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April 12, 2017

Department of City Planning
Office of Zoning Administration
Department of Building and Safety
All Interested Parties

MODIFICATION TO
CASE NO. ZA 2015-2348(ZAI)
ZONING ADMINISTRATOR'S
INTERPRETATION

Lists of Uses Permitted in Various Zones
CITYWIDE

Section 12.21 A.2. of the LAMC provides in pertinent part as follows:

2. Other Uses Determined by Administrator – The Administrator shall have the authority to determine other uses, in addition to those specifically listed in this Article, which may be permitted in each of the various zones, when in his judgment, such other uses are similar to and no more objectionable to the public welfare than those listed. The Zoning Administrator shall also have the authority to interpret zoning regulations when the meaning of the regulation is not clear, either in general or as it applies to a specific property or situation.

BACKGROUND

Pursuant to authority contained in Section 12.21 A.2 of the Los Angeles Municipal Code, the Zoning Administrator amended the Lists of Uses Permitted in Various Zones in 2016 to include new land uses determined to be similar to those specifically mentioned in the Comprehensive Zoning Plan.

In the December 2016 Use List Update, "Yoga Studio" was considered to be similar to "Dance Studio," and was expanded to also include other fitness-related activities, such as "Pilates, Spinning, Boxing, Barre, etc." As such, the use was renamed to "Fitness Studio" across both Use Lists for clarification.

Subsequently, it was determined that the term "Fitness Studio" encompasses a broad range of fitness-related activities, some of which require the use of equipment and machinery. Those fitness-related uses that utilize such equipment and machinery shall be correlated to a "Gymnasium" or "Health Club," and shall remain in the C2 zone only.

AMENDMENT

The "Fitness Studio" use shall be amended as follows:

Fitness Studio (including but not limited to Yoga, Pilates, Barre, etc) – (see Dance Studio)

Additionally, the "Gymnasium" use shall be amended as follows:

Gymnasium (including but not limited to CrossFit, Spinning, Boxing, etc), with fixed equipment – C1.5, C2, C5, CM, M1, M2, M3

APPEAL PERIOD – EFFECTIVE DATE

The Zoning Administrator's determination in this matter will become effective after April 27, 2017, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>**. Public offices are located at:

Figuroa Plaza
201 North Figuroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.



CHARLES J. RAUSCH, JR.
Interim Chief Zoning Administrator

CJR:TR