DATE: January 24, 2023

TO: Mayor and Council Members

FROM: Economic and Community Development Department


RECOMMENDATION:
It is recommended that the Mayor and Council Members take the following actions:

1. Receive public comments;
2. Affirm Categorical Exemption (EA-CE-2022-114); and

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.

On January 10, 2023, the City Council set a public hearing for January 24, 2023, to consider the Zoning Code Amendment.

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

PH-1
Residential Accessory Structures as Short-Term Rentals
In July 2022, the City adopted regulations for Short-Term Rentals (STR). In the day-to-day application of the new STR regulations, the Housing Protection Department and City Administration have determined there is a need to consider allowing STRs in Residential Accessory Structures (e.g. rumpus/recreation rooms, pool rooms, etc.) that contain a full bathroom but not a kitchen. Currently, the Inglewood Municipal Code (IMC) prohibits accessory structures from having a full bathroom, to be used for sleeping purposes, and to be income-producing/rented separately from the main house. By allowing these ancillary structures to be used for STR, resident property owners will be able to directly benefit financially from events in the City, while still living full-time in their residence, on the same site. The Planning Commission proposes that language in the Code be modified for accessory structures as follows:

- Allow accessory structures to have full bathrooms.
- Allow accessory structures to be rented as Short Term Rentals (not as dwelling units).
- Allow Accessory structures to be used for STR sleeping purposes (not as dwelling units).

Per the Short-Term Rental Division, accessory structures would be rented under the category of “Hosted Short-Term Rental” because the owner would be staying in the main residence.

Cosmetology Schools
Cosmetology schools are considered a type of Trade School and under the IMC, Trade Schools are subject to Special Use Permit (SUP) approval. In recent years, the Planning Division has received three Special Use Permit applications for Cosmetology Schools proposed in the Downtown Area. Two have been approved and one application was withdrawn. To date, one Cosmetology School has opened. Applicants have indicated their reasons for not opening were restrictions placed on their operations through the conditions of approval, restricting the ability of students to practice their trade on customers and to charge for these student provided services.

Below is an example of a condition of approval placed on a recent Cosmetology School SUP Resolution:

“That the applicant will not operate a barbershop, beauty salon, or similar use at the subject site or provide similar services to the general public during hours of operation not during hours of non-operation. Beauty and barbering services may only be provided by the students for educational purposes and not for a fee.”

The reason for this and similar conditions of approval for cosmetology schools relate to salon/barbershop regulations in the Downtown Area. In Downtown, since 2002, new salons, barbershops, and the like, have been prohibited under the IMC. The conditions were applied to Cosmetology Schools Downtown in order to prevent de facto salon uses.

Applicants have expressed issues with the conditions of approval because they limit opportunities for the following:
1. Students to gain experience in the entrepreneurial side of the beauty and barber industry by building clientele and developing customer service skills;
2. Students to practice providing a diverse array of services on clientele (rather than on mannequins alone) in order to meet California Board of Barbering and Cosmetology (BBC) practicum curriculum requirements and pass their examinations;
3. The schools and their ability to be economically viable, and compete with schools in other jurisdictions that provide those opportunities to students.

With an understanding of the limitations placed on Cosmetology Schools from recent applicants, in 2020 the Planning Commission asked staff to explore the conditions of approval that applicants have expressed concern with.

On August 5, 2020, Staff presented an overview of Cosmetology School operational needs and proposed policy changes to the Planning Commission (Attachment No. 1). At the conclusion of Staff’s presentation and Planning Commission discussion, a motion was made directing staff to look into modifying the Code as it relates to Beauty and Barber School operations.

Based on staff’s analysis, the Planning Commission recommends establishing the definition for a Cosmetology School to effectively allow students to provide services to the public subject to the following:
1) Proof of licensing from the State to operate a school, and;
2) That all posted advertisements to the public clearly describe that all services are provided by students.

Downtown Inglewood Development Standard Consistency
In 2016, the City adopted the Downtown/Fairview Heights Transit Oriented Development (TOD) Plan. The TOD plan changed the zoning in Downtown Inglewood from Limited Commercial (C-1) to Historic Core (H-C) and Mixed-Use 1 (MU-1). With the newly formed zoning designations, staff applied the C-1 development standards to uses downtown where the TOD was silent. In an effort to provide clarity to applicants regarding which standards apply, the Planning Commission recommends that the applicable development standards (Outdoor Dining Development Standards and Special Downtown Development Standards) be incorporated into the H-C and MU-1 zones. This primarily includes Outdoor Dining Standards and design standards related to live-work, awnings, security features and other design requirements.

Liquor Store State Code Reference
Within the Zoning Code, for regulations related to off-site liquor sales, the IMC references California Business and Professions Code Section 23789. The purpose of this reference was to ensure that liquor stores were not within 600 feet of non-profit youth facilities. However, as written, the reference is somewhat unclear. Furthermore, State Code numbers can change from time to time, inadvertently making the reference obsolete. In order to clarify the requirements, The Planning Commission recommends removing the State Code reference and instead provide specific examples of the uses listed within said State Code.
Existing IMC Language:
(12) Off-Site Liquor Sales. Liquor stores and any other business selling distilled spirits (sold for off-site consumption) are prohibited within six hundred feet of any school, public playground or nonprofit youth facility per Section 23789 of the California Business and Professions Code and are subject to Special Use Permit approval.

Proposed IMC Language:
(12) Off-Site Liquor Sales. Liquor stores and any other business selling distilled spirits (sold for off-site consumption) are prohibited within six hundred feet of any school, public playground or nonprofit youth facility (e.g. Boy or Girl Scout Facility, Youth Community Center, and the like) and are subject to Special Use Permit approval.

Gross Floor Area Definition
The Zoning Code currently includes a definition for Gross Floor Area that is unclear in that it makes reference to both Gross Area calculation, as well as Net Area calculations. Gross Floor Area is defined as the area within the perimeter of the building or structure, whereas Net Floor Area starts with the Gross Floor Area but subtracts ancillary areas such as hallways, stairwells, bathrooms, etc. This distinction is most critical for the calculation of parking requirements. Currently, for parking calculations, the IMC uses a Net Floor Area standard but is labeled as Gross Floor Area in the definitions which is confusing for the public. In an effort to clarify how floor area is calculated when it comes to parking, the Planning Commission recommends amending the definition for Gross Floor Area, adding a definition for Net Floor Area and clarifying which standard to use for various provisions of the Zoning Code.

Signage Regulation Consistency
In 2016 and 2021, when the Downtown/Fairview Heights and Westchester Veterans/Crenshaw Imperial TOD plans were adopted, respectively, the plans did not address signage regulations within the new zoning designations created by the TOD plans. In practice, in order to maintain consistency with existing signage, staff has applied the previous, respective signage regulations.

In order to provide clarity to applicants on signage regulations within the TOD areas, the Planning Commission recommends the applicable signage regulations to be specified in the IMC for the respective TOD zoning regulations for the site locations. Effectively, the signage regulations that apply to the previous zoning designations would now also apply to the new TOD designations.

**GENERAL PLAN CONSISTENCY**
The proposed project is consistent with Inglewood General Plan and specifically supports the following goals:

Land Use Element:
- General: Promotes Inglewood’s image and identity as an independent community within the Los Angeles metropolitan area because having a Zoning Code that is clear
and consistent makes the City of Inglewood an attractive city to live in and conduct business.

- Commercial: Protect local businesses and encourage the importance of maintaining a strong commercial district in the downtown area because by it clarifies inconsistencies in the Zoning Code related to the Downtown design standards and removes extraneous language.

- Downtown Transit-Oriented District
  Goal #2: Downtown is a revitalized yet forward-looking gathering place for the community.

  Policy 2.1: Public Gathering Places. Create public spaces in key locations in the public right-of-way and on privately-owned land. In particular, create a central plaza along Market Street between Florence Avenue and Regent Street and/or in the adjacent parcels suitable for eating, resting and people watching, but also for festivals, concerts and events at special times. By incorporating the outdoor dining regulations into the TOD zones, it removes obstacles towards creating public gathering places.

Environmental Justice Element:
- Goal #1: Residents and stakeholders who are aware of, and effectively participate in, decisions that affect their environment and quality of life.

- Policy EJ-1.1 Ensure that all City activities are conducted in a fair, predictable, and transparent manner because staff has provided public notice of the hearing in compliance with the IMC that allows constituents the opportunity to participate and provide comments.

- Policy EJ-1.2 Provide for clear development standards, rules, and procedures consistent with the General Plan and the City’s vision for its future because by removing ambiguous language from the zoning code, it allows for constituents to read and understand the Code regulations with very little interpretation.

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

ENVIRONMENTAL DETERMINATION
An exemption was prepared in accordance with the California Environmental Quality Act (CEQA), stating that the project will have no significant adverse impact upon the environment (EA-CE-2022-114), a copy of which has been available for review in the Planning Division Office, located on the fourth floor of City Hall. An electronic copy is available by email request at bmccrumby@cityofinglewood.org.
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.

ATTACHMENTS:
Attachment 1: Notice of Exemption
Attachment 2: December 7, 2022 Planning Commission Minutes
Attachment 3: Planning Commission Resolution No. 1944
Attachment 4: Draft Ordinance

PREPARED BY:
Mindy Wilcox, AICP, Planning Manager
Bernard McCrumby Jr., Senior Planner

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

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

CITY MANAGER APPROVAL: Artie Fields, City Manager
NOTICE OF EXEMPTION

Prepared in accordance with California Environmental Quality Act Section No. 15300, and the Inglewood Municipal Code, the following Notice of Exemption is made.

Project Title: Zoning Code Amendment ZCA-2022-005
CEQA Case No: EA-CE-2022-114
Location: Citywide
Zoning: Citywide
Project Sponsor: City of Inglewood
Address: One Manchester Boulevard, Inglewood, CA 90301
Agency Contact: Bernard McCrumby, Senior Planner
Telephone: (310) 412-5230

Project Description

Exempt Status
Categorical Exemption: Section 15061(b)(3)

Reason for Exemption
The proposed ordinance qualifies under the “common sense” CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. CEQA only applies to projects that have the potential for causing a significant effect on the environment - either through a direct impact of reasonably, foreseeable indirect impact.

Signature:
Name: Bernard McCrumby
Title: Senior Planner
Date: November 21, 2022
Inglewood Planning Commission Meeting Minutes
December 7, 2022

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF INGLEWOOD, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF THE
UPDATE TO THE SAFETY ELEMENT OF THE
INGLEWOOD GENERAL PLAN.

Be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Patrick, Rice, Trejo, Shaw-Williams, and
Chairman Springs.

Ms. Wilcox explained the appeal process.

**6B. ZONING CODE AMENDMENT NO. 2022-005 (ZCA-2022-005).**

A public hearing 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.

Mr. Bernard McCrumby, Senior Planner, made the staff presentation.

Chairman Springs asked the Planning Commission if there were any
questions for staff.

Commissioner Rice asked staff a question related to outdoor dining.
   - Mr. McCrumby responded to Commissioner Rice’s question.

Commissioner Trejo asked staff a question related to beauty and
barber schools.
   - Mr. McCrumby responded to Commissioner Trejo’s questions.

Commissioner Shaw-Williams stated her support for facilitating the
operation of beauty/barber schools.

Chairman Springs asked staff questions related to Dwelling units,
specifically ADUs and junior ADUs.
   - Mr. McCrumby answered Chairman Springs’ questions.

Commissioner Rice made a concluding statement to staff in support
of facilitating the operation of beauty/barber schools.

Chairman Springs ask the AT&T Operator if there were any callers
on the line to speak for or against this item, there were none per
the AT&T Operator.

Chairman Springs closed the public hearing and called for a motion.

**MOTION:**

Commissioner Trejo made the motion to affirm categorical exemption
EA-C5-2022-114 and adopt a resolution recommending City Council
adoption of ZCA-2022-005 and was seconded by Commissioner Patrick
that Resolution No. 1944
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL ZONING CODE AMENDMENT ZCA-2022-005 TO MODIFY MISCELLANEOUS REGULATIONS IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE RELATED TO RESIDENTIAL ACCESSORY STRUCTURE, DOWNTOWN INGLEWOOD DEVELOPMENT STANDARD CONSISTENCY, COSMETOLOGY SCHOOLS, LIQUOR STORE STATE CODE REFERENCES, SIGNAGE REGULATION CONSISTENCY, AND FLOOR AREA DEFINITION CITYWIDE.

Be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Patrick, Rice, Trejo Shaw-Williams, and Chairman Springs.

Ms. Wilcox explained there is no appeals process.

(7) NON-PUBLIC HEARING:

7A. DESIGN REVIEW 2022-012 (DR-2022-012).
A non-public hearing to consider Design Review 2022-012 (DR-2022-012) to allow for a new, 5-story, 20-unit multi-family residential building, on C-2(General Commercial)/MU-1A (Mixed-Use 1A Overlay) zoned property at 3209 Imperial Highway.

This Item No.7A has been requested to be postponed by the applicant.

7B. FINAL TRACT MAP NO. 80314-01 (FTM 80314-01).
A non-public hearing to consider Final Tract Map No. 80314-01 (FTM 80314-01) to finalize the subdivision of approximately 281.6 acres of the 298-acre Hollywood Park Specific Plan zoned property at 1050 S. Prairie.

Ms. Wilcox stated that there is no staff presentation but staff is available for any question the Commission may have.

Chairman Springs asked the Planning Commission if there were any questions for staff, there were none, and called for a motion.

MOTION:
Commissioner Shaw-Williams made the motion to adopt the attached resolution for FTM-80314-01 recommending approval of FTM-80314-01 to the Mayor and City Council subject to the 4 conditions and was seconded by Commissioner Rice that Resolution No. 1945

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL A FINAL TRACT MAP NO. 80314-01 FOR THE HOLLYWOOD PARK SPECIFIC PLAN ON AN APPROXIMATELY 281.6 ACRE SITE AT 1050 SOUTH PRAIRIE AVENUE

Be approved.
RESOLUTION NO. 1944

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL ZONING CODE AMENDMENT 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.

(ZONING CODE AMENDMENT ZCA-2022-005)

WHEREAS, the Planning Commission has determined to modify miscellaneous regulations contained in Chapter 12 of the Inglewood Municipal Code; and

WHEREAS, the Planning Commission scheduled a public hearing for the 7th day of December 2022, in the City Council Chambers, Ninth Floor, of City Hall, beginning at 7:00 p.m. to consider Zoning Code Amendment ZCA-2022-005; and

WHEREAS, notice of the time and place of the hearing was given as required by law; and

WHEREAS, the Planning Commission conducted the hearing at the time and place stated and afforded all persons interested in the matter of the proposed amendment to the Inglewood Municipal Code, or in any matter or subject related thereto, an opportunity to address the Planning Commission and be heard and to submit any testimony or evidence in favor or against the proposed Code Amendments; and

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WHEREAS, after taking public testimony and fully considering all the
issues, the Planning Commission determined that Zoning Code Amendment
ZCA-2022-005 should be recommended for approval to the City Council as set
forth herein below.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY
OF INGLEWOOD, CALIFORNIA RESOLVES AS FOLLOWS:

SECTION 1.

The Planning Commission has carefully considered all testimony and
evidence presented in this matter, and being so advised, finds the following:

1. That the proposed miscellaneous amendment supports the intent of the
   Inglewood General Plan in that it:
   a. Promotes Inglewood’s image and identity as an independent
      community within the Los Angeles metropolitan area because having
      a Zoning Code that is clear and consistent makes the City of
      Inglewood an attractive city to live in and conduct business.
   b. Protect local businesses and encourage the importance of
      maintaining a strong commercial district in the downtown because
      by it clarifies inconsistencies in the Zoning Code related to the
      Downtown design standards and removes extraneous language.
   c. Create public spaces in key locations in the public right-of-way and
      on privately-owned land. In particular, create a central plaza along
      Market Street between Florence Avenue and Regent Street and/or in
      the adjacent parcels suitable for eating, resting and people watching,
      but also for festivals, concerts and events at special times. By
      incorporating the outdoor dining regulations into the TOD zones it
      removes obstacles towards creating public gathering places.

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d. Ensure that all City activities are conducted in a fair, predictable, and transparent manner because staff has provided public notice of the hearing in compliance with the IMC that allows constituents the opportunity to participate and provide comments.

e. Provide for clear development standards, rules and procedures consistent with the General Plan and the City’s vision for its future because by removing ambiguous language from the zoning code allows for constituents to read and understand the Code regulations with very little interpretation.

2. The changes to the text of Chapter 12 regarding miscellaneous regulations does not constitute an establishment of unique standards, offering special privilege to a particular individual or group of individuals because the code amendment will apply citywide.

3. That the proposed amendment to modify miscellaneous regulations to the Inglewood Municipal Code is exempt from further review under the California Environmental Quality Act (CEQA), therefore a notice of exemption (EA-CE-2022-114) has been prepared.

SECTION 2.

Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Inglewood, California, hereby recommends approval of Zoning Code Amendment ZCA-2022-005 to the City Council as set forth in Exhibit “A” (City Council Ordinance) attached hereto and made a part thereof.
SECTION 3.

The Secretary of the Planning Commission is hereby instructed to forward a certified copy of this resolution to the City Council as a recommendation of the Planning Commission to approve the proposed amendments to the Inglewood Municipal Code.

Passed, approved and adopted this 7th day of December 2022.

Larry Springs, Chairperson
City Planning Commission
Inglewood, California

ATTEST:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California
ORDINANCE NO. ________


(Revisions are underlined. Strike through lines represent deleted text.)

WHEREAS, on ______________ the Planning Commission conducted a public hearing for this matter and approved Resolution No. ______

entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONING CODE AMENDMENT 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 IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE.

WHEREAS, Resolution No. ________ was presented to the City Council on __________ who then scheduled a public hearing for ________; and,

WHEREAS, notice of the time and place of the hearing was given as required by law; and,
WHEREAS, the City Council conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the proposed amendment to the Inglewood Municipal Code, or in any matter or subject related thereto, an opportunity to appear before the City Council and be heard and to submit any testimony or evidence in favor or against the proposed Code amendments; and,

WHEREAS, after taking public testimony and considering the issues, the City Council determined that certain changes specified herein, should be made to the text of Chapter 12 of the Inglewood Municipal Code; and,

WHEREAS, the City Council has carefully considered all testimony and evidence presented in this matter, and being advised finds as follows:

1. That the proposed miscellaneous amendment does not conflict with and instead supports the intent of the Inglewood General Plan by:
   a. Providing for the orderly development and redevelopment of the City because it clarifies inconsistencies in the Zoning Code and removes extraneous language
   b. Promotes Inglewood’s image and identity as an independent community within the Los Angeles metropolitan area because having a Zoning Code that is clear and consistent makes the City of Inglewood an attractive city to live in and conduct business.

2. The miscellaneous amendment does not constitute an establishment of unique standards, offering special privileges to a particular individual or group of individuals.

3. That the miscellaneous amendment is categorically exempt from the requirements of the California Environmental Quality Act, therefore Notice of Exemption EA-CE-2022-114 has been prepared.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:
SECTION 1.

Section 12-1.30.1 (Cosmetology School) is hereby added to Article 1 (Definitions) of Chapter 12 of the Inglewood Municipal Code is hereby read as follows:

"Cosmetology School" shall mean a type of Trade School licensed by the Board of Barbering and Cosmetology providing technical instruction in the field of cosmetology, barbering, electrology, esthetics, nail care, hair styling and/or skin care. Instruction shall include demonstration, lecture, classroom participation, practicum experience and examinations. Practicum experience may include both student work conducted on mannequins as well as student work on paying customers (by appointment or walk-in) during business hours of the school. Services advertised to the public shall be clearly described as student provided services and a rate schedule shall be posted at all times.

SECTION 2.

The text of Article 1 (Definitions), Section 12-1.51. (Gross Floor Area) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

"Gross Floor Area" shall mean the total floor area within a building or structure, except therefrom inner courts, public areas not usable for rental space (restrooms, hallways, stairs and elevators), and mechanical or electrical equipment rooms when used primarily for lighting, heating or air conditioning the building or structure. Such total area shall be calculated by measuring along the outside dimensions of the exterior surfaces of such building or structure.

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SECTION 3.

The text of Article 1 (Definitions), Section 12-1.54. (Guest House) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

"Guest House" shall mean living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises, and having no kitchen. A guest house may not be rented or otherwise used as a separate dwelling (Except as allowed for a Short Term Rental as defined in Chapter 8, Article 11 of the Inglewood Municipal Code).

SECTION 4.

Section 12-1.79.5 (Net Floor Area) is hereby added to Article 1 (Definitions) of Chapter 12 of the Inglewood Municipal Code to read as follows:

"Net Floor Area" shall mean the total floor area within a building or structure, except therefrom inner courts, public areas not usable for rental space (restrooms, hallways, stairs and elevators), and mechanical or electrical equipment rooms when used primarily for lighting, heating or air conditioning the building or structure.

SECTION 5.

The text of Article 1.1. (General Regulations) Section 12-1.12. (Residential Accessory Structures) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

(e) No accessory structure shall be used for sleeping purposes, and no bathing or showering facilities shall be allowed in any structure accessory to a residence.

(b) Miscellaneous residential yard facilities including, but not limited to, clotheslines, trash can storage areas, refuse enclosures, portable storage sheds, permanent barbecue grills and other comparable accessory facilities and
devices shall not be located within any yard separating a residence from a public street, except within a street side yard that is enclosed behind a wall or opaque fence not less than five feet high.

SECTION 6.

The text of Section 12-18.6 (Accessory Building Covenant), Article 2. ("R-1" One-Family Zone) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

At the discretion of the Director of Planning and Building Department, or designee, with the concurrence of the Superintendent of Building and Safety, any applicant for a building permit to construct an accessory building on the same lot with a dwelling, or an addition to a dwelling, shall execute an agreement whereby the applicant covenants that the proposed structure will not be rented separately as a dwelling unit from the main structure or structures; that it shall not be used as separate living quarters; and that in the event of future resale, exchange, leasing or other transfer of possession of the entire property, no representation will be made by applicant or representatives that said accessory building or addition can be rented as a separate dwelling unit to the dwelling is income producing. Said covenant and agreement shall be recorded in the office of the County Recorder of the County of Los Angeles, which recording shall be accomplished at the applicant's expense and which covenant shall run with the land and be binding upon future owners, lessees, heirs or assigns, and other occupants of the premises involved.

SECTION 7.

The text of Section 12-19.6 (Accessory Building), Article 2.2 ("R-1 ½" Limited Two-Family Zone) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

At the discretion of the Director of Planning and Building Department, or designee, with the concurrence of the Superintendent of Building and
Safety, any applicant for a building permit to construct an accessory building on the same lot with a dwelling, or an addition to a dwelling, shall execute an agreement whereby the applicant covenants that the proposed structure will not be rented separately as a dwelling unit from the main structure or structures; that it shall not be used as separate living quarters; and that in the event of future resale, exchange, leasing or other transfer of possession of the entire property, no representation will be made by applicant or representatives that said accessory building or addition can be rented as a separate dwelling unit, to the dwelling is income-producing. Said covenant and agreement shall be recorded in the office of the County Recorder of the County of Los Angeles, which recording shall be accomplished at the applicant's expense and which covenant shall run with the land and be binding upon future owners, lessees, heirs or assigns, and other occupants of the premises involved.

SECTION 8.

The text of Section 12-20.6 (Accessory Building), Article 3 ("R-2" Limited Multiple-Family Zone) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

At the discretion of the Director of Planning and Building Department, or designee, with the concurrence of the Superintendent of Building and Safety, any applicant for a building permit to construct an accessory building on the same lot with a dwelling, or an addition to a dwelling, shall execute an agreement whereby the applicant covenants that the proposed structure will not be rented separately as a dwelling unit from the main structure or structures; that it shall not be used as separate living quarters; and that in the event of future resale, exchange, leasing or other transfer of possession of the entire property, no representation will be made by applicant or representatives that said accessory building or addition can be rented as a separate dwelling unit, to the dwelling is income-producing. Said covenant and agreement shall
be recorded in the office of the County Recorder of the County of Los Angeles, which recording shall be accomplished at the applicant's expense and which covenant shall run with the land and be binding upon future owners, lessees, heirs or assigns, and other occupants of the premises involved.

SECTION 9.

The text of Section 12.20.6 (Accessory Building), Article 3 ("R-2" Limited Multiple-Family Zone) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

At the discretion of the Director of Planning and Building Department, or designee, with the concurrence of the Superintendent of Building and Safety, any applicant for a building permit to construct an accessory building on the same lot with a dwelling, or an addition to a dwelling, shall execute an agreement whereby the applicant covenants that the proposed structure will not be rented separately as a dwelling unit from the main structure or structures; that it shall not be used as separate living quarters; and that in the event of future resale, exchange, leasing or other transfer of possession of the entire property, no representation will be made by applicant or representatives that said accessory building or addition can be rented as a separate dwelling unit, to the dwelling is income producing. Said covenant and agreement shall be recorded in the office of the County Recorder of the County of Los Angeles, which recording shall be accomplished at the applicant's expense and which covenant shall run with the land and be binding upon future owners, lessees, heirs or assigns, and other occupants of the premises involved.

SECTION 10

The text of Section 12.21.7 (Accessory Building), Article 3 ("R-3" Multiple-Family Zone) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:
At the discretion of the Director of Planning and Building Department, or designee, with the concurrence of the Superintendent of Building and Safety, any applicant for a building permit to construct an accessory building on the same lot with a dwelling, or an addition to a dwelling, shall execute an agreement whereby the applicant covenants that the proposed structure will not be rented separately as a dwelling unit from the main structure or structures; that it shall not be used as separate living quarters; and that in the event of future resale, exchange, leasing or other transfer of possession of the entire property, no representation will be made by applicant or representatives that said accessory building or addition can be rented as a separate dwelling unit to the dwelling is income-producing. Said covenant and agreement shall be recorded in the office of the County Recorder of the County of Los Angeles, which recording shall be accomplished at the applicant's expense and which covenant shall run with the land and be binding upon future owners, lessees, heirs or assigns, and other occupants of the premises involved.

SECTION 11

The text of Section 12·22.6 (Accessory Building), Article 5 ("R·4" Multiple-Family Zone) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

At the discretion of the Director of Planning and Building Department, or designee, with the concurrence of the Superintendent of Building and Safety, any applicant for a building permit to construct an accessory building on the same lot with a dwelling, or an addition to a dwelling, shall execute an agreement whereby the applicant covenants that the proposed structure will not be rented separately as a dwelling unit from the main structure or structures; that it shall not be used as separate living quarters; and that in the event of future resale, exchange, leasing or other transfer of possession of the entire property, no representation will be made by applicant or representatives...
that said accessory building or addition can be rented as a separate dwelling unit to the dwelling is income producing. Said covenant and agreement shall be recorded in the office of the County Recorder of the County of Los Angeles, which recording shall be accomplished at the applicant’s expense and which covenant shall run with the land and be binding upon future owners, lessees, heirs or assigns, and other occupants of the premises involved.

SECTION 12

The text of Article 7 (C-2 Zone), Section 12-24 (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

(12) Off-Site Liquor Sales. Liquor stores and any other business selling distilled spirits (sold for off-site consumption) are prohibited within six hundred feet of any school, public playground or nonprofit youth facility per Section 23789 of the California Business and Professions Code (e.g. Boy or Girl Scout Facility, Youth Community Center, and the like) and are subject to Special Use Permit approval.

SECTION 13.

The text of Article 10.2 (MU-1 Zone), Section 12-31.21. (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

(2) Trade or business schools, adult or proprietary schools, colleges or universities, and the like, subject to Special Use Permit approval.

Exception:

a. Schools teaching such industrial trades as automobile repair, building trades involving the use of machinery, or any other trade involving the operation of fabrication machinery, are prohibited.

SECTION 14.
Section 12-31.23. (Special Downtown Development Standards) is hereby added to Article 10.2 (MU-1) of Chapter 12 of the Inglewood Municipal Code to read as follows:

Section 12-31.23. (Special Downtown Development Standards)

The following provisions are applicable to MU-1 zoned properties.

(1) Roof pitches (lines) that create overly prominent building designs like geodesic domes, A-frames and mansard roofs are prohibited.

(2) Air conditioning units are prohibited from being located on the front façade of a building. They are also prohibited from being located on any other building façade where there is a pedestrian entry.

(3) Permanent window signs shall not exceed twenty percent of the total area of all windows and doors on the front façade. If there is wall signage, the window signage cannot exceed five percent of the total window area. Window signs shall not be placed above the second floor of the building. Window signs must be placed on the interior surface of the window and the lettering must be individually cut. Window signs shall be limited to the business name, hours of operation and identification of the product(s) sold or services offered.

(4) Wall Sign Lettering. For store fronts thirty feet in width or less, the maximum letter height for wall signs shall be twelve inches. For store fronts thirty to sixty feet in width, the maximum letter height for wall signs shall be eighteen inches. For storefronts greater than sixty feet in width, the maximum letter height for wall signs shall be twenty-four inches.

(5) Parking. Downtown Parking as provided in Section 12-44.1. All parking lots must be located at the rear of the building(s). Parking areas shall be separated from the building(s) by a minimum three-foot wide landscaped area. The three-foot wide area shall not be a part of the depth of the parking
space. No parking space can directly abut a building for any new construction
or building addition.

(6) Laminated glass, security film or a mall-style roll-up door shall
be installed to the inside of existing windows or glass doors when a business
proprietor desires to install physical security measures on the street-facing
façade. The laminated glass shall be a minimum of two one-eighth-inch thick
pieces of glass laminated together with a minimum six one-hundredths-inch
thick inner layer. The security film shall be a minimum of four ten-
thousandths inches thick. A mall-style roll-up door must not be visible during
business hours. Metal gates, stored in a wall pocket or similar enclosure so as
not to be visible during business hours, and scissor-style security grilles,
retracted into casing during business hours, may be approved at the discretion
of the Planning Division. Permanent security bars and metal doors are
prohibited.

(7) Awnings and Canopies. Awnings and canopies must adhere to
the following:

(a) They must have a minimum height of eight feet from grade
(sidewalk) and shall not extend from the building façade more than six feet.
The Planning Division and the Public Works Department have the discretion
to reduce the building projection if warranted by circumstances.

(b) They shall have a single color or two-color stripe or motif.
Lettering and trim of an accent color are allowed.

(c) They should not be located higher than the midpoint between
the highest level of the first floor and the window sill of the second floor.

(d) Awnings and canopies shall be aesthetically-compatible with
the building façade.

(9) Use Restrictions and Development Standards for Live-Work
Units.
The use restrictions and development standards applicable to the live-
work units in the MU-1 Zone shall be governed by the applicable City Codes
and the following:

(a) The minimum dwelling unit requirements of Section 12-31 shall
apply to live-work units in new structures.

(b) Unit Size. Five hundred square-foot minimum.

(c) Residential/Commercial Floor Area. A minimum of fifty percent
of a unit must be used for non-residential purposes. Each unit must contain a
minimum residential floor area of two hundred fifty square feet.

(d) On-site laundry facilities are required if the total number of
dwelling units on a site exceeds five.

SECTION 15.

Section 12-31.24 (Downtown Outdoor Restaurant, Public Sidewalk
Standards.) is hereby added to Article 10.2 (MU-1 Zone) of Chapter 12 of the
Inglewood Municipal Code to read as follows:

Section 12-31.24 Downtown Outdoor Restaurant, Public Sidewalk
Standards.

The following provisions are applicable to MU-1 zone properties.

(1) Applicability. Outdoor restaurant uses on the public sidewalk may
be permitted in the MU-1 zone subject to approval by the Permits and Licenses
Committee. Such dining use shall comply with all applicable standards of the

(2) Accessory Use. An outdoor restaurant use on the public sidewalk
shall be conducted as an accessory component to a legally established
restaurant or other food service establishment that is located on a contiguous
parcel.

(3) Barriers. A barrier is an object used to enclose or surround seating
used in conjunction with an outdoor restaurant on the public sidewalk. Semi-
permanent barriers surrounding the area are required. The barriers shall have
a minimum height of twenty-four inches and shall not exceed a height of forty-
two inches (three and one-half feet). Barriers must be constructed and
anchored in a manner required by the City that will complement the
restaurant or food service use. The height of the barrier may be increased to a
maximum of five feet if the portion of above forty-two inches is non-opaque and
made of shatter-resistant glass or plexiglass. Barrier supports and anchors
must comply with standards established by the Public Works Director prior to
installation.

(4) Comprehensive Liability Insurance. Insurance is required to be
provided by the operator, naming the City of Inglewood as additional insured,
with a combined single coverage limit of one million dollars and a general
aggregate coverage of two million dollars. The operator shall submit evidence
of such insurance to the City of Inglewood prior to the issuance of a permit by
the Permits and Licenses Committee.

(5) Enclosure. Portable awnings or umbrellas may be used in
conjunction with an outdoor dining use. There shall be no permanent roofing
or covers. No portion of a portable umbrella shall project more than thirty-
three percent or twenty-four inches (whichever is less) beyond the exterior edge
of a barrier. Portable umbrellas and awnings that project beyond the exterior
dge of the barrier must maintain an unobstructed vertical clearance of seven
feet between the lowest portion of the umbrella and the abutting public
sidewalk.

(6) Fixtures. The restaurant furnishings shall consist of portable
tables, chairs and umbrellas. The design, material and colors used for chairs,
tables, umbrellas, awnings and other fixtures shall complement the
architectural style and colors of the building façade. Lighting may be
permanently affixed to the front façade of the principal building. Lighting
fixtures must complement the style of the building and not be glaring to
motorists or pedestrians on the adjacent right-of-way and shall illuminate only
the outdoor area. Battery or solar powered lamps, candles, decorative torches
and portable heaters located within the floor area of the outdoor dining area
may be permitted.

(7) Hours of Operation. The outdoor restaurant hours of operation
shall be limited to the hours of operation established for the principal
restaurant or food service use.

(8) Location of Outdoor Restaurant. The outdoor restaurant may
extend a distance of no more than six feet or fifty percent into the public
sidewalk area (whichever is less) as measured from the exterior building wall
of the principal restaurant or food service use. The outdoor restaurant must
maintain a minimum five-foot walkway area on the sidewalk for pedestrian
circulation (as measured from the street curb to the edge of the restaurant
barrier). An outdoor restaurant that is located at a street corner must maintain
a minimum ten-foot setback from the street. An outdoor restaurant that is
located adjacent to an alley or driveway must maintain a setback of five feet
from the alley or driveway.

(9) Outdoor Restaurant, Public Sidewalk Application. An application
for an outdoor restaurant use on the public sidewalk shall be made by
submitting a completed Permits and Licenses Application. The Permits and
Licenses Application shall be accompanied by two sets of schematic drawings
(public sidewalk site plan) that specifies the following objects that are located
directly adjacent to the principal restaurant building/property: sidewalk
dimensions, location of street trees, utility and street light poles, curb
breaks/driveways, fire hydrants, proposed outdoor seating configuration,
proposed outdoor lighting, proposed outdoor barrier(s), proposed outdoor
heaters and all other proposed fixtures for the outdoor restaurant.
(a) The Planning Division shall review one set of schematic plans to determine compliance with applicable land use/zoning code provisions and review issues and considerations that include lighting, aesthetic elements, the location, dimensions, landscaping, seating, tables, umbrellas, and any other design elements.

(b) The Public Works Department shall review one set of schematic plans to determine compliance with applicable public right-of-way code provisions that include the public sidewalk, other encroachment considerations, location of bus benches, public streetlights, restaurant barrier anchors, and related public right-of-way issues.

(10) Parking Requirements. No additional parking shall be required for an outdoor restaurant use that does not have an outdoor dining area in excess of three hundred square feet. Applicable restaurant parking standards will apply to outdoor restaurants with outdoor dining areas in excess of three hundred square feet.

(11) Prohibited Outdoor Restaurant Uses. The outdoor restaurant use shall not include any use that involves entertainment, dancing, videos, arcades, games or any use determined by the Planning Division to interfere with the public health, safety and welfare unless all other applicable code sections including the C-1 standards are adhered to. Outdoor cooking, preparation, packaging or storage of food is not permitted. A Special Use Permit is required for outdoor live entertainment and dancing, as well as adherence to all applicable Inglewood Municipal Code provisions, including, but not limited to, the Inglewood Municipal Code Noise Regulations.

(12) Trash Receptacles and Maintenance Considerations. The outdoor restaurant operator shall obtain approval from the Public Works Department and Recreation, Parks and Community Services Department for outdoor refuse receptacles associated with the outdoor restaurant. The outdoor restaurant
operator is responsible for complying with all applicable City and County
health, safety and cleanliness standards. The outdoor restaurant operator
shall be responsible for the continued daily maintenance and upkeep of the
area used for the outdoor restaurant and shall remove litter and debris daily
in and around the outdoor dining area and from any portion of the public
sidewalk in front of the business.

(13) Revocation. The Permits and Licenses Committee may revoke at
any time an outdoor restaurant permit if it is determined that continued
operation of the sidewalk restaurant is detrimental to the public interest or
the Permittee is in violation of any conditions of the permit.

(14) Term. The term of the outdoor restaurant on the public sidewalk
permit shall be renewed annually.

(15) Additional Standards. The Permits and Licenses Committee may
require additional conditions and standards beyond the standards established
in Section 12-31.24 if deemed necessary to ensure that the outdoor restaurant
is viable and protects the public health and safety.

SECTION 16.

Section 12-31.48. (Special Downtown Development Standards) is hereby
added to Article 10.7 (H-C Zone) of Chapter 12 of the Inglewood Municipal
Code to read as follows:

(2) Trade or business schools, adult or proprietary schools, colleges or
universities, and the like, subject to Special Use Permit approval.

Exception:

a. Schools teaching such industrial trades as automobile repair,
building trades involving the use of machinery, or any other trade
involving the operation of fabrication machinery, are prohibited.
SECTION 17.

Section 12-31.48. (Special Downtown Development Standards) is hereby added to Article 10.7 (H-C Zone) of Chapter 12 of the Inglewood Municipal Code to read as follows:

The following provisions are applicable to H-C zoned properties.

(1) Roof pitches (lines) that create overly prominent building designs like geodesic domes, A-frames and mansard roofs are prohibited.

(2) Air conditioning units are prohibited from being located on the front façade of a building. They are also prohibited from being located on any other building façade where there is a pedestrian entry.

(3) Permanent window signs shall not exceed twenty percent of the total area of all windows and doors on the front façade. If there is wall signage, the window signage cannot exceed five percent of the total window area. Window signs shall not be placed above the second floor of the building. Window signs must be placed on the interior surface of the window and the lettering must be individually cut. Window signs shall be limited to the business name, hours of operation and identification of the product(s) sold or services offered.

(4) Wall Sign Lettering. For storefronts thirty feet in width or less, the maximum letter height for wall signs shall be twelve inches. For storefronts thirty to sixty feet in width, the maximum letter height for wall signs shall be eighteen inches. For storefronts greater than sixty feet in width, the maximum letter height for wall signs shall be twenty-four inches.

(5) Parking. Downtown Parking as provided in Section 12-44.1. All parking lots must be located at the rear of the building(s). Parking areas shall be separated from the building(s) by a minimum three-foot wide landscaped area. The three-foot wide area shall not be a part of the depth of the parking
space. No parking space can directly abut a building for any new construction
or building addition.

(6) Laminated glass, security film or a mall-style roll-up door shall
be installed to the inside of existing windows or glass doors when a business
proprietor desires to install physical security measures on the street-facing
façade. The laminated glass shall be a minimum of two one-eighth-inch thick
pieces of glass laminated together with a minimum six one-hundredths-inch
thick inner layer. The security film shall be a minimum of four ten-
thousandths inches thick. A mall-style roll-up door must not be visible during
business hours. Metal gates, stored in a wall pocket or similar enclosure so as
not to be visible during business hours, and scissor-style security grilles,
retracted into casing during business hours, may be approved at the discretion
of the Planning Division. Permanent security bars and metal doors are
prohibited.

(7) Awnings and Canopies. Awnings and canopies must adhere to
the following:

(a) They must have a minimum height of eight feet from grade
(sidewalk) and shall not extend from the building façade more than six feet.
The Planning Division and the Public Works Department have the discretion
to reduce the building projection if warranted by circumstances.

(b) They shall have a single color or two-color stripe or motif.
Lettering and trim of an accent color are allowed.

(c) They should not be located higher than the midpoint between
the highest level of the first floor and the window sill of the second floor.

(d) Awnings and canopies shall be aesthetically-compatible with
the building façade.

(8) Use Restrictions and Development Standards for Live-Work
Units in the H-C Zone. The use restrictions and development standards
applicable to live-work units in the H-C Zone shall be governed by the
applicable City Codes and the following:

(a) The minimum dwelling unit requirements of Section 12-6 shall
apply to live-work units in new structures.

(b) Unit Size. Five hundred square-foot minimum.

(c) Residential/Commercial Floor Area. A minimum of fifty percent
of a unit must be used for non-residential purposes. Each unit must contain a
minimum residential floor area of two hundred fifty square feet.

(d) On-site laundry facilities are required if the total number of
dwelling units on a site exceeds five.

SECTION 18.

Section 12-31.48 (Downtown Outdoor Restaurant, Public Sidewalk
Standards) is hereby added to Article 10.7 (H-C Zone) of Chapter 12 of the
Inglewood Municipal Code to read as follows:

Section 12-31.48 Downtown Outdoor Restaurant, Public Sidewalk
Standards.

The following provisions are applicable to H-C zone properties.

(1) Applicability. The outdoor restaurant uses on the public sidewalk
may be permitted in the H-C zone subject to approval by the Permits and
Licenses Committee. Such dining use shall comply with all applicable

(2) Accessory Use. An outdoor restaurant use on the public sidewalk
shall be conducted as an accessory component to a legally established
restaurant or other food service establishment that is located on a contiguous
parcel.

(3) Barriers. A barrier is an object used to enclose or surround seating
used in conjunction with an outdoor restaurant on the public sidewalk. Semi-
permanent barriers surrounding the area are required. The barriers shall have
a minimum height of twenty-four inches and shall not exceed a height of forty-two inches (three and one-half feet). Barriers must be constructed and anchored in a manner required by the City that will complement the restaurant or food service use. The height of the barrier may be increased to a maximum of five feet if the portion of above forty-two inches is non-opaque and made of shatter-resistant glass or plexiglass. Barrier supports and anchors must comply with standards established by the Public Works Director prior to installation.

(4) Comprehensive Liability Insurance. Insurance is required to be provided by the operator, naming the City of Inglewood as additional insured, with a combined single coverage limit of one million dollars and a general aggregate coverage of two million dollars. The operator shall submit evidence of such insurance to the City of Inglewood prior to the issuance of a permit by the Permits and Licenses Committee.

(5) Enclosure. Portable awnings or umbrellas may be used in conjunction with an outdoor dining use. There shall be no permanent roofing or covers. No portion of a portable umbrella shall project more than thirty-three percent or twenty-four inches (whichever is less) beyond the exterior edge of a barrier. Portable umbrellas and awnings that project beyond the exterior edge of the barrier must maintain an unobstructed vertical clearance of seven feet between the lowest portion of the umbrella and the abutting public sidewalk.

(6) Fixtures. The restaurant furnishings shall consist of portable tables, chairs and umbrellas. The design, material and colors used for chairs, tables, umbrellas, awnings and other fixtures shall complement the architectural style and colors of the building façade. Lighting may be permanently affixed to the front façade of the principal building. Lighting fixtures must complement the style of the building and not be glaring to
motorists or pedestrians on the adjacent right-of-way and shall illuminate only
the outdoor area. Battery or solar powered lamps, candles, decorative torches
and portable heaters located within the floor area of the outdoor dining area
may be permitted.

(7) Hours of Operation. The outdoor restaurant hours of operation
shall be limited to the hours of operation established for the principal
restaurant or food service use.

(8) Location of Outdoor Restaurant. The outdoor restaurant may
extend a distance of no more than six feet or fifty percent into the public
sidewalk area (whichever is less) as measured from the exterior building wall
of the principal restaurant or food service use. The outdoor restaurant must
maintain a minimum five-foot walkway area on the sidewalk for pedestrian
circulation (as measured from the street curb to the edge of the restaurant
barrier). An outdoor restaurant that is located at a street corner must maintain
a minimum ten-foot setback from the street. An outdoor restaurant that is
located adjacent to an alley or driveway must maintain a setback of five feet
from the alley or driveway.

(9) Outdoor Restaurant, Public Sidewalk Application. An application
for an outdoor restaurant use on the public sidewalk shall be made by
submitting a completed Permits and Licenses Application. The Permits and
Licenses Application shall be accompanied by two sets of schematic drawings
(public sidewalk site plan) that specifies the following objects that are located
directly adjacent to the principal restaurant building/property: sidewalk
dimensions, location of street trees, utility and street light poles, curb
breaks/driveways, fire hydrants, proposed outdoor seating configuration,
proposed outdoor lighting, proposed outdoor barrier(s), proposed outdoor
heaters and all other proposed fixtures for the outdoor restaurant.
(a) The Planning Division shall review one set of schematic plans to
determine compliance with applicable land use/zoning code provisions and
review issues and considerations that include lighting, aesthetic elements, the
location, dimensions, landscaping, seating, tables, umbrellas, and any other
design elements.

(b) The Public Works Department shall review one set of schematic
plans to determine compliance with applicable public right-of-way code
provisions that include the public sidewalk, other encroachment
considerations, location of bus benches, public streetlights, restaurant barrier
anchors, and related public right-of-way issues.

(10) Parking Requirements. No additional parking shall be required for
an outdoor restaurant use that does not have an outdoor dining area in excess
of three hundred square feet. Applicable restaurant parking standards will
apply to outdoor restaurants with outdoor dining areas in excess of three
hundred square feet.

(11) Prohibited Outdoor Restaurant Uses. The outdoor restaurant use
shall not include any use that involves entertainment, dancing, videos,
arcades, games or any use determined by the Planning Division to interfere
with the public health, safety and welfare unless all other applicable code
sections including the H-C standards are adhered to. Outdoor cooking,
preparation, packaging or storage of food is not permitted. A Special Use
Permit is required for outdoor live entertainment and dancing, as well as
adherence to all applicable Inglewood Municipal Code provisions, including,
but not limited to, the Inglewood Municipal Code Noise Regulations.

(12) Trash Receptacles and Maintenance Considerations. The outdoor
restaurant operator shall obtain approval from the Public Works Department
and Recreation, Parks and Community Services Department for outdoor refuse
receptacles associated with the outdoor restaurant. The outdoor restaurant
operator is responsible for complying with all applicable City and County
health, safety and cleanliness standards. The outdoor restaurant operator
shall be responsible for the continued daily maintenance and upkeep of the
area used for the outdoor restaurant and shall remove litter and debris daily
in and around the outdoor dining area and from any portion of the public
sidewalk in front of the business.

(13) Revocation. The Permits and Licenses Committee may revoke at
any time an outdoor restaurant permit if it is determined that continued
operation of the sidewalk restaurant is detrimental to the public interest or
the Permittee is in violation of any conditions of the permit.

(14) Term. The term of the outdoor restaurant on the public sidewalk
permit shall be renewed annually.

(15) Additional Standards. The Permits and Licenses Committee may
require additional conditions and standards beyond the standards established
in Section 12-31.48 if deemed necessary to ensure that the outdoor restaurant
is viable and protects the public health and safety.

SECTION 19.

The text of Article 17.5 (Sports and Entertainment Overlay Zone),
Section 12-38.96.1. (Parking Requirements) of Chapter 12 of the Inglewood
Municipal Code is hereby modified to read as follows:

The aggregate amount of off-street parking spaces provided and maintained
in connection with each of the following uses shall be not less than the
following, except as may be reduced through the application of shared parking
permitted by Section 12-38.96.2:

(A) Event Center Structure. One parking space for each five seats in the
arena, inclusive of any temporary seating capacity, plus one space for each
three hundred square feet of gross net floor area of professional office.
(B) Event Center Supporting Structures. Sixty parking spaces, plus one additional parking space for each additional four hundred square feet of gross net floor area in excess of fourteen thousand square feet of gross net floor area, based on the combined gross net floor area of all uses within the Event Center Supporting Structures.

(C) Hotel. Two parking spaces, plus one parking space for each bedroom or other room that can be used for sleeping purposes up to ninety rooms, plus one parking space for each additional two bedrooms or other rooms that can be used for sleeping purposes in excess of ninety rooms.

(D) No additional parking shall be required for any other uses within the Event Center Structure described in Section 12-38.91(B) or any Infrastructure and Ancillary Structures and Uses described in Section 12-38.91(D).

SECTION 20.

The text of Article 19 (Parking Regulations), Section 12-44 (Commercial Parking Requirements.) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Section 12-44. Commercial Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a Transit Oriented Development Plan Area:

(1) General Business, Retail or Wholesale.

(a) For facilities not larger than eighteen thousand square feet in floor area: one parking space for each three hundred square feet of gross net floor area.

(b) For facilities larger than eighteen thousand square feet in floor area: sixty parking spaces, plus one parking space for each additional four
hundred square feet of gross net floor area in excess of eighteen thousand
square feet of floor area.

(2) Offices, Business and Professional, Other Than Medical and
Dental. One space for each three hundred square feet of gross net floor area.

(3) Other Uses.

(a) Auction Houses. One space for each three hundred square feet
of gross net floor area.

(b) Automobile Repair Garages. One space for each three hundred
square feet of gross net floor area plus one parking space per service bay.

(c) Bakeries, Confectioneries, Take-out Restaurants, and the Like,
Where the Food is not Consumed on the Premises. One parking space for each
three hundred square feet of gross net floor area.

(d) Banks, Savings-and-loans, or Check-Cashing Stores. One space
for each one hundred fifty square feet of gross net floor area.

(f) Health Clubs and Studios for Music, Dance, Martial Arts and
Similar Activities. One parking space for each one hundred fifty square feet of
gross net floor area.

(h) Lumber or Building Material Sales. One parking space for each
three hundred square feet of gross net floor area in offices and indoor sales
area, plus one space for each two thousand square feet of gross site area.

(i) Markets. Food and Liquor Stores. One space for each one
hundred fifty square feet of gross net floor area.

(j) Medical, Dental or Optical Offices, Outpatient Clinics,
Acupressure and Therapeutic Treatment Clinics. One parking space for each
two hundred square feet of gross net floor area.

Exception: for kidney dialysis treatment facilities only, one parking
space for each three hundred square feet of gross net floor area.
(k) Mortuaries and Wedding Chapels. One parking space for each four hundred square feet of gross net floor area or one space for each seventy-five square feet of chapel or other assembly room floor area, whichever is greater.

(n) Restaurants, Bars and Cafés. One parking space for each one hundred fifty square feet of gross net floor area.

(o) Service Shops (printing, cleaning, repair and the like). One parking space for each three hundred square feet of gross net floor area.

(q) Shopping Centers.

1. For centers less than three thousand square feet in floor area: one parking space for each one hundred fifty square feet of gross net floor area.

2. For centers between three thousand square feet and fourteen thousand square feet in floor area: twenty parking spaces, plus one additional parking space for each additional two hundred seventy-five square feet of gross net floor area in excess of three thousand square feet of floor area.

3. For centers larger than fourteen thousand square feet in floor area: sixty parking spaces, plus one additional parking space for each additional four hundred square feet of gross net floor area in excess of fourteen thousand square feet of floor area.

(s) Night clubs, discos and other forms of live entertainment conducted in conjunction with existing establishments like restaurants, bars and the like. One parking space for each seventy-five square feet of gross net floor area. Night clubs, discos and other forms of live entertainment conducted not in conjunction with existing establishments like restaurants, bars and the like must provide one parking space for each thirty-five square feet of gross net floor area.
SECTION 21.

The text of Article 19 (Parking Regulations), Section 12.45 (Industrial and Storage Parking Requirements) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a Transit Oriented Development Plan Area:

1. Industrial Buildings, Warehouses, Freight Delivery Facilities and the Like (excluding office floor area).
   2. For facilities less than five thousand square feet in total floor area:
      one parking space for each five hundred square feet of gross net floor area.
   3. For facilities between five thousand square feet and fifteen thousand square feet in total floor area: ten parking spaces, plus one additional parking space for each additional two thousand square feet of gross net floor area in excess of five thousand square feet of floor area.
   4. (c) For facilities larger than fifteen thousand square feet in total floor area: fifteen parking spaces, plus one additional parking space for each additional one thousand five hundred square feet of gross net floor area in excess of fifteen thousand square feet of floor area.

2. Detached Accessory Storage Buildings (without manufacturing facilities, office facilities and/or restroom facilities, and not constituting more than twenty-five percent of the total floor area on the site). One parking space for each one thousand five hundred square feet of gross net floor area.

3. Self-Storage Facilities (when specifically designed for the storage of personal household items and the like, and specifically designed so as not to be convertible to other industrial uses). One parking space for each two thousand square feet of gross net floor area.
SECTION 22.

The text of Article 19 (Parking Regulations), Section 12-46 (Institutional Parking Requirements) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

The aggregate amount of off-street automobile parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a Transit Oriented Development Plan Area:

(2) Schools.

(a) Elementary or Junior High Schools. Two parking spaces plus either one and one-half parking spaces per classroom, or one parking space for each four hundred square feet of total net floor area in classrooms, assembly rooms or other instructional facilities, whichever is greater.

(b) High Schools. Seven parking spaces per each classroom, or one parking space for each one hundred square feet of total net floor area in classrooms, assembly rooms or other instructional facilities (excluding physical education facilities), whichever is greater.

(c) Colleges, Adult Schools, Trade Schools and the Like. One parking space for each fifty square feet of total net floor area in classrooms, assembly rooms, seminar or counseling rooms or other instructional facilities (excluding physical educational facilities) plus one parking space for each three hundred square feet of net office floor area.

(3) Churches. One parking space for each seventy-five square feet of gross net floor area in chapels or assembly seating area, including any adjacent rooms that may be combined with the chapel or seating area, plus one parking space for each four hundred square feet of all other floor area in all buildings.
(4) Hospitals, General. Two parking spaces for each bed, or one
parking space for each three hundred square feet of gross net floor area for all
facilities, whichever is greater. Not less than ten percent of parking spaces
provided for outpatient services shall be handicapped parking spaces per
Section 12-57 of this Article.

(7) Small Group Counseling/Tutoring Facilities. One parking space
for each three hundred square feet of total net floor (excluding hallways,
restrooms and other non-load areas).

(8) Large Group Counseling/Tutoring Facilities. One parking space
for each one hundred fifty square feet of total net floor area (excluding
hallways, restrooms and other non-load areas).

SECTION 23.

The text of Article 19 (Parking Regulations), Section 12-47 (Recreation
Parking Requirements.) of Chapter 12 of the Inglewood Municipal Code is
hereby modified to read as follows:

The aggregate amount of off-street parking spaces provided in
connection with each of the following uses shall be not less than the following,
except as provided for properties located within a Transit Oriented
Development Plan Area:

(3) Arcades, Game, Film or Video. One parking space for each fifty square
feet of gross net floor area.

(3a) Arcades, games, film or video for children twelve years of age and
younger. One parking space for each one hundred fifty square feet of gross net
floor area.

(5) Card Clubs, Social and Fraternal Clubs. One parking space for each
fifty square feet of gross net floor area, excluding kitchens, for facilities not
exceeding twenty-five thousand square feet in area; and one parking space for
each seventy-five square feet of gross net floor area for any floor area in excess
of twenty-five thousand square feet.

(9) Pool or Billiard Halls. One parking space for each one hundred fifty
square feet of gross net floor area.

SECTION 18.

The text of Article 23 (Signage Regulations), Section 12-77.3 (C-1, CC,
and R-M Zones) of Chapter 12 of the Inglewood Municipal Code is hereby
modified to read as follows:

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Section 12-77.3. H-C, MU-1 C-1, CC, and R-M Zones.

The following regulations shall apply to the C-1 (Limited Commercial), CC
(Civic Center), H-C (Historic Core), MU-1 (Mixed-Use 1) and R-M (Residential-
Medical) Zones:

(C) Pole signs, projecting signs and roof signs are not permitted, in
the C-1, CC, and R-M Zones.

SECTION 19.

The text of Article 23 (Signage Regulations), Section 12-77.4 (C-2 and C-
3 Zones) of Chapter 12 of the Inglewood Municipal Code is hereby modified to
read as follows:

Section 12-77.4. MU-1A, MU-2, MU-2A, MU-3, MU-4, MU-A, MU-C, C-
N, C-2 and C-3 Zones.

The following regulations shall apply to the MU-1A (Mixed-Use 1
Overlay), MU-2 (Mixed-Use 2), MU-2A (Mixed-use 2A), MU-3 (Mixed-Use 3),
MU-4 (Mixed-Use 4), MU-A (Mixed-Use Arts Cluster), MU-C (Mixed-Use
Corridor), C-N (Commercial Neighborhood), C-2 (General Commercial) and C-
3 (Heavy Commercial) Zones:

SECTION 20.
The text of Article 23 (Signage Regulations), Section 12-77.7 (M-1 and M-2 Zones.) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Section 12-77.7. A-C, M-1 and M-2 Zones.

The following regulations shall apply to the A-C (Airport Campus), M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) Zones:

SECTION 21.

The City Clerk shall certify to the passage and adoption of this ordinance and to its approval by the City Council and shall cause the same to be published in accordance with the City Charter and thirty days from the final passage and adoption, this ordinance shall be in full force and effect.

This ordinance to amend Chapter 12 of the IMC, to modify miscellaneous zoning regulations, is passed, approved and adopted by the City Council of the City of Inglewood this ________ day of __________ 2022.

JAMES T. BUTTS
MAYOR OF THE CITY OF INGLEWOOD, CALIFORNIA

Attest:

AISHA L. THOMPSON
CITY CLERK
(SEAL)