



AGENDA REPORT
SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: December 4, 2012

Agenda Item 6I
Approvals: _____
City Manager _____
Dept. Head _____
Attorney _____
Finance _____

Department: Community Development
Prepared By: Christopher Wright, Associate Planner *CAN*

Subject: *PARKING STANDARDS FOR GROUP INSTRUCTION USES*

Summary: On September 18, 2012, the Council directed staff to explain parking requirements for group instruction uses. This was prompted by a discussion on a Conditional Use Permit application for the establishment of a yoga studio on North El Camino Real. Group instruction and counseling uses include: yoga studios, fine arts, crafts, dance or music studios; driving school, diet centers, yoga, martial arts studios, medical counseling, and other instruction of three or more students at one time.

A parking requirement is not specified in the Zoning Ordinance for group instruction uses. In this situation, the Zoning Ordinance says the City Planner or Planning Commission is to interpret which use is most similar to group instruction and apply that parking requirement. In 1992, the Planning Commission interpreted dance studios are most similar to personal service uses that offer group instruction. Since this interpretation was made, staff has consistently applied the art/dance studio parking requirement to 16 Conditional Use Permit applications for art, theatre, music, and dance classes; yoga studios, martial art dojos; cooking classes, and other group instruction/counseling uses. Traffic and parking demand patterns for art/dance studios are similar to yoga studios, martial arts dojos, and other forms of group instruction, since they all typically operate according to a set schedule of classes or classes by appointment. The parking requirement for art/dance studios is one parking space per instructor and two spaces for every two students.

Regulatory improvements under consideration

The parking requirement for group instruction uses should be clarified when the Zoning Ordinance is updated to reflect the new General Plan. Staff believes there is an opportunity to do this and simplify the Zoning Ordinance by merging the category "art/dance studios" with "group instruction" since the uses have similar functions and impacts.

Recommended

Action: STAFF RECOMMENDS THAT the City Council direct staff to improve parking requirements when the Zoning Ordinance is updated.

Fiscal Impact: None.

Attachments: None.

Notification: None required.