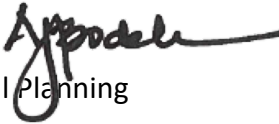


November 9, 2022

TO: Staff

FROM: Amy J. Bodek, AICP
Director of Regional Planning



SUBDIVISION AND ZONING ORDINANCE INTERPRETATION NO. 2022-04: CATEGORIZING CLASS-BASED FACILITIES FOR VARIOUS PHYSICAL ACTIVITIES, FITNESS CENTERS AND GYMNASIUMS USING OFFICIAL LAND USES LISTED IN THE ZONING CODE

PURPOSE

This memorandum provides guidance on how to categorize the types of uses listed below according to the official land use list currently contained in Title 22 of the Los Angeles County Code. This information will enable staff to determine what zones these types of uses are permitted in and what entitlements are required.

The memorandum covers the following types of uses:

1. Class-based Facilities for various physical activities, including yoga, CrossFit, gymnastics, martial arts and other such physical activities;
2. Fitness centers and clubs; and
3. Gymnasiums.

BACKGROUND

There has been some confusion among staff on how the types of uses listed above are categorized according to the official list of land uses in Title 22. This has led to inconsistencies with regards to the determination of what zones and appropriate entitlements to require for these types of uses. There is need to clarify how to categorize these types of uses in terms of the official land use list in Title 22 so that a correct and consistent frame of reference will be utilized for the Department's review of such uses. Such a clarification will lead to more consistency in the processing and approval of applications for such types of uses.

APPLICABILITY

This memorandum applies to any use that fits into the types listed above.

INTERPRETATION

Class-based facilities for physical activities are uses that offer instruction or training on various types of physical activities, such as yoga, CrossFit, gymnastics, martial arts, and other such physical activities. In terms of land use impacts, these are similar to dance schools, which is already contemplated in the code as part of "**Business and professional schools**". These uses are conducted indoors, often in existing buildings and tenant spaces, thus reducing any adverse impacts such as noise and light trespass. They have relatively low occupancy rates as compared to their overall floor area due to their need for more space to conduct their activities. This leads to lower overall impacts due to traffic and onsite parking demands. Since dance schools are already listed under "Business and professional schools" in the Zoning Code, it is reasonable to infer that this category also includes class-based facilities for various physical activities. Some of these types of uses, such as a CrossFit, mixed martial arts, or boxing gyms, also operate as clubs, by providing an option of becoming a dues-paying member, instead of paying separately for each class. In these cases, it is also reasonable that these types of uses be considered as "Recreational Clubs", as described below, where "Business and Professional Schools" are not allowed in a particular zone.

Fitness centers and clubs are uses that offer the use of exercise and fitness facilities, often on a membership basis. These have similar land use impacts as class-based facilities, except that the turn-over of people is more spread out during their operating hours due to an absence of pre-scheduled times for most activities. As with class-based facilities, these uses are conducted indoors, often in existing buildings and tenant spaces, thus reducing any adverse impacts, such as noise and light trespass. They also have relatively low occupancy rates as compared to their overall floor area due to their need for more space to conduct their activities. This leads to lower overall impacts due to traffic and onsite parking demands. The closest and most applicable use category for fitness centers and clubs that is currently listed in the Zoning Code is "**Recreation Clubs**". It is reasonable to infer that this use category includes fitness centers and clubs as well.

"Gymnasiums" are large rooms or spaces that are used for a variety of sports activities that usually allow for spectators to watch the activities being conducted at the site. This may be a building that is completely enclosed on all sides or may have no walls. This greatly increases the likelihood of adverse impacts in the surrounding areas, including noise and light trespass. The presence of spectators also greatly increases the likelihood of adverse impacts from traffic and onsite parking

demands. Thus, it is not reasonable to use this category for class-based facilities, fitness centers and clubs when reviewing these types of uses that were not explicitly listed in the Zoning Code.

REQUIRED ZONES AND ENTITLEMENTS

For staff's quick and easy reference, the following table indicates the zones and appropriate entitlements required for each use listed above as **currently indicated** in the Los Angeles County Zoning Code as of the date of this memo.

	C-H	C-1	C-2	C-3	C-M	M-1	M-1.5	M-2
Business and professional schools, including art, barber, beauty, dance, drama, and music, excluding trade or commercial schools	P	P	P	P	P	X	X	X
Recreation Clubs, Commercial	X	C	C	P	P	P	P	P
Recreation Clubs, Private	C	X	X	X	X	C	X	X
Recreation Clubs, Neighborhood	X	X	X	X	X	X	X	X
Gymnasiums	X	X	X	C	C	C	P	P

P = Permitted C = Subject to Conditional Use Permit X = Not Permitted

EFFECTIVITY

This memorandum shall be effective as of the date indicated above. This memorandum shall supersede any other memorandum or email on the same topic that may have been used or referred to in the past.

AJB:DS:CN:el