DATE: December 11, 2018

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Public Hearing to Consider Zoning Code Amendment 2018-002 (ZCA-2018-02) to allow C-2A (Airport Commercial) Zone Permitted Uses in the C-3 (Heavy Commercial) Zone

RECOMMENDATION:
It is recommended that the Mayor and Council Members conduct a public hearing to consider an Ordinance Amending Chapter 12 (Planning & Zoning), Article 8 (“C-3” Heavy commercial Zone Regulations) to include Zoning Code Amendment No. 2018-002 (ZCA-2018-002) to allow C-2A (Airport Commercial) zone permitted uses in the C-3 (Heavy Commercial) zone citywide, and take the following actions:

1) Affirm Categorical Exemption (EA-CE-2018-110), and

BACKGROUND:
In October 2018, an application for a Zoning Code Amendment was submitted by Michael Koper, representing KP Properties, Inc. (KP Properties), to allow C-2A (Airport Commercial) zone permitted uses in the C-3 (Heavy Commercial) zone. As part of their request, the applicant also requested that automobile rental and leasing facilities, a use permitted in the C-2A zone, be permitted in the C-3 zone with associated vehicle storage. The proposed amendment would be citywide.

On November 7, 2018, the Planning Commission approved Resolution No. 1824 recommending approval of ZCA 2018-002 to allow C-2A (Airport Commercial) zone permitted uses in the C-3 (Heavy Commercial) zone citywide.

On November 27, 2018, the City Council set a public hearing for December 11, 2018, to consider the Zoning Code Amendment.

DISCUSSION
City of Inglewood has multiple zones that allow commercial land uses. This Zoning Code Amendment request involves incorporation of C-2A permitted uses in the C-3 zone as well as vehicle storage as an ancillary use to automobile rental and leasing facilities.
The following describes the current differences and similarities of the C-2A and C-3 zones.

**C-2A (Airport Commercial) Zone**

The C-2A (Airport Commercial) zone provides for ‘additional commercial uses that are appropriate for and/or dependent upon close proximity to the Los Angeles International (LAX) Airport.’ Properties with a C-2A zoning designation are located generally along major arterial roadways concentrated in the southern and western portions of the City (i.e., Century Boulevard, Prairie Avenue, Imperial Highway, a western portion of Manchester Boulevard). These properties typically abut residential along their rear property lines. Approximately 116.8 acres (2.05%) of the City’s total land area contains C-2A zoned properties. (See Attachment 1 for a map of C-2A zoned properties).

**C-3 (Heavy Commercial) Zone**

The IMC designates the C-3 zone as the zone for heavy commercial uses. Properties with a C-3 zoning designation are located along major arterial, local and collector street roadways in the central and western portions of the City, but most are concentrated around the 405 Freeway along La Cienega Boulevard, Olive Street, Glasgow Ave, La Brea Avenue, a western portion of Manchester Boulevard and on Warren Lane. Most C-3 properties abut parcels with an industrial zoning designation, but some abut properties with a residential or mixed use zoning designation. C-3 properties account for 36.4 acres (0.64%) of the City’s land area. (See Attachment 1 for a map of C-3 zoned properties).

The C-3 zone presently allows all uses permitted in the C-2A zone, except for:
- Automobile rental and leasing facilities,
- Convalescent homes, congregate housing, or retirement homes,
- Fraternities and sororities,
- Group homes for children or adults and half-way houses, and
- Hotels or motels, with a minimum of 50 guestrooms per facility.

The following are the proposed changes to the C-3 zoning regulations:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing C-3 zone Regulations</th>
<th>Proposed C-3 zone Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automobile rental and leasing facilities</td>
<td>Not permitted</td>
<td>Permitted, with ancillary vehicle storage</td>
</tr>
<tr>
<td>Convalescent homes, congregate housing, or retirement homes</td>
<td>Not permitted</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Fraternities or Sororities</td>
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<td>Not permitted</td>
<td>Not permitted</td>
</tr>
<tr>
<td>Hotels or Motels</td>
<td>Permitted, with a minimum of 100 guestrooms</td>
<td>Permitted, with a minimum of 50 guestrooms</td>
</tr>
</tbody>
</table>
Under the requested Zoning Code Amendment, automobile rental and leasing facilities and hotels and motels, with a minimum of 50 guestrooms per facility, would become permitted uses. All other land uses presently prohibited in the C-3 zone listed above, will continue to be prohibited, as the residential land uses are not a part of the applicant’s request.

The C-3 zone currently allows similar uses to those requested in this code amendment. The C-3 zone allows retail or wholesale of automobiles (new or used), but prohibits automobile rental or leasing uses. The zone also permits hotels and motels, but requires a minimum of 100 guestrooms instead of 50.

Currently, vehicle storage is not explicitly allowed in the C-3 zone as either a primary or ancillary use. Citywide, businesses conducting retail, wholesale, rental or leasing of automobiles are required to have a display area. In zones where rental facilities are permitted, such facilities are also allowed to store a small fleet of vans and buses on-site that are used in the daily operation of a facility. However, under current land use regulations businesses conducting rental, wholesale, rental, or leasing of automobiles must be located in the M-1 (Light Manufacturing) or M-2 (Heavy Manufacturing) zones in order to store vehicles by-right.

Based upon the location of C-3 zoned properties within the city, compatibility of the proposed uses with existing C-3 zone permitted uses, research of other jurisdictions’ requirements, and forthcoming developments throughout the City, this code modification would assist with meeting the demand for increased visitor serving uses throughout the City.

Proposed Zoning Code Amendment
The Planning Commission recommends that the Council allow C-2A zone permitted uses in the C-3 zone and allow ancillary automobile storage for automobile rental and leasing facilities. Below is a summary of the proposed code amendments recommended by the Planning Commission:

- Hotels or motels: Allow, with a minimum of 50 guestrooms per facility in-lieu of the current regulations that require a minimum of 100 guestrooms.
- Automobile rental and leasing: Allow, subject to the following requirements:
  - The rental, leasing or storage of trucks, trailers, inoperable vehicles and/or buses is prohibited.
  - The sale of used vehicles is prohibited.
  - Only minor, incidental servicing of automobiles and non-ambulatory vehicles is permitted on the premises and only when conducted within a fully enclosed building.
  - The site shall be improved and maintained per the parking lot requirements of Article 19 of this Chapter.
  - Automobile storage of rental vehicles in circulation as an ancillary use.
General Plan Consistency
The proposed zoning code amendment is consistent with the General Plan in that by increasing the amount of permitted uses in the C-3 zone, it: 1) provides for the orderly development and redevelopment of the city while preserving a measure of diversity among its parts and 2) helps promote economic development and employment opportunities for the City’s residents by responding to changing economic conditions.

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-2018-110), 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 to tkay@cityofinglewood.org.

COMMISSION COMMENTS AND RECOMMENDATION:
On November 7, 2018, the Planning Commission approved this matter for Council consideration pursuant to Resolution No. 1824.

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

LEGAL REVIEW VERIFICATION:
Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Office of the City Attorney.

FINANCE REVIEW VERIFICATION:
Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Finance Department.

DESCRIPTION OF ANY ATTACHMENTS:
Attachment 1: C-2A and C-3 Zoning Map
Attachment 2: Notice of Exemption
Attachment 3: Planning Commission Resolution
Attachment 4: Draft Ordinance
Attachment 5: Proof of Publication
APPROVAL VERIFICATION SHEET

PREPARED BY:
Christopher E. Jackson, Sr., Economic and Community Development Department Director
Mindy Wilcox, AICP, Planning Manager
Eddy Ikemefuna, Senior Planner
Fred Jackson, Senior Planner
Taylor Kay, Assistant Planner

COUNCIL PRESENTER:
Mindy Wilcox, AICP, Planning Manager

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

CITY MANAGER APPROVAL: [Signature]
Annie Fields, City 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 2018-002 (ZCA-2018-002)
CEQA Case No.: EA-CE-2018-110
Location: Citywide
Zoning: C-3 zone (Heavy Commercial)
Project Sponsor: Michael Koper, representing KP Properties
Address: 626 S. Isis Avenue, Inglewood, CA 90301
Agency Contact: Taylor Kay, Assistant Planner
Telephone: (310) 412-5230

Project Description:
A code amendment to allow C-2A (Airport Commercial) permitted uses in the C-3 (Heavy Commercial) zone citywide.

Exempt Status:
Review for Exemption Section 15061(b)(3) and Definitions Section 15378(a)

Reason for Exemption:
The proposed code amendment qualifies for an exemption as ‘CEQA applies only to projects, which have the potential for causing significant impact on the environment.’ The proposed code amendment is not defined as a project under CEQA because it does not result in ‘direct physical change’ nor ‘reasonably foreseeable indirect physical change’ in the environment. Further, the proposed code amendment involves a request to allow additional commercial uses (i.e., hotels with a minimum of 50 guestrooms, automobile rental and leasing facilities) in a zone that presently allows commercial and light industrial uses. The proposed uses are similar and/or less intensive than uses presently allowed in the C-3 zone. Therefore, the code amendment is not anticipated to have adverse impacts on the environment.

Signature: [Signature]
Name: Eddyfunn Ikemefuna
Title: Senior Planner
Date: October 17, 2018
RESOLUTION NO. 1824


(Zoning Code Amendment ZCA-2018-002)

WHEREAS, the Planning Commission has determined that the intensity of uses permitted in the C-2A zone is compatible with the existing list of permitted uses allowed in the C-3 zone and therefore this code amendment would not result in introduction of increased adverse impacts or incompatibility of uses in the C-3 zone; and,

WHEREAS, the Planning Commission scheduled a public hearing for the 7th day of November 2018, in the Community Room, first floor, of City Hall, beginning at 7:00 p.m. to consider Zoning Code Amendment ZCA-2018-002; 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 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 determined that Zoning Code Amendment ZCA-
2018-002 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 amendment supports the intent of the Inglewood
   General Plan in that it:
   a. Provides for the orderly development and redevelopment of the city
      while preserving a measure of diversity among its parts.
   b. Helps promote economic development and employment opportunities
      for the City's residents by responding to changing economic
      conditions.
2. The changes to the text of Chapter 12 does not constitute an
   establishment of unique standards, offering special privilege to a
   particular individual or group of individuals.
3. That the proposed amendment to allow C-2A permitted used in the C-3
   zone is exempt from further review under the California Environmental
   Quality Act (CEQA), therefore a notice of exemption (EA-CE-2018-110)
   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 2018-002 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 November 2018.

Larry Springs, Chairperson
City Planning Commission
Inglewood, California

ATTEST:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California
EXHIBIT "A"

ORDINANCE NO. 18-__


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

WHEREAS, on November 7, 2018 the Planning Commission conducted a public hearing for the matter and approved Resolution No. ___ entitled:


(Zoning Code Amendment ZCA-2018-002)

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 Article 8 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 supports the intent of the Inglewood
General Plan in that it:
   a. Provides for the orderly development and redevelopment of the city
      while preserving a measure of diversity among its parts.
   b. Helps promote economic development and employment opportunities
      for the City’s residents by responding to changing economic
      conditions.

2. The changes to the text of Chapter 12 does not constitute an
   establishment of unique standards, offering special privilege to a
   particular individual or group of individuals.

3. That the proposed use is exempt from the requirements of the California
   Environmental Quality Act, therefore Notice of Exemption EA-CE-2018-
   110 has been prepared.
SECTION 2.

The text of Article 8 ('C-3' Heavy-Commercial Zone), Section 12-25 ('C-3 Zone. Permitted Uses') of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Section 12-25. 'C-3 Zone. Permitted Uses'
The following uses shall be permitted in the C-3 Heavy Commercial Zone unless otherwise provided in this Chapter.
(1) Any use permitted in the C-2 zone except convalescent or retirement homes, group homes, congregate housing, orphanages, half-way houses, fraternities or sororities.
(2) Retail and wholesale sales of merchandise, new and secondhand, when conducted within a fully enclosed building. Exception: Swap meets and flea markets are prohibited.
(3) Automobile sales and servicing.
   (a) The retail or wholesale sales of new and used automobiles whether within an enclosed building or not, provided the sale of used automobiles is conducted on a lot not less than one acre in size and subject to Special Use Permit approval. Furthermore, no inoperable or disassembled automobile shall be sold or stored on the sales lot. The sales of commercial trucks, buses and other motorized vehicles not typical for personal or family use transportation is prohibited in the C-3 Zone.
   (b) Automobile servicing and repair when conducted within a fully enclosed building and subject to Section 12-16.6. Other automobile services (including painting, body and fender work) when conducted within a fully enclosed building that has no openings (doors or windows) within twenty-five feet of any property zoned R-1, R-1 1/2, R-2, or R-3.
   (c) Body and fender repair and automobile painting are prohibited in the C-3 Zone, except when conducted within a fully enclosed building as an
ancillary use within new car and/or used car dealerships on sales lots of not
less than one acre and subject to Special Use Permit approval.

(4) Automobile rental and leasing (including limousines) and
nonambulatory transportation uses, subject to all the following conditions:

(a) A rental or leasing office open to the public shall be maintained on
the premises: the storage of automobiles without such office is prohibited.

(b) The rental, leasing or storage of trucks, trailers, inoperable vehicles
and/or buses is prohibited.

(c) The sale of used vehicles is prohibited.

(d) Only minor, incidental servicing of automobiles and nonambulatory
vehicles is permitted on the premises and only when conducted within a fully
enclosed building.

(e) The site shall be improved and maintained per the parking lot
requirements of Article 19 of this Chapter.

(f) Automobile storage of rental vehicles in circulation as an ancillary
use.

(5) Delivery and distribution businesses.

(6) Furniture storage.

(7) Frozen food locker plants (including wholesale processing or cold
storage).

(8) Hotels or motels, with a minimum of fifty guestrooms per facility.

(9) Retail and wholesale plant nurseries.

(10) Pawn shops, subject to Special Use Permit approval.

(11) Veterinary offices. (Kennels, pens, runs are prohibited.)

(12) Auction house, including automobile auctions, subject to the
provisions of Article 4 of Chapter 8 of this Code.

(13) Trade school, when conducted within a fully enclosed building,
including the teaching of building trades, automobile repair (body and fender
work prohibited) and the operation of fabrication machinery, and subject to
Special Use Permit approval.

(-14) Limited light manufacturing uses only when conducted within a
fully enclosed building and provided such uses are not obnoxious or offensive
by reason of emission of odor, dust, smoke, gas, noise or other similar causes:
(a) The assembly of furniture, appliances, or other items from
previously manufactured parts.
(b) The assembly of electrical appliances, electronic instruments and
devices, including the manufacture of small components only, such as coils,
condensers, transformers and transistors.
(c) The manufacture, compounding, processing, treatment or packaging
of such products as bakery goods, candy, cosmetics, dairy products, food
products, drugs, perfumes, pharmaceuticals, soap (cold mix only) and
toiletries.
(d) The manufacture, compounding, treatment or packaging of articles
or merchandise from the following previously prepared materials: cellophane,
cloth, cork, feathers, fiber, fur, glass, leather, paper, plastics, precious or
semiprecious metals or stones, textiles, tobacco, wire, wood (excluding
planing mills, and cabinetry shops), yarn and paint not employing a boiling
process.
(e) The manufacture of ceramic products, including figurines, using only
previously pulverized clay, and kilns fired only by electricity or low-pressure
gas.
(f) Precision machine shops and manufacture of scientific equipment.
(Punch presses, drop presses, automatic screw machines, and sheet metal
work are prohibited.)
(-15) Uses to be conducted wholly within a building or within an area
enclosed on all sides with a solid masonry wall not less than six feet in
height:
(a) Building materials storage yard and contractors’ equipment rental or storage yard.
(b) Public utility service yard or electric receiving or transforming station.
(14 16) Uses customarily incidental to any of the above uses and accessory buildings, when located on the same lot.
(15 17) Mortuaries. Mortuaries shall be subject to Special Use Permit approval when adjacent to a residentially-developed or residentially-zoned property.
SECTION 3.

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 the ‘C-3 Zone. Permitted Uses’ regulations to Chapter 12 is passed, approved and adopted by the City Council of the City of Inglewood this _______ day of ___________ 2018.

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

Attest:

____________________
YVONNE HORTON
CITY CLERK
(SEAL)
ORDINANCE NO. 18-__


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

WHEREAS, on November 7, 2018 the Planning Commission conducted a public hearing for the matter and approved Resolution No. ___ entitled:


(Zoning Code Amendment ZCA-2018-002)

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 Article 8 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 supports the intent of the Inglewood General Plan in that it:
   a. Provides for the orderly development and redevelopment of the city while preserving a measure of diversity among its parts.
   b. Helps promote economic development and employment opportunities for the City’s residents by responding to changing economic conditions.

2. The changes to the text of Chapter 12 does not constitute an establishment of unique standards, offering special privilege to a particular individual or group of individuals.

3. That the proposed use is exempt from the requirements of the California Environmental Quality Act, therefore Notice of Exemption EA-CE-2018-110 has been prepared.
SECTION 2.

The text of Article 8 ('C-3' Heavy-Commercial Zone), Section 12-25 ('C-3 Zone. Permitted Uses') of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Section 12-25. 'C-3 Zone. Permitted Uses'

The following uses shall be permitted in the C-3 Heavy Commercial Zone unless otherwise provided in this Chapter.

(1) Any use permitted in the C-2 zone except convalescent or retirement homes, group homes, congregate housing, orphanages, half-way houses, fraternities or sororities.

(2) Retail and wholesale sales of merchandise, new and secondhand, when conducted within a fully enclosed building. Exception: Swap meets and flea markets are prohibited.

(3) Automobile sales and servicing.

(a) The retail or wholesale sales of new and used automobiles whether within an enclosed building or not, provided the sale of used automobiles is conducted on a lot not less than one acre in size and subject to Special Use Permit approval. Furthermore, no inoperable or disassembled automobile shall be sold or stored on the sales lot. The sales of commercial trucks, buses and other motorized vehicles not typical for personal or family use transportation is prohibited in the C-3 Zone.

(b) Automobile servicing and repair when conducted within a fully enclosed building and subject to Section 12-16.6. Other automobile services (including painting, body and fender work) when conducted within a fully enclosed building that has no openings (doors or windows) within twenty-five feet of any property zoned R-1, R-1 1/2, R-2, or R-3.

(c) Body and fender repair and automobile painting are prohibited in the C-3 Zone, except when conducted within a fully enclosed building as an
ancillary use within new car and/or used car dealerships on sales lots of not
less than one acre and subject to Special Use Permit approval.

(4) Automobile rental and leasing (including limousines) and
nonambulatory transportation uses, subject to all the following conditions:

(a) A rental or leasing office open to the public shall be maintained on
the premises: the storage of automobiles without such office is prohibited.

(b) The rental, leasing or storage of trucks, trailers, inoperable vehicles
and/or buses is prohibited.

(c) The sale of used vehicles is prohibited.

(d) Only minor, incidental servicing of automobiles and nonambulatory
vehicles is permitted on the premises and only when conducted within a fully
enclosed building.

(e) The site shall be improved and maintained per the parking lot
requirements of Article 19 of this Chapter.

(f) Automobile storage of rental vehicles in circulation as an ancillary
use.

(-4 5) Delivery and distribution businesses.

(-5 6) Furniture storage.

(-6 7) Frozen food locker plants (including wholesale processing or cold
storage).

(8) Hotels or motels, with a minimum of fifty guestrooms per facility.

(-7 9) Retail and wholesale plant nurseries.

(-8 10) Pawn shops, subject to Special Use Permit approval.

(-9 11) Veterinary offices. (Kennels, pens, runs are prohibited.)

(-10 12) Auction house, including automobile auctions, subject to the
provisions of Article 4 of Chapter 8 of this Code.

(-11 13) Trade school, when conducted within a fully enclosed building,
including the teaching of building trades, automobile repair (body and fender
work prohibited) and the operation of fabrication machinery, and subject to
Special Use Permit approval.

(-12 14) Limited light manufacturing uses only when conducted within a
fully enclosed building and provided such uses are not obnoxious or offensive
by reason of emission of odor, dust, smoke, gas, noise or other similar causes:
(a) The assembly of furniture, appliances, or other items from
previously manufactured parts.
(b) The assembly of electrical appliances, electronic instruments and
devices, including the manufacture of small components only, such as coils,
condensers, transformers and transistors.
(c) The manufacture, compounding, processing, treatment or packaging
of such products as bakery goods, candy, cosmetics, dairy products, food
products, drugs, perfumes, pharmaceuticals, soap (cold mix only) and
toiletries.
(d) The manufacture, compounding, treatment or packaging of articles
or merchandise from the following previously prepared materials: cellophane,
cloth, cork, feathers, fiber, fur, glass, leather, paper, plastics, precious or
semiprecious metals or stones, textiles, tobacco, wire, wood (excluding
planing mills, and cabinetry shops), yarn and paint not employing a boiling
process.
(e) The manufacture of ceramic products, including figurines, using only
previously pulverized clay, and kilns fired only by electricity or low-pressure
gas.
(f) Precision machine shops and manufacture of scientific equipment.
(Punch presses, drop presses, automatic screw machines, and sheet metal
work are prohibited.)

(-13-15) Uses to be conducted wholly within a building or within an area
enclosed on all sides with a solid masonry wall not less than six feet in
height:
(a) Building materials storage yard and contractors' equipment rental or
storage yard.
(b) Public utility service yard or electric receiving or transforming
station.
(14 16) Uses customarily incidental to any of the above uses and accessory
buildings, when located on the same lot.
(15 17) Mortuaries. Mortuaries shall be subject to Special Use Permit
approval when adjacent to a residentially-developed or residentially-zoned
property.
SECTION 3.

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 the 'C-3 Zone. Permitted Uses' regulations to Chapter 12 is passed, approved and adopted by the City Council of the City of Inglewood this _________ day of ____________ 2018.

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

Attest:

__________________________
YVONNE HORTON
CITY CLERK

(SEAL)
PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Inglewood, California, will hold a public hearing on December 11, 2018 at the hour of 2:00 p.m., in the City Council Chambers, Ninth Floor, Inglewood City Hall, One Manchester Boulevard, Inglewood, California to consider the following:


All persons interested may appear before the City Council and be heard with reference to this matter.

A Notice of Exemption (EA-CE-2018-110) has been prepared stating that the proposed amendment is categorically exempt from the California Environmental Quality Act, a copy of which is available for public review in the Planning Division office, fourth floor of City Hall. An electronic copy can be obtained by emailing bray@cityofinglewood.org.

This notice is given by the order of the City Council of the City of Inglewood and is dated the 27th day of November 2018.

Yvonne Horton, City Clerk
City of Inglewood, California

If you will require special accommodations due to a disability, please contact the City Clerk’s Office at (310) 412-5290 or FAX (310) 412-5333, One Manchester Boulevard, 1st Floor, Inglewood, California 90301. All requests for accommodations must be received 48 hours prior to the day of the hearing.

"If you challenge the proposed code amendments in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing."

In the event that the City Council meeting of December 11, 2018 is not held, or is concluded prior to this public hearing agenda item being considered, the public hearing will automatically be continued to the next regularly scheduled City Council meeting.

"Si no entiendes esta noticia o si necesitas mas informacion, favor de llamar a este numero (310) 412-5290."