



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: November 5, 2019

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Ordinance No. 20-02 - Approving Zoning Code Amendment 2019-001 (ZCA-2019-001) to Chapter 12 (Planning and Zoning) 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 recommended that the Mayor and Council Members adopt Ordinance No. 20-02 to amend Zoning Code Amendment 2019-001 (ZCA-2019-001) to Chapter 12 (Planning and Zoning) 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 requesting a Zoning 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 was submitted by Robert Van Lingen, representing B & H Inglewood Service. The proposed amendment would be applicable citywide if approved.

On September 4, 2019, the Planning Commission approved Resolution No. 1844 recommending the City Council approve the request to allow Towing Service with ancillary vehicle storage and ancillary vehicle inspection within the C-S zone.

On October 8, 2019, the City Council set a public hearing for October 29, 2019, to consider the request.

DISCUSSION:

The City has multiple zones that allow for commercial land uses. These are typically located along major corridors. Properties with a C-S zoning designation are generally located along South La Brea Avenue and Hawthorne Boulevard from Spruce Avenue to the north and the City boundary (104th Street) to the south. These properties range in size from approximately 3,500 square-feet to over 100,000 square feet, and typically abut C-2 (General Commercial), P-1 (Automobile Parking), or multi-family residential properties. Approximately 32 acres (less than 1%) of the City's total land area contains C-S zoned properties.

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This Amendment request adds a new use in the C-S zone. "Towing service" is not currently listed as a permitted use within any zone in the Inglewood Municipal Code (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 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.

Typically, a towing service company uses tow trucks to move vehicles from one location to another. The business may have a fleet of tow trucks; a location to store the vehicles towed; and an office area for customers to pick up their vehicles. Vehicles may be towed due to a number of reasons including but not limited to inoperability, parking violations, or police impound.

Under the requested Amendment, towing service with ancillary vehicle storage and ancillary vehicle inspection would become a permitted use subject to Special Use Permit (SUP) approval.

Based upon the location of C-S zoned properties within the city, compatibility of the proposed use with existing C-S zone permitted uses, research of other jurisdictions' requirements, and forthcoming developments throughout the City, this Amendment would assist with addressing increased visitor serving uses throughout the City.

Planning Commission Action

The Planning Commission recommends that the Council allow towing service, subject to Special Use Permit approval and site development standards, in the C-S zone. The Planning Commission also recommends that the Council allow Towing Service to the M-1 zone, in order to maintain the current regulations in the M-1 zone. Below is a summary of the proposed code amendments recommended by the Planning Commission:

- Modify C-S list of 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
 - Require the site shall be a minimum of 30,000 square-feet of lot area with a minimum street frontage of 100 linear feet; and
 - Require a tow service office open to the public shall be maintained on the premises; and

- Require the site shall be improved and maintained per the parking lot requirements of Article 19 of this Chapter; and
 - Allow 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
 - Allow ancillary vehicle inspection if conducted within a fully enclosed building or fully enclosed vehicle bay; and
 - Prohibit the storage of trucks (not including pickup trucks as defined by the California Vehicle Code), trailers, and/or buses.
- Modify M-1 permitted uses to allow:
 - Towing service. All required parking spaces for the towing service office must be calculated separately from the vehicle storage area and must conform fully to all applicable parking lot site improvement requirements of Section 12-55.5.

General Plan Consistency

The proposed zoning code amendment is consistent with the General Plan as 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-2019-091), 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 mfewell@cityofinglewood.org. On September 4, 2019, the Planning Commission affirmed that the project is exempt from further environmental review.

On October 29, 2019, the City Council conducted a public hearing, and after deliberation, introduced Ordinance No. 20-02.

COMMISSION COMMENTS AND RECOMMENDATION:

Recommended for approval by the Planning Commission on September 4, 2019 pursuant to Resolution No. 1844.

FINANCIAL/FUNDING ISSUES AND SOURCES:

There is no fiscal impact.

LEGAL REVIEW VERIFICATION: Y/P

Administrative staff has verified that the documents accompanying this report have been submitted to, reviewed and approved by the Office of the City Attorney.

BUDGET REVIEW VERIFICATION: Y/P

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Budget Division.

FINANCE REVIEW VERIFICATION: Y/P

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: Ordinance No. 20-02

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:

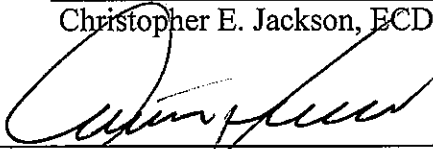
Mindy Wilcox, AICP, Planning Manager

DEPARTMENT HEAD APPROVAL:



Christopher E. Jackson, ECD Department Director

CITY MANAGER APPROVAL:



Artie Fields, City Manager

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ORDINANCE NO. 20-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, TO APPROVE ZONING CODE AMENDMENT 2019-001 (ZCA-2019-001) TO AMEND ARTICLE 9 OF CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE TO MODIFY PERMITTED USES FOR THE C-S (COMMERCIAL SERVICE) ZONE CITYWIDE.

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

WHEREAS, on September 4, 2019 the Planning Commission conducted a public hearing for the matter and approved Resolution No. 1844 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 2019-001 TO AMEND CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO ALLOW TOWING SERVICE IN THE C-S (COMMERCIAL SERVICE) ZONE CITYWIDE

(Zoning Code Amendment ZCA-2019-001)

WHEREAS, On October 8, 2019, the City Council scheduled a public hearing for October 22, 2019; and,

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

1 WHEREAS, the City Council afforded all persons interested in the
2 matter of the proposed amendments to the Inglewood Municipal Code, or in
3 any matter or subject related thereto, an opportunity to appear before the
4 City Council and be heard and to submit any testimony or evidence in favor
5 or against the proposed Code amendments; and,

6 WHEREAS, after taking public testimony and considering the issues,
7 the City Council determined that certain changes specified herein, should be
8 made to the text of Article 9 of Chapter 12 of the Inglewood Municipal Code;
9 and,

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

12 **SECTION 1.**

- 13 1. That the proposed amendment supports the intent of the Inglewood
14 General Plan in that it:
- 15 a. Provides for the orderly development and redevelopment of the city
16 while preserving a measure of diversity among its parts.
 - 17 b. Helps promote economic development and employment
18 opportunities for the City's residents by responding to changing
19 economic conditions.
- 20 2. The changes to the text of Chapter 12 does not constitute an
21 establishment of unique standards, offering special privilege to a
22 particular individual or group of individuals.
- 23 3. That the proposed use is exempt from the requirements of the
24 California Environmental Quality Act, therefore Notice of Exemption
25 EA-CE-2019-091 has been prepared.

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1 **SECTION 2.**

2 The text of Article 9 (“C-S” Commercial Service), Section 12-26 (‘C-S
3 Zone. Permitted Uses’) of Chapter 12 of the Inglewood Municipal Code is
4 hereby modified to read as follows:

5 **Section 12-26. C-S Zone. Permitted Uses.**

6 The following uses shall be permitted in the C-S Commercial Service
7 Zone unless otherwise provided in this Chapter.

- 8 • (22) Towing service, subject to Special Use Permit approval and the
9 following requirements:

10 (a) Shall not be located within 1,000 feet of an existing towing
11 service business, as measured from property line to property
12 line; and

13 (b) The site shall be a minimum of 30,000 square-feet of lot area
14 with a minimum street frontage of 100 linear feet; and

15 (c) A tow service office open to the public shall be maintained on the
16 premises; and

17 (d) The site shall be improved and maintained per the parking lot
18 requirements of Article 19 of this Chapter; and

19 (e) May include ancillary vehicle storage (including storage of tow
20 trucks in fleet operation) if storage area is enclosed by a
21 minimum six-foot high decorative wall; and

22 (f) May include ancillary vehicle inspection if conducted within a
23 fully enclosed building or vehicle bay; and

24 (g) The storage of trucks (not including pickup trucks as defined by
25 the California Vehicle Code), trailers, and/or buses is prohibited.

26 **SECTION 3.**

27 The text of Article 11 (“M-1” Light Manufacturing), Section 12-32 (‘M-1
28 Zone. Permitted Uses’) of Chapter 12 of the Inglewood Municipal Code is

1 hereby modified to read as follows:

2 **Section 12-32. M-1 Zone. Permitted Uses.**

3 The following uses shall be permitted in the M-1 Light Manufacturing
4 Zone unless otherwise provided in this Chapter:

5 (47) Towing service. The required parking spaces for towing service
6 must be distinctly separate from the vehicle storage area and must conform
7 fully to all applicable parking lot site improvement requirements of Section
8 12-55.5

9 **SECTION 4.**

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

15 This ordinance to modify the 'C-S Zone. Permitted Uses' and 'M-1
16 Zone. Permitted Uses' regulations to Chapter 12 is passed, approved and
17 adopted by the City Council of the City of Inglewood this _____ day of
18 _____ 2019.

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21 _____
22 **JAMES T. BUTTS**
23 **MAYOR OF THE CITY OF**
24 **INGLEWOOD, CALIFORNIA**

25
26
27 **Attest:**

28 _____
YVONNE HORTON
CITY CLERK

(SEAL)