



**CITY OF INGLEWOOD  
PLANNING COMMISSION AGENDA REPORT**



<b>Date:</b> August 3, 2022	<b>Agenda Item Number:</b> 6a
<b>Case Number:</b> Zoning Code Amendment ZCA-2022-001	
<b>Type of Action:</b> Public Hearing	
<b>Description:</b> Zoning Code Amendment to modify height regulations in the C-2A (Airport Commercial) zone Citywide	
<b>Project Location:</b> Citywide	

**Public Notification:** On Thursday, July 21, 2022, notice of a public hearing for the code amendment was published in Inglewood Today and notices were posted on the City Hall bulletin board as required by the Inglewood Municipal Code.

**RECOMMENDATION**

Consider the staff report and the public testimony and make a determination. If the Planning Commission determines to recommend this code amendment for adoption, it is recommended to:

- 1) Affirm Categorical Exemption EA-CE-2022-064, and
- 2) Adopt a resolution recommending City Council adoption of Zoning Code Amendment ZCA-2022-001.

**REQUEST**

The applicant is requesting a Zoning Code Amendment to modify height regulations for Hotel uses in the C-2A (Airport Commercial) zone.

**BACKGROUND**

In November 1984, the Inglewood City Council adopted a Code Amendment to establish the C-2A (Airport Commercial) zone which allowed for uses that support the Los Angeles International Airport (LAX) such as rental car and hotel businesses. The C-2A zone regulations were established to specifically accommodate airport-related uses. The C-2A zone currently applies the development standards of the C-2 (General Commercial) Zone, including the height regulations. The applicable building height requirement states that no building shall exceed 6 stories or 75 feet in height.

In May 2022, an application was submitted by Anand Desai for a Code Amendment to remove or increase the story restriction for hotel uses in the C-2A, Zone while keeping the maximum measured height requirement the same.

**DISCUSSION**

Currently, the C-2A (Airport Commercial), Zone, allows for development of hotels by right subject to meeting certain development standards.

The C-2A zoned properties are located along Century Boulevard between La Cienega Boulevard to the West and Doty Avenue to the East, along Prairie Avenue between Century to the North and Imperial Highway to the South, and along Imperial Highway between Prairie Avenue to the West and Yukon Avenue to the East. These properties range in size from approximately 1,200 square feet to over two acres.

The C-2A (Airport Commercial) zone allows for the same uses permitted in the C-2 zone with special provisions for hotels, motels, and automobile rental and leasing. The City has established, specific development standards for hotels, but height regulations are prescribed within the individual zone regulations and development standards.

The height requirement in the C-2 zone and C-2A zone state no building shall exceed 75 feet or **six** ~~seven~~ stories in height. The applicant has requested to change the C-2A (Airport Commercial) height requirement to 75 feet with no story restriction. The applicant has indicated they are making this request in order to provide rooftop amenity space. They do not propose to change the existing, maximum numeric height of 75 feet.

Staff conducted a survey of ten (10) cities within the Los Angeles region on height regulations for commercial (including hotels) and office uses. As a result of the survey staff found that most Cities' height requirements only include a lineal foot limitation and no story restriction.

### **Staff Recommendation**

Based on staff's analysis of current code regulations and the survey of nearby cities, it was determined that a modification to the story limit on hotels would allow for greater flexibility in providing rooftop amenities which many hotel brands desire.

Therefore, staff proposes the following changes to the Inglewood Municipal Code (IMC):

- A maximum building height of seven stories and seventy-five feet is permitted for hotels in the C-2A zone.
- Rooftop amenity areas and shade structures shall be allowed subject to the following limitations:
  - Shade structures shall not exceed five percent (5%) of the first floor building footprint.
  - Rooftop amenity area must be setback ten (10) feet measured from building edges abutting residential uses.
  - Shade structures shall be open air on all sides.
  - Shade structures shall not exceed ten (10) feet in height.
  - Railings for rooftop amenity areas must be visually permeable

### **General Plan Consistency**

The proposed zoning code amendment is consistent with the General Plan in that by clarifying these height requirements in the C-2A Zone, it: 1) provides for the orderly development and redevelopment of the city while preserving a measure of diversity

among its parts because the code Amendment will allow for a greater diversity of commercial uses within the C-2A zone, 2) helps promote economic development and employment opportunities for the City's residents by responding to changing economic conditions because the allowance of the height increase for hotels in the C-2A Zone will allow the City to meet the demand for hospitality uses within the City's entertainment district, and 3) it creates and maintains healthy economic conditions within the city because it increases the story limitation for hotels and will allow for amenity space for hotels located in the C-2A zone.

Public Comments

As of the preparation of this report, no public comments in favor of or against this matter have been received.

Environmental Determination

A Notice of Exemption (EA-CE-2022-064) has been prepared stating that the proposed project will have no significant adverse impact upon the environment, a copy of which is available for public review in the Planning Division, fourth floor, City Hall and via email at [al-martell@cityofinglewood.org](mailto:al-martell@cityofinglewood.org).

**Attachments**

- Attachment 1 – Notice of Exemption
- Attachment 2 – Planning Commission Resolution
- Attachment 3 – Draft City Council Ordinance

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