



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: May 12, 2020

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Set Public Hearing – General Plan Amendment GPA 2020-02 to Amend the Land Use Element of the Inglewood General Plan

RECOMMENDATION:

It is recommended that the Mayor and Council Members set a public hearing for May 26, 2020, at 2:00 p.m., to consider adoption of a Categorical Exemption EA-CE-2020-37, and General Plan Amendment GPA 2020-02 to amend the Land Use Element of the Inglewood General Plan to clarify existing population density and building intensity allowances for all land use designations.

BACKGROUND:

California Government Code Section 65300 requires each city and county to adopt a comprehensive general plan. The General Plan is a long-term, comprehensive, internally consistent document that provides guidance for the physical development of a city or jurisdiction.

While the City's General Plan appears to fulfill California Planning and Zoning Law requirements, the City's General Plan was last comprehensively updated in 1987. Since that time, additional judicial interpretations of State General Plan regulations have emerged and staff, in consultation with legal land use experts, have identified one area of the General Plan that warrants clarification at this time. Specifically, the requirement that the Land Use Element include a "statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan." (Gov. Code, § 65302, subd. (a).)

DISCUSSION:

A general plan must contain standards for population density. Quantifiable standards of population density must be provided for each of the land use categories contained in the plan. Population density is the relationship between the number of dwellings per acre and the number of residents per dwelling.

A general plan must also contain standards for building intensity. General plans must contain quantifiable standards of building intensity for each land use designation. These standards define the most intensive use that will be allowed under each land use designation. While the land use designation identifies the type of allowable uses, the building intensity standard defines the concentration of use. Maximum dwelling units per acre is used as the standard for residential uses.

SPH-2

Building Area Ratio (relationship between maximum floor area to the site size) is the standard used for commercial, industrial and public/quasi-public intensity.

Environmental Determination

An exemption was prepared in accordance with the California Environmental Quality Act (CEQA) stating that the project will have no significant adverse impact upon the environment (EA-CE-2020-37), a copy of which has been available for review on the City's website or by email request at fljackson@cityofinglewood.org.

As recommended for approval by resolution of the Planning Commission on May 6, 2020.

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: YD

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: YD

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

FINANCE REVIEW VERIFICATION: YD

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, Sr., Economic and Community Development Department Director
Mindy Wilcox, AICP, Planning Manager
Fred Jackson, Senior Planner

COUNCIL PRESENTER:

Christopher E. Jackson, Sr., Economic and Community Development Department Director

DEPARTMENT HEAD APPROVAL:



Christopher E. Jackson, Sr., ECD Director

CITY MANAGER APPROVAL:



Artie Fields, City Manager