ORDINANCE NO. 21-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, TO ADOPT AN EXEMPTION (EA-CE-2020-096) AND APPROVE ZONING CODE AMENDMENT 2020-003 (ZCA-2020-003) TO AMEND ARTICLES 1, 8, 11.1, 19 AND 25 OF CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE TO MODIFY SELF-STORAGE FACILITY REGULATIONS CITYWIDE.

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

WHEREAS, on November 4, 2020 the Planning Commission conducted a public hearing for the matter and approved Resolution No. 1887 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, THE AFFIRMATION OF EA-CE-2020-096 AND ZONING CODE AMENDMENT 2020-003 (ZCA 2020-003) TO AMEND CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO MODIFY SELF-STORAGE FACILITY REGULATIONS CITYWIDE.

(Zoning Code Amendment ZCA-2020-003)

WHEREAS, On November 10, 2020, the City Council scheduled a public hearing for November 24, 2020; and,

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

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

WHEREAS, after taking public testimony and considering the issues, the City Council determined that certain changes specified herein, should be made to the text of Articles 1, 8, 11.1, 19 and 25 of Chapter 12 of the Inglewood Municipal Code; and,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1.

1. That the proposed amendment to modify self-storage facility regulations supports the intent of the Inglewood General Plan in that it:
   a. Provides for the orderly development and redevelopment of the city while preserving a measure of diversity among its parts.
   b. Helps promote economic development and employment opportunities for the City’s residents by responding to changing economic conditions.
   c. Facilitates the efficient use of land for conservation, development, and redevelopment.
   d. Promotes Inglewood’s image and identity as an independent community within the Los Angeles metropolitan area.
   e. Improves the visual appearance and economic condition of the existing arterial commercial development along Inglewood’s major streets.

2. The changes to the text of Chapter 12 to modify self-storage facility regulations do not constitute an establishment of unique standards, offering special privilege to a particular individual or group of individuals.
3. That the proposed amendment to modify self-storage facility regulations citywide is exempt from further environmental review under the California Environmental Quality Act (CEQA), therefore Notice of Exemption (EA-CE-2020-096) has been prepared.

SECTION 2.

Section 12-1.102.05 (Self-storage facility) is hereby added to the text of Chapter 12, Article 1 (DEFINITIONS) of the Inglewood Municipal Code to read as follows:

"Self-storage facility" shall mean a fully-enclosed building designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing property on a self-service basis. No self-storage space shall be used as living quarters. No retail, repair, or other business activity shall be conducted out of the individual rental storage spaces. No activities other than rental of storage spaces and pick-up and deposit of storage shall be allowed on the premises.

SECTION 3.

Section 12-25 (C3 Zone. Permitted Uses.) of Chapter 12, Article 8 ("C-3" HEAVY COMMERCIAL ZONE REGULATIONS) is hereby modified to read as follows:

(18) New or expanded self-storage facilities on sites with a minimum of 22,000 square-feet and subject to Special Use Permit approval.

SECTION 4.

Section 12-32.10 (M-1L Zone. Permitted Uses.) of Chapter 12, Article 11.1 ("M-1L" LIMITED MANUFACTURING ZONE REGULATIONS) is hereby modified to read as follows:

(16) New or expanded self-storage facilities on sites with a minimum of 22,000 square-feet and subject to Special Use Permit approval.
SECTION 5.

Section 12-45 (Industrial and Storage Parking Requirements) of Chapter 12, Article 19 (PARKING REGULATIONS) of the Inglewood Municipal Code is hereby modified to read as follows:

(3) Self-storage Locker Facilities (when specifically designed for the storage of personal household items and the like, and specifically designed so as not to be convertible to other industrial uses). One parking space for each two thousand square feet of gross floor area.

SECTION 6.

Section 12-95.3.1 (Special Use Permit. Findings for Specific Uses.) is hereby added to the text of Chapter 12, Article 25 (SPECIAL USE PERMITS) of the Inglewood Municipal Code to read as follows:

Section 12-95.3.1 (Special Use Permit. Findings for Specific Uses.)

In addition to the required findings for a Special Use Permit contained in Section 12-95.3 of the Inglewood Municipal Code, the following findings are required for approval of a Special Use Permit for these specific uses:

(A) Self-storage Facility.

(1) That the self-storage facility is designed to be compatible with surrounding development and will serve as an enhancement to its neighborhood setting.

SECTION 7.

The City Clerk shall certify to the passage and adoption of this ordinance and to its approval by the City Council and shall cause the same to be published in accordance with the City Charter. Thirty days from the final passage and adoption, this ordinance shall be in full force and effect.
This ordinance to amend Chapter 12 in order to modify self-storage facility regulations citywide is passed, approved and adopted by the City Council of the City of Inglewood this 8th day of December 2020.

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

Attest:

YVONNE HORTON
CITY CLERK

(SEAL)
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. 21-03 is the full, true and correct original of
Ordinance No. 21-03 of the said City of Inglewood, California entitled;

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INGLEWOOD, CALIFORNIA, TO ADOPT AN EXEMPTION
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AMENDMENT 2020-003 (ZCA-2020-003) TO AMEND
ARTICLES 1, 8, 11.1, 19 AND 25 OF CHAPTER 12 (PLANNING
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TO MODIFY SELF-STORAGE FACILITY REGULATIONS
CITYWIDE.

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 8th day of December, 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 15th day of December, 2020.

(SEAL)

City Clerk of the City of Inglewood