DATE: January 10, 2023

TO: Mayor and Council Members

FROM: Economic and Community Development Department


RECOMMENDATION:
It is requested that the Mayor and Council Members set a public hearing for January 24, 2023, at 2:00 p.m., to consider Zoning Code Amendment 2022-005 (ZCA-2022-005) to modify miscellaneous regulations in Chapter 12 of the Inglewood Municipal Code related to Residential Accessory Structures, Downtown Inglewood Development Standard Consistency, Cosmetology Schools, Liquor Store State Code References, Signage Regulation Consistency, and Floor Area Definition Citywide.

BACKGROUND:
Over the course of day-to-day implementation of the Zoning Code, as part of the review of development projects, staff is periodically confronted with code provisions that are obsolete or unclear. In this process, staff identified potential amendments related to Residential Accessory Structures, Downtown Inglewood Development Standard Consistency, Cosmetology Schools, Liquor Store State Code References, Signage Regulation Consistency, and Floor Area Definition to be presented to the Planning Commission.

On December 7, 2022, the Planning Commission considered the draft ordinance and approved Resolution No. 1944 recommending approval of ZCA 2022-005.

DISCUSSION:
Below is a summary of the Code Amendments recommended by the Planning Commission for City Council adoption:

Residential Accessory Structures
Amends the Code to allow Residential Accessory Structures to be used as Short-Term Rentals.

Downtown Inglewood Development Standard Consistency
This amendment would add the existing C-1 development standards for outdoor dining and other special development standards to the H-C (Historic Core) and MU-1 (Mixed-Use 1) zones.
Cosmetology School
This amendment would allow cosmetology students to charge for services rendered while completing their practicum hours.

Liquor Store State Code Reference
This amendment would remove reference to State Business and Profession Code citations to be replaced with equivalent language referencing youth facilities.

Signage Regulation Consistency
This amendment would establish signage regulations for the new zoning designations in the Westchester/Veterans, Crenshaw/Imperial, and Downtown/Fairview Heights Transit Oriented Development Plans.

Gross Floor Area Definition
This amendment would modify the Gross Floor Area Definition and add a new definition for Net Floor Area.

A more detailed staff report will be provided for the public hearing.

COMMISSION COMMENTS AND RECOMMENDATIONS:
The Planning Commission recommended approval of Zone Code Amendment 2022-005 on December 7, 2022, pursuant to Resolution No. 1944.

FINANCIAL/FUNDING ISSUES AND SOURCES:
There is no fiscal impact.

DESCRIPTION OF ANY ATTACHMENTS:
None.

PREPARED BY:
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Bernard McCrumby Jr., Senior Planner

COUNCIL PRESENTER:
Christopher E. Jackson, Sr. Economic and Community Development Department Director
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL: [Signature]
Christopher E. Jackson, Sr., ECD Dept. Director

CITY MANAGER APPROVAL: [Signature]
Artie Fields, City Manager