DATE: June 27, 2023

TO: Mayor and Council Members

FROM: Economic and Community Development Department


RECOMMENDATION:
It is recommended that the Mayor and Council Members conduct a public hearing to consider Zoning Code Amendment 23-00001 and take the following actions:

1) Affirm Categorical Exemption (EA-CE-2023-013); and
2) Introduce an Ordinance approving 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 2016 and 2021, Transit Oriented Development (TOD) Plans and Design Guidelines were adopted by the City Council to revitalize neighborhoods, maximize transit ridership, and create benefits for the local public. The MU-C (Mixed-Use Corridor) Zone was established in the TOD plans, which provide 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 Zone.

On June 13, 2023, the City Council set a public hearing for June 27, 2023, to consider the Zoning Code Amendment.

DISCUSSION:
Currently, the Inglewood Municipal Code (IMC) only permits automated car washes ancillary to service stations with a Special Use Permit. There are two car washes ancillary to service stations and seven legal non-conforming existing car washes that are not ancillary to service stations in the
City. The MU-C Zone can typically be found on main thoroughfares throughout the City, including Imperial Highway, La Brea Avenue, Centinela Avenue, and Manchester Boulevard. The MU-C zone typically abuts residentially zoned properties, such as the R-2 and R-3 Zones in the Crenshaw/Imperial TOD, the R-3 and R-4 Zones in the Downtown TOD, and the R-4 Zone in the Westchester/Veterans TOD.

As a point of reference, to evaluate appropriate regulations of car washes, staff conducted a survey of seven (7) cities within the Los Angeles region on automated car wash facilities. As a result of the survey, staff found that seven (7) cities require a Special Use Permit and four (4) cities regulate the hours of operation.

Based on staff’s analysis of current code regulations and the operational characteristics of automated car wash facilities, the Planning Commission determined that permitting and conditioning automated car wash facilities in the MU-C Zone would provide an added benefit to residents and visitors.

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

- **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.
- **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.
- **Distance Separation.** A car wash facility shall not be permitted within 1,500 feet of another car wash facility, as measured from property line to property line. This requirement is intended to prevent an over proliferation of car washes in the MU-C Zone.
- **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.
- **Hours of operation from 8:00 am to 7:00 pm.** This will allow the City to prevent any night time noise concerns if a car wash is permitted.

**General Plan Consistency**

The proposed zoning code amendment is consistent with the General Plan in that by permitting automated car wash facilities in the MU-C Zone, it does the following:

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 MU-C Zone;

2) helps promote economic development and employment opportunities for the City’s residents by responding to changing economic conditions because the allowance of
automated car wash facilities in the MU-C Zone will allow businesses to develop and improve their site; and
3) it creates and maintains healthy economic conditions within the City because it allows current automated car wash facilities to improve their businesses and make their surrounding neighborhoods look pleasing to the community.

Active Transportation Plan Consistency
The proposed zoning code amendment is consistent with the Inglewood Active Transportation Plan in that by permitting automated car wash facilities in the MU-C Zone, it does the following:
1) Achieves a safe, comfortable, and attractive pedestrian environment for people of all ages and abilities by allowing existing automated car wash facilities to improve the look of their businesses; and
2) sustains on-going practices of existing automated car wash facilities and would allow the potential for new car wash facilities, if needed, within the City.

Energy and Climate Action Plan Consistency
The proposed zoning code amendment is consistent with the Energy and Climate Action Plan in that by permitting automated car wash facilities in the MU-C Zone, it will reduce consumption and waste of water by allowing for a car wash option in the City.

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 was prepared in accordance with the California Environmental Quality Act (CEQA) stating that the project is exempt from further environmental review (EA-CE-2023-013), a copy of which has been available for review in the First Floor Lobby of City Hall. An electronic copy is available by email request to bmccrumby@cityofinglewood.org.

COMMISSION COMMENTS AND RECOMMENDATION:
Recommended for approval by the Planning Commission on May 3, 2023 pursuant to Resolution No. 1956.

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

DESCRIPTION OF ATTACHMENTS:
Attachment 1: Notice of Exemption
Attachment 2: May 3, 2023 Planning Commission Minutes Excerpt
Attachment 3: Planning Commission Resolution No. 1956
Attachment 4: Draft Ordinance
Mayor and Council Members
Public Hearing for ZCA-23-00001
June 27, 2023

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

COUNCIL PRESENTER:
Mindy Wilcox, AICP, Planning Manager
NOTICE OF EXEMPTION

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

Project Title: Zone Code Amendment 23-00001 (ZCA-23-00001)
CEQA Case No.: EA-CE-2023-013
Location: Citywide
Zoning: MU-C (Mixed-Use Corridor)
Project Sponsor: Wilson Liu representing the Owner
Address: Citywide
Agency Contact: Bernard McCrumby, Senior Planner
Telephone: (310) 412-5230

Project Description
A Zoning Code Amendment 23-00001 (ZCA-23-00001) to permit Automated Car Wash Facilities in the MU-C (Mixed-Use Corridor) Zone citywide.

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 or reasonably, foreseeable indirect impact. The proposed ordinance does not have that possibility as it clarifies existing height regulations.

Signature: [Signature]
Name: Bernard McCrumby
Title: Senior Planner
Date: March 1, 2023
6A. ZONING CODE AMENDMENT NO. 23-00001 (ZC-23-00001): A continued public hearing to consider an application by Winston Liu for a Zoning Code Amendment to allow Automated Car Wash facilities in the MU-C (Mixed-Use Corridor) zone as standalone uses (not ancillary to a service station).

Ms. Christine Rivera, Assistant Planner, made the staff presentation.

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

Commissioner Rice asked staff—
• Asked if 1500 foot radius includes any carwashes?
  - Ms. Rivera responded to Commissioner Rice’s question.

Chairman Springs asked the applicant to come forward to address the Planning Commission and speak about their project.

Mr. Tom Lau, representing the applicant addressed the Commissioners.

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

Commissioner Patrick asked the applicant -
• Asked Mr. Lau if he had a particular area in mind?
  - Mr. Lau responded to Commissioner Patrick’s question.

Chairman Springs opened the public hearing to the audience to speak either for or against this project.

FOR / AGAINST:
None.

Chairman Springs closed the public hearing and asked if there were any further questions from the Planning Commission

Commissioner Trejo asked staff -
• If this is approved will Mr. Lau have to go through the special use permit process?
  - Ms. Rivera responded to Commissioner Trejo’s question.

Commissioner Shaw-Williams asked staff -
• Does he have an existing Car Wash?
  - Ms. Rivera responded to Commissioner Shaw-Williams’ question.
Commissioner Trejo made a statement to clarify that they are adopting the zoning code amendment that would permit these car wash facilities in the mixed-use corridor zone and if this is approved Mr. Lau would have to go through the special use permit process.

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

**MOTION:**
Commissioner Trejo motioned to affirm categorical exemption EA-CE-2023-013 and adopt the attached resolution approving ZCA-23-00001 and was seconded by Commissioner Shaw-Williams that Resolution No. 1956

```plaintext
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-23-00001 TO PERMIT
AUTOMATED CAR WASH FACILITIES IN THE MU-C
MIXED-USE CORRIDOR) ZONE, CITYWIDE.
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Be approved.

The motion was carried by the following roll call vote:

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

There is no appeal process.
RESOLUTION NO. 1956

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-23-00001 TO PERMIT AUTOMATED CAR WASH FACILITIES IN THE MU-C (MIXED-USE CORRIDOR) ZONE, CITYWIDE.

(Zoning Code Amendment ZCA-23-00001)

WHEREAS, on January 11, 2023, an application was submitted by Winston Liu, to permit automated car wash facilities in the MU-C (Mixed-Use Corridor) zone, Citywide; and,

WHEREAS, a Planning Commission meeting was scheduled for May 3, 2023; 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 Code Amendment to the Inglewood Municipal Code, or in any matter or subject related thereto, an opportunity to appear before the Planning Commission 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 fully considering all the issues, the Planning Commission continued the hearing to May 3, 2023, to allow staff time to consider a separation distance requirement; and,

WHEREAS, on May 3, 2023 the Planning Commission conducted the continued hearing for the zoning code amendment.

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

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

SECTION 1.

1. That the proposed amendment to permit automated car wash facilities in the MU-C zone is consistent with the Crenshaw/Imperial TOD goals, Westchester/Veterans TOD goals, Downtown and Fairview Heights TOD, Commercial, Industrial, and Commercial Residential land use designations and supports the intent of the Inglewood General Plan, Active Transportation Plan and Energy and Climate Action Plan in that it:

a. 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 MU-C zone.

b. Helps promote economic development and employment opportunities for the City's residents by responding to changing economic conditions because the allowance of automated car wash facilities in the MU-C zone will allow businesses to develop and improve their site.

c. It creates and maintains healthy economic conditions within the city because it allows existing automated car wash facilities to improve their businesses and be an enhancement to their surrounding neighborhoods.

d. Achieves a safe, comfortable and attractive pedestrian environment for people of all ages and abilities by allowing existing automated car wash facilities to improve the look of their businesses which enhances the pedestrian experience.

e. Sustains on-going practices of existing automated car wash facilities and would allow the potential for new car wash facilities.

//
f. Will reduce consumption and waste by regulating automated car wash facilities in the city.

2. The changes to the text of Chapter 12 to permit automated car wash facilities in the MU-C zone does not constitute an establishment of unique standards, offering special privilege to a particular individual or group of individuals because the modification to the MU-C (Mixed-Use Corridor) standards applies to the MU-C zone citywide.

3. That the proposed use is exempt from the requirements of the California Environmental Quality Act, therefore Notice of Exemption EA-CE-2023-013 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-23-00001 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 3rd day of May 2023.

Larry Springs, Chairperson
City Planning Commission

ATTEST:

Cynthia Robinson, Secretary
City Planning Commission
EXHIBIT “A”

ORDINANCE NO. 23—

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, TO APPROVE ZONING CODE AMENDMENT ZCA-23-00001 TO PERMIT AUTOMATED CAR WASH FACILITIES IN THE MU-C (MIXED-USE CORRIDOR) ZONE CITYWIDE.

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

WHEREAS, on __________ the Planning Commission conducted a public hearing for the 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-23-00001 TO PERMIT AUTOMATED CAR WASH FACILITIES IN THE MU-C (MIXED-USE CORRIDOR) ZONE, CITYWIDE.

(Zoning Code Amendment ZCA-23-00001)

WHEREAS, On ______________, the City Council 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 afforded all persons interested in the matter of the proposed amendments 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 Articles 10.6 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:

SECTION 1.

1. That the proposed amendment to permit automated car wash facilities
in the MU-C zone is consistent with the Crenshaw/Imperial TOD goals,
Westchester/Veterans TOD goals, Downtown and Fairview Heights
TOD, Commercial, Industrial, and Commercial Residential land use
designations and supports the intent of the Inglewood General Plan,
Active Transportation Plan and Energy and Climate Action Plan in that
it:

a. 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 MU-C zone.

b. Helps promote economic development and employment
opportunities for the City's residents by responding to changing
economic conditions because the allowance of automated car wash
facilities in the MU-C zone will allow businesses to develop and
improve their site.

c. It creates and maintains healthy economic conditions within the city
because it allows existing automated car wash facilities to improve
their businesses and be an enhancement to their surrounding
neighborhoods.

d. Achieves a safe, comfortable and attractive pedestrian environment
for people of all ages and abilities by allowing existing automated car
wash facilities to improve the look of their businesses which
enhances the pedestrian experience.
e. Sustains on-going practices of existing automated car wash facilities and would allow the potential for new car wash facilities if needed within the city.

f. Will reduce consumption and waste by regulating automated car wash facilities in the city.

2. The changes to the text of Chapter 12 to permit automated car wash facilities in the MU-C zone does not constitute an establishment of unique standards, offering special privilege to a particular individual or group of individuals because the modification to the MU-C (Mixed-Use Corridor) standards applies to the MU-C zone citywide.

3. That the proposed use is exempt from the requirements of the California Environmental Quality Act, therefore Notice of Exemption EA-CE-2023-013 has been prepared.

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

SECTION 2.

The text of Article 1 (Definitions), Section 12-1.12.1 of Chapter 12 of the Inglewood Municipal Code is hereby added to read as follows:

"Automated Car Wash Facility" shall mean a fully enclosed building, excepting the front entrance and rear exit, which is used for the mechanical washing of automobiles.

SECTION 3.

The text of Article 10.6 ("MU-C" Mixed Use Corridor Zone), Section 12-31.41 (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Article 10.6, Section 12-31.41. Permitted Uses.

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Permitted uses shall be as identified in the Transit Oriented Development Plans as well as the following:

(3) Automated Car Wash Facility. New or expanded automated car wash facilities subject to Special Use Permit approval, and a minimum lot size of 26,000 square feet, and a 1,500 foot distance separation as measured from property line to property line from any other type of car wash.

SECTION 4.

The text of Article 25 (Special Use Permit Regulations), Section 12-95.5 of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

(K) Automated Car Wash Facility.

(1) Hours of operation from 8:00 am to 7:00 pm.

(2) When adjacent to residential uses, vacuum facilities must be at minimum 50 feet away from any R zoned property.

SECTION 5.

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 modify Automated Car Wash Facility regulations in Chapter 12 is passed, approved and adopted by the City Council of the City of Inglewood this ________ day of __________ 2023.
JAMES T. BUTTS, JR.
MAYOR OF THE CITY OF
INGLEWOOD, CALIFORNIA

Attest:

AISHA L. THOMPSON
CITY CLERK

(SEAL)