DATE: June 13, 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 June 27, 2023, at 2:00 p.m., to consider Zoning Code Amendment 23-00001 (ZCA-23-00001) to modify Chapter 12 of the Inglewood Municipal Code to permit automated car wash facilities in the MU-C (Mixed-Use Corridor) Zone.

BACKGROUND:
In December 2021, the Crenshaw/Imperial Transit Oriented Development Plan and Design Guidelines was adopted to revitalize neighborhoods, maximize transit ridership, and create benefits for the local public. The MU-C (Mixed-Use Corridor) zone was established in the Crenshaw/Imperial TOD, which provides for a range of uses that accommodate a pedestrian-friendly transit-oriented district and streets with high automobile volumes. The MU-C zone allows uses such as dwelling units, live-work units, retail, schools, medical offices and more.

On January 11, 2023, an application was submitted by Winston Liu for a Code Amendment to permit automated car wash facilities in the MU-C zone, as they are currently unpermitted in all zones of the City as standalone uses.

On May 3, 2023, the Planning Commission considered the draft ordinance and approved Resolution No. 1956 recommending approval of ZCA-23-00001 to modify Chapter 12 of the Inglewood Municipal Code to permit automated car wash facilities in the MU-C (Mixed-Use Corridor) zone.

DISCUSSION:
The Planning Commission considered background of the MU-C zone in all TOD zones, IMC regulations for car washes ancillary to service stations, and findings from seven (7) surveyed cities and their car wash regulations. Based on the information presented by staff, the Planning Commission recommended to City Council the following regulations for standalone car washes:

- **Special Use Permit (SUP) required.** The SUP will allow the City to mitigate, eliminate, or prevent adverse effects by the use if permitted. This will encourage the development and maintenance of quality car washes in the City.
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- **Minimum lot size of 26,000 square-feet.** This will allow the City to maintain a general lot size and prevent car washes from being permitted on small lots that may be closer to residential zoned properties.
- **Hours of Operation 8:00 am to 7:00 pm.** This will allow the City to prevent any noise concerns if a car wash is permitted.
- **Distance from Residential.** When adjacent to residential uses, vacuum equipment must be at minimum 50 feet away from any R zoned property. This limitation is proposed in order to mitigate any noise concerns that may arise when a car wash is located near residential areas.
- **Distance Separation.** A car wash facility shall not be permitted within 1,500 feet of another car wash facility, measured from property line to property line. This requirement would prevent an over proliferation of car washes in the MU-C zone.

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

**COMMISSION COMMENTS AND RECOMMENDATIONS:**

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

**DESCRIPTION OF ANY ATTACHMENTS:**
None.

**PREPARED BY:**
Mindy Wilcox, AICP, Planning Manager
Bernard McCrumby Jr., Senior Planner
Christine Rivera, Assistant Planner

**COUNCIL PRESENTER:**
Mindy Wilcox, AICP, Planning Manager
APPROVAL VERIFICATION SHEET

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

CITY MANAGER APPROVAL: Artie Fields, City Manager