



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: October 8, 2019

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Set Public Hearing to Consider Zoning Code Amendment 2019-001 (ZCA-2019-001) to Chapter 12 of the Inglewood Municipal Code to allow towing service with ancillary vehicle storage and ancillary vehicle inspection in the C-S (Commercial Service) zone citywide.

RECOMMENDATION:

It is requested that the Mayor and Council Members set a public hearing for October 29, 2019, at 2:00 p.m., to consider Zoning Code Amendment 2019-001 (ZCA-2019-001) to Chapter 12 of the Inglewood Municipal Code to allow towing service with ancillary vehicle storage and ancillary vehicle inspection in the C-S (Commercial Service) zone citywide.

BACKGROUND:

In July 2019, an application for a Zoning Code Amendment was submitted by Robert Van Lingen for a code amendment to allow towing service with ancillary vehicle storage and ancillary vehicle inspection as a permitted use within the C-S (Commercial Service) zone. The proposed amendment would be citywide.

On September 4, 2019, the Planning Commission approved Resolution No. 1844 recommending approval of ZCA 2019-001 to allow towing service with ancillary vehicle storage and ancillary vehicle inspection within the C-S (Commercial Service) zone citywide.

DISCUSSION

This Zoning Code Amendment request involves incorporation of a new use in the C-S zone. "Towing service" is not currently listed as a permitted use within any zone in the IMC and has historically been classified as "Vehicle storage" (of tow trucks and/or towed vehicles) which is only permitted within the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zones.

Per Inglewood Municipal Code (IMC) Chapter 12, the C-S zone allows for uses permitted in the C-2 (General Commercial) zone such as retail, restaurant, and office uses, but also provides for additional commercial uses that are automobile and/or vehicle service oriented. The C-S zone currently allows similar automobile related uses to those requested in this code amendment, including automobile sales (new and used), automobile rental, car wash, and automobile repair.

SPH-1

The Planning Commission recommended to the Council to allow towing service with ancillary vehicle storage and ancillary vehicle inspection in the C-S (Commercial Service) zone. Below is a summary of the proposed code amendments recommended by the Planning Commission:

Modify C-S permitted uses to allow:

- Towing service, subject to Special Use Permit approval and the following requirements:
 - Shall not be located within 1,000 feet of an existing towing service business, as measured from property line to property line; and
 - The site shall be a minimum of 30,000 square-feet of lot area with a minimum street frontage of 100 linear feet; and
 - A tow service office open to the public shall be maintained on the premises; and
 - The site shall be improved and maintained per the parking lot requirements of Article 19 of this Chapter; and
 - May include ancillary vehicle storage (including storage of tow trucks in fleet operation) if storage area is enclosed by a minimum six-foot high decorative wall; and
 - May include ancillary vehicle inspection if conducted within a fully enclosed building or vehicle bay; and
 - The storage of trucks (not including pickup trucks as defined by the California Vehicle Code), trailers, and/or buses is prohibited.

The M-1 list of permitted uses is also proposed to be modified to maintain existing regulations for towing service in that zone.

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

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:

None

APPROVAL VERIFICATION SHEET

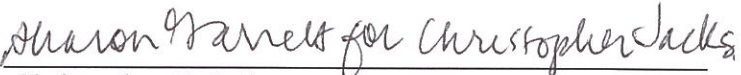
PREPARED BY:

Christopher E. Jackson, Economic and Community Development Department Director
Mindy Wilcox, AICP, Planning Manager
Eddy Ikemefuna, Senior Planner
Fred Jackson, Senior Planner
Marissa Fewell, Assistant Planner

COUNCIL PRESENTER:

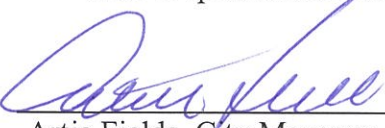
Mindy Wilcox, AICP, Planning Manager

DEPARTMENT HEAD APPROVAL:



Christopher E. Jackson
ECD Department Director

CITY MANAGER APPROVAL:



Artie Fields, City Manager