.



Section 5 The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 6 This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF APRIL, 2012

ATTEST:

CHAIRMAN

SECRETARY



EXHIBIT "A"
DRAFT ORDINANCE NO. 12-1488

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TO AMEND THE CARSON MUNICIPAL CODE BY ADDING TO SECTION 9131.1 USES PERMITTED, SECTION 9162.21 PARKING SPACES REQUIRED, AND ADDING SECTIONS 9191.280, 9191.303, 9191.460 IN REGARDS TO INDOOR TEAM TRAINING FACILITY

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

WHEREAS, recently there has been an increased interest for land uses such as indoor volleyball, indoor soccer, and other related uses for professional and amateur training within the city; and

WHEREAS, on October 31, 2011, John Cataldo on behalf of MAC Athletic Club submitted an ordinance amendment application to reclassify their proposed use and provide appropriate parking requirements. MAC Athletic Club is an indoor private volleyball training facility for amateur and professional athletes; and

WHEREAS, the Carson Zoning Code does not provide a specific definition for these types of uses and therefore adequate parking requirements are not provided and is causing an unnecessary burden to business owners; and

WHEREAS, it has been determined that a separate use category shall be created to address uses that include private indoor team training facilities that do not provide competitions or tournaments, or other types of assembly uses; and

WHEREAS, on May 15, 2012, the City Council held a public hearing to discuss amending the Zoning Ordinance to address those issues discussed herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Section 9131.1 Uses Permitted in Article IX (Planning and Zoning) of the Carson Municipal Code (CMC) is hereby amended as follows (additions are in *italics* and underlined):

Division 1. Uses Permitted

9131.1 Uses Permitted.

Uses are permitted in the commercial zones as indicated in the following table:

USES PERMITTED IN COMMERCIAL ZONES						
Legend						
X.	Automatically permitted use.					
L.	Automatically permitted use provided special limitations and requirements are satisfied as noted herein or in Division 8 of this Part.					
D.	Use permitted subject to the approval of the Director.					
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C.	Use permitted upon approval of a conditional use permit.					
CC.	Use permitted upon approval of the City Council as prescribed, under other provisions of the Carson Municipal Code.					
	All commercial uses permitted by this Part shall be subject to the requirements contained in CMC 9172.23, Site Plan and Design Review, except temporary uses (See CMC 9131.1). (Ord. 84-704)					
	ZONES					
	CN	CR	CG	CA	MU-CS	MU-SB
Recreation:*						
<i>Indoor team training facility (See CMC 9162.21 and 9191.303)</i>	X	X	X	-		
Pool hall, billiards, card room, gymnasium, (See CMC 9138.17 and 9138.18)	X	X	X		C	C
Large private recreational facilities -- indoor or outdoor facilities (but not more than 1,000 spectator seats total):						
<i>Gymnasium</i>	X	X	X		C	C

Section 2. Section 9162.21 Parking Spaces Required in Article IX (Planning and Zoning) of the Carson Municipal Code (CMC) is hereby amended as follows (additions are in *italics* and underlined):

Off-Street Parking

9162.21 Parking Spaces Required.

The required number of off-street automobile spaces for each use shall not be less than set forth in the following table:

Use	Off-Street Parking Required
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<u>14. Indoor team training facility:</u>	<i><u>Courts/Field – The maximum number of people allowed on the field/courts for a game at one time multiplied by 0.75 parking space.</u></i> <i><u>If no court/field is required (such as professional gymnastics) – Parking shall be determined by a parking needs assessment.</u></i> <i><u>There should be a minimum of 5 parking spaces provided.</u></i>

Section 3. Section 9191.280 Gymnasium, Section 9191.303 Indoor team training facility, and Section 9191.460 Physical training school of Part 9 Definitions in Article IX (Planning and Zoning) of the Carson Municipal Code (CMC) is hereby added as follows (additions are in *italics* and underlined):

PART 9. DEFINITIONS

9191.280 Gymnasium

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Section 4. If any section, subsection, clause or phrase of this Ordinance is for any reason, held to be unconstitutional, or otherwise invalid, such decision shall not affect the validity of the remaining sections of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more other sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 5. The City Clerk shall certify to the passage and adoption of this Ordinance, and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council at which the same is passed and adopted. This Ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this 15th day of May, 2012.

MAYOR JIM DEAR

ATTEST:

State of California)
County of Los Angeles) SS.
City of Carson)

I, Donesia L. Gause, City Clerk of the City of Carson, California, do hereby certify that the foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council held on the ___th day of _____, 2012, and was duly approved and adopted at a regular meeting of said Council held on the ___th day of _____, 2012, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

12

CITY CLERK DONESIA GAUSE

APPROVED AS TO FORM:

CITY ATTORNEY

