

1 RESOLUTION. NO. __
2

3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY
4 OF INGLEWOOD, CALIFORNIA, TO AFFIRM
5 CATEGORICAL EXEMPTION EA-CE-2020-037 AND
6 APPROVE GENERAL PLAN AMENDMENT 2020-002 (GPA-
7 2020-002) TO AMEND THE LAND USE ELEMENT OF THE
8 INGLEWOOD GENERAL PLAN TO CLARIFY EXISTING
9 POPULATION DENSITY AND BUILDING INTENSITY
10 ALLOWANCES FOR ALL LAND USE DESIGNATIONS.

11 General Plan Amendment GPA-2020-002
12

13 WHEREAS, on May 6, 2020, the Planning Commission conducted a
14 public hearing for the matter and approved Resolution No.1866 entitled:
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16 A RESOLUTION OF THE PLANNING COMMISSION OF
17 THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING
18 AND RECOMMENDING TO THE CITY COUNCIL FOR
19 APPROVAL, THE ADOPTION OF CATEGORICAL
20 EXEMPTION EA-CA-2020-037 AND APPROVAL OF
21 GENERAL PLAN AMENDMENT (GPA 2020-002) TO
22 AMEND THE LAND USE ELEMENT OF THE INGLEWOOD
23 GENERAL PLAN TO CLARIFY EXISTING POPULATION
24 DENSITY AND BUILDING INTENSITY ALLOWANCES
25 FOR ALL LAND USE DESIGNATIONS.
26

27 WHEREAS, on ~~May 26, 2020~~ June 16, 2020, the City Council
28 scheduled a public hearing for ~~June 9, 2020~~ June 30, 2020; and,

1 **WHEREAS**, notice of the time and place of the hearing was given as
2 required by law; and,

3 **WHEREAS**, on ~~June 9, 2020~~ June 30, 2020 the City Council conducted
4 the hearing and afforded all persons interested in the matter of the General
5 Plan Amendment, or in any matter or subject related thereto, an opportunity
6 to appear before the City Council and be heard and to submit testimony or
7 evidence in favor of or against the proposed amendments; and,

8 **WHEREAS**, after taking public testimony and carefully considering
9 the evidence presented in this matter, the City Council finds as follows:

10 **SECTION 1.**

11 1. That the proposed amendment is consistent with the intent of the
12 Inglewood General Plan and supports the following goals and
13 objectives of the Land Use Element of the General Plan:

14 a. To provide for the orderly development and redevelopment of the
15 City while preserving a measure of diversity among its parts;
16 and,

17 b. Create and maintain a healthy economic condition within the
18 present business community and assist new businesses in
19 locating within the City.

20 2. The changes to the text of the Land Use Element do not constitute an
21 establishment of unique standards, offering special privilege to a
22 particular individual or group of individuals.

23 3. The changes to the Land Use Element are consistent with the general
24 intent of the General Plan to promote the public health, safety,
25 comfort, convenience and general welfare of the City of Inglewood.

26 4. The Inglewood City Council finds that the standards of Population
27 Density and Building Intensity updates to the General Plan comply
28 fully with the requirements of California Government Code Section
65302, subd. (a).

1 5. Notice of the City Council hearing on the statement of the standards of
2 Population Density and Building Intensity recommended for the
3 various districts and other territory covered by the general plan was
4 given as required by law and the actions were conducted pursuant to
5 California Planning and Zoning Laws.

6 6. The City Council further finds that adoption of the standards of
7 Population Density and Building Intensity is in the public interest to
8 protect the public health, safety, and welfare of the City of Inglewood

9 7. That the proposed amendment is exempt from review under the
10 California Environmental Quality Act (CEQA) pursuant to the CEQA
11 Guidelines, California Code of Regulations, Title 14, Chapter 3,
12 sections: 15060(c)(2), 15061(b)(3)) and 15305, individually and
13 collectively, for the reasons set forth in the City staff report to the City
14 Council, which the City Council incorporates by reference, and for
15 which notice of exemption EA-CE-2020-037 has been prepared.

16 **SECTION 2.**

17 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF**
18 **INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

19 That the City Council of the City of Inglewood, following review of proposed
20 General Plan Amendments, and consideration of testimony at the public
21 hearing, the City staff reports and other information in the record as a whole,
22 finds the proposed Amendment to be adequate as presented and worthy of
23 approval and hereby approves text changes to the General Plan Land
24 Element as shown below.

25 **SECTION 3.**

26 Standards of Population Density and Building Intensity is hereby included in
27 Section VI; Future Land Use:

28 Insert the following text and chart at the end of the Section VI. Future Land
Use, A. Residential Land Use section:

1 Population density standards have been developed based on the number of
 2 potential residents in a given area (an acre). The number of potential
 3 residents is largely based on the number of allowed dwellings in that given
 4 area.

5
 6
$$\text{Population Density} = \text{Dwelling Units/Acre} \times \text{Number of Residents/Dwelling}$$

7
 8 Based on the California Department of Finance estimations of 3.02 people per
 9 unit (2019), the following population densities are allowed within each land
 10 use designation:

11 **Population Density Standards**

12 Residential	12 Residential Unit Density	12 Population
13 Land Use Designation	13 Standards	13 Density (Persons
	14 (Units per Acre)	14 per Acre)
15 Low-Density	1 to 6	3.02 to 18.12
16 Low-Medium Density	7 to 22	21.14 to 66.44
17 Medium Density	23 to 43	69.46 to 129.86
18 Major Mixed-Use	Not to exceed 85	Up to 256.7
19 Fairview Heights TOD	20 <i>None (TOD Plans do not</i>	None
	21 <i>prescribe a dwelling unit</i>	
	22 <i>per acre density)</i>	
23 Downtown TOD	24 <i>None (TOD Plans do not</i>	None
	25 <i>prescribe a dwelling unit</i>	
	26 <i>per acre density)</i>	

- 27 1. Insert the following text and chart at the end of the Section VI. Future
 28 Land Use, F. Hospital-Medical/Residential Land Use.

1 Building Intensity standards have been developed based on the most building
 2 intensive use that will be allowed under each land use designation. While the
 3 land use designation identifies the type of allowable uses, the building
 4 intensity standard defines the concentration of use. Building Area Ratio
 5 (Building Total Floor Area divided by the Site Area) is the standard used for
 6 commercial, industrial and public/quasi-public intensity.

7
 8
$$\text{Building Area Ratio (BAR) (\%)} = (\text{Total Building Floor Area} \div \text{Site Area}) \times 100.$$

9
 10 Proposed structures shall not exceed the specified Building Area Ratio:

Building Intensity Standards	
Land Use Designation	Building Intensity (Building Area Ratio)
Commercial	490%
Commercial/Residential	400%
Commercial/Recreational	880%
Major Mixed Use	The overall floor area ratio for the entire site shall not exceed 2:1 averaged over the 298-acre site.
Industrial	1380%
Hospital-Medical /Residential	390%
Public/Semi-Public	Not Applicable (<i>Building intensity shall be determined by the Planning Commission</i>)
Open Space	Not Applicable (<i>No building is allowed to be erected; only accessory structures</i>)

1 **SECTION 4.**

2 The Land Use Element of the Inglewood Comprehensive General
3 Plan is hereby amended to incorporate the text edits described above.

4 **SECTION 5.**

5 The City Clerk shall certify to the passage of this resolution and to its
6 approval by the City Council and shall cause the same to be published in
7 accordance with the City Charter. Passed, approved and adopted this 9th
8 30th day of June 2020.

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

12

13 **Attest:**

14

15

16

**YVONNE HORTON
CITY CLERK**

18

19 **(SEAL)**

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