INTERIM ORDINANCE NO.: 20-11

EXTENSION OF URGENCY INTERIM ORDINANCE NO.: 19-15

FOR AN ADDITIONAL ONE EIGHTY DAYS OR UPON THE
EFFECTIVE DATE OF A SELF-STORAGE FACILITY
ORDINANCE, WHICHEVER IS FIRST, CONTINUING A
MORATORIUM ON ANY AND ALL BUILDING PERMITS,
BUSINESS LICENSES, CONDITIONAL USE PERMITS, OR ANY
ENTITLEMENTS FOR ESTABLISHING OR EXPANDING ANY
SELF-STORAGE FACILITY ANYWHERE IN THE CITY OF
INGLEWOOD.

WHEREAS, on July 16, 2019, the City Council of the City of Inglewood (the “City”) adopted
as an urgency measure Ordinance No.: 19-15 temporarily restricting, for 45 days, i.e. August 30,
2019, the granting of any building permit, business license, conditional use permit, or any
entitlement for establishing or expanding any self-storage facility anywhere in the City of
Inglewood; and

WHEREAS, on August 20, 2019, the City Council received a report (the “Report”),
requesting an extension of time beyond August 30, 2019, describing the measures taken to
alleviate the condition which led to the adoption of Interim Ordinance No.: 19-15; and

WHEREAS, on August 20, 2019, the City Council held a duly noticed public hearing and
took testimony regarding Interim Ordinance No.: 19-15; and

WHEREAS, after considering the Report from staff and hearing public comments, the City
Council found that the causes for adopting the interim ordinance had not been alleviated, and
that there was a current and immediate threat to the public health, safety, and welfare of the
City to justify an extension of Interim Ordinance No.: 19-15 for an additional ten (10) months
and fifteen (15) days, commencing from August 30, 2019; and

WHEREAS, the City Council extended Interim Ordinance No.: 19-15 for an additional ten
(10) months and fifteen (15) days by a four-fifths vote; and

WHEREAS, Interim Ordinance No.: 19-15 is currently set to expire on July 16, 2020,
unless extended; and

WHEREAS, the conditions that necessitated the original moratorium and the August 30, 2019, extension ordinance still exist; and

WHEREAS, staff is requesting, following a duly noticed public hearing, a final extension of the moratorium for one hundred and eighty days (180), or the effective date of a City adopted self-storage facility ordinance, whichever is first.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD does ordain as follows:

SECTION 1. The City Council hereby finds and determines that the recitals set forth above are hereby adopted and incorporated herein as a portion of the City Council's findings in support of the extension of Ordinance No.: 19-15 including all the reasons set forth in the staff report and all other documents prepared in connection with this Ordinance, which are hereby expressly incorporated as though fully set forth herein, and for the following additional reasons:

A. The City currently has an over-concentration of self-storage facilities within its borders and has seen an increase in inquiries to locate even more self-storage facilities within the City. The Inglewood Zoning Code permits self-storage facilities as a matter of right and with little City oversight, thus leading to this over-concentration.

B. The Land Use Element of the City's General Plan includes specific goals and policies that aim to minimize land use conflicts and develop a logical pattern of land use as well as to upgrade the City's appearance and establish a strong economic base. Specifically, goals of the City's General Plan provide for

1) the orderly development and redevelopment of the City while preserving a measure of diversity among its parts. Allocation of land in the City to satisfy the multiple needs of residents but recognize that land is a scarce resource to be conserved rather than wasted, and

2) to help promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions. The General Plan includes a policy that the City should maintain high
expectations for development as land is a finite resource, especially given the City's Urban limit line. The City Council finds that the large number of existing self-storage facilities and the potential for additional facilities is inconsistent with the General Plan's goals of economic growth and high expectations for development.

C. The City of Inglewood is a small city. Due to its small size, the proliferation of self-storage facilities has the potential to adversely affect the City's economic and aesthetic environments by over-saturating the City with self-storage facilities for storage purposes rather than with traditional retail, commercial, manufacturing, and industrial uses that the City is endeavoring to promote.

D. The large number of self-storage facilities within and around the City of Inglewood contribute to an overall negative aesthetic image and do not promote complete neighborhoods, active living, neighborhood interaction, or economic development.

E. Adoption of this extension on self-storage facilities will provide the City with an opportunity to continue reviewing and revising its Zoning Ordinance in order to prevent the current over-proliferation of self-storage facilities in the City from further expanding.

F. Due to the City's need to continue to study and review its Zoning Ordinance, it is urgent that the City continue to study and evaluate the options available to it regarding regulation of self-storage facilities to prevent the adverse impacts that may result from continued approvals of self-storage facilities in the City.

G. Based on the above findings and all evidence in the record, there is a current and immediate threat to the public health, safety, or welfare, and that the approval of additional subdivisions, use permits, variances, building permits, or any other applicable self-storage entitlements would result in a threat to public health, safety, or welfare. It is therefore a need to extend Interim Ordinance No.: 19-15 maintaining a moratorium on all new self-storage facilities within the City of Inglewood. It is the intent of the City Council that this Ordinance take effect immediately pursuant to Section 65858 of the Government Code.

SECTION 2. During the time that Interim Ordinance No.: 19-15 is in effect, the City shall not approve or issue land use approvals or permits, including but not limited to, use
permits, building permits, variances, zoning code amendments, tentative subdivision or parcel
maps, site plan approvals, design review approvals, or other permits or entitlements, whether
administrative or discretionary, for self-storage facilities.

SECTION 3. Interim Ordinance No.: 19-15, adopted by the City Council on July 16,
2019, and extended by this Council on August 20, 2019, is hereby extended, following a duly
noticed and conducted public hearing, for one hundred and eighty days, or the effective date of
a City adopted self-storage facility ordinance, whichever is first.

SECTION 4. This Ordinance, extending Interim Ordinance No.: 19-15, shall be
introduced, passed and adopted at one and the same meeting and shall become effective
immediately.

SECTION 5. If any section, subsection, sentence, clause, phrase or word of this
Ordinance or Interim Ordinance No.: 19-15 is for any reason held to be invalid by a court of
competent jurisdiction, such decision shall not affect the validity of the remaining portions of
either Interim Ordinance. The City Council hereby declares that it would have passed and
adopted both Interim Ordinances, and each and all provisions thereof, irrespective of the fact
that one or more provisions may be declared invalid.

SECTION 6. The City Clerk shall certify that this interim Ordinance was passed,
approved and adopted by the City Council of the City of Inglewood at a regular meeting thereof
held July 14, 2020, by the following vote:

AYES: 
NOES: 
ABSTENTIONS: 
ABSENT:

APPROVED:

James T. Butts, Jr., Mayor

ATTEST:

Yvonne Horton, City Clerk
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES) SS.
CITY OF INGLEWOOD )

I, YVONNE HORTON, City Clerk of the City of Inglewood, California do hereby certify that the whole number of members of the CITY COUNCIL of said city is five; that the foregoing ordinance being Ordinance No. 20-11 is the full, true and correct original of Ordinance No. 20-11 of the said City of Inglewood, California entitled;

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which was duly passed and adopted by the said City Council, approved and signed by the Mayor of said city, and attested by the City Clerk of said City, all at a meeting of said Council held on the 14th day of July, 2020 and that the same was so passed and adopted by the following vote:

Ayes: Council Members, Dotson, Padilla, Morales, Franklin and Mayor Butts, Jr.; and
Noes: None.

WITNESS my hand and the seal of said City the 21st day of July, 2020.

(SEAL)