ORDINANCE NO. 22-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, APPROVING ZONE CHANGE
ZC-2021-001 TO ESTABLISH TRANSIT ORIENTED ZONES

ZC-2021-001

WHEREAS, A City initiated proposal was made to establish Transit
Oriented Zones in two (2) areas of the City as shown in Exhibit A which includes
properties as listed by Assessor Identification Numbers in Exhibit B.

WHEREAS, the Planning Commission scheduled a public hearing for the
24th day of August 2021, beginning at 7:00 p.m. to consider Zone Change No.
2021-001 (ZC-2021-001); and

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

WHEREAS, the Planning Commission conducted the hearing at the time
and place stated in the notice and afforded all persons interested in the matter
of the proposed Zone Change, or in any matter or subject related thereto, an
opportunity to address the Planning Commission and be heard and to submit
any testimony or evidence in favor or against; and

WHEREAS, On August 24, 2021, the Planning Commission voted to
continue the item to October 6, 2021, to allow Staff to respond to Public
Comment and provide further information to the public related to the Draft
TOD Plans.

WHEREAS, the Planning Commission scheduled a continued Public
Hearing for October 6, 2021, that was publicized with a legal notice published
in the Inglewood Today newspaper, a newspaper of general circulation; notices
mailed to interested individuals and agencies listed in the Draft
Westchester/Veterans and Crenshaw/Imperial Transit Oriented Development Plan and Design Guidelines; and a notice was posted on the City Hall public information board; and,

WHEREAS, On October 6, 2021, the Planning Commission meeting was cancelled due to City Council Resolution No. 22-01, pertaining to COVID-19 Health Risk. The item was automatically continued to November 3, 2021.

WHEREAS, On November 3, 2021, the Planning Commission conducted the continued public hearing and afforded all persons interested in the matter of the Zone Change request, or in any matter or subject related thereto, an opportunity to appear before the Planning Commission and be heard and to submit any testimony or evidence in favor or against the Zone Change request.

WHEREAS, the Planning Commission considered the Zone Changes and testimony and information received at the public hearing relating to the Project, including without limitation the oral and written reports from City staff, oral reports from City consultants, and the EIR. After taking public testimony and considering the issues, the Planning Commission adopted Resolution No. 1908 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE ZC-2021-001 TO ESTABLISH TRANSIT ORIENTED DEVELOPMENT ZONES AND ZONING CODE AMENDMENT ZCA-2021-004 TO CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC).

WHEREAS, the matter of proposed Zone Change ZCA-2021-001 was presented to the City Council on November 16, 2021, who then scheduled a public hearing for December 7, 2021 and,
WHEREAS, notice of the time and place of the hearing was given as required by law; and,

WHEREAS, the City Council conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the proposed Zone Change, or in any matter or subject related thereto, an opportunity to be heard by the City Council and to submit any testimony or evidence in favor or against the proposed Zone Change; and,

WHEREAS, after taking public testimony and considering the issues, the City Council determined that the Transit Oriented Overlay Zones should be established; and,

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

SECTION 1.

1. The proposed Zone Change to establish the Transit Oriented Zone is appropriate for the subject properties in terms of the adequacy of the sites to accommodate land uses permitted by the overlay zones.

2. The establishment of the transit overlay zones will not constitute the granting of a special privilege to the property owners inconsistent with the current or designated uses or limitations of other properties in the vicinity.

3. The transit overlay zones are consistent with the provisions of the General Plan in that it:

   a. Facilitates the 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 because the TOD plans allow for mixed-use developments and expands the redevelopment potential for existing properties.

   b. Facilitates the development of new housing to meet community needs because the TOD plans allow for residential development
along major commercial corridors in the plan area which is currently prohibited.

c. Helps promote sound economic development and increase employment opportunities for the City’s residents by responding to changing economic conditions because the TOD plans allow for additional uses to encourage economic diversity and business attraction.

4. That the rezoning of certain properties to make them consistent with the General Plan land use designation is necessary to ensure those properties are consistent with the General Plan; and

5. That an EIR has been prepared for the IBEC Project, including the proposed Zone Change, and was certified by the City Council prior to approval of Zone Change ZC·2021·001. The City Council adopted CEQA Findings including a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain significant even with the implementation of all feasible mitigation measures specified in the EIR, and adopted an MMRP for the Project in accordance with CEQA as provided in City Council Resolution No. ___ (EIR Certification Resolution).

SECTION 2.

WHEREAS, at the conclusion of the public hearing, the City Council determined that the Zone Change specified herein should be approved.

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

The City Council concurs with the Planning Commission recommendation and does hereby approve Zone Change No. ZC·2021·001, to establish a Transit Oriented Zones and rezone certain other parcels, under the provisions of Chapter 12, Article 27 of the Inglewood Municipal Code.
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 and thirty days from the final passage and adoption, this ordinance shall be in full force and effect.

This ordinance to establish a Sports and Entertainment Overlay Zone and to rezone certain other parcels, was introduced by the City Council on the 7th day of December, and is passed, approved and adopted by the City Council of the City of Inglewood this 14th day of December 2021.

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

Attest:

AISHA L. THOMPSON
CITY CLERK
(SEAL)
STATE OF CALIFORNIA    )
COUNTY OF LOS ANGELES)  SS.
CITY OF INGLEWOOD     )

I, AISHA L. THOMPSON, 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. 22-02 is the full, true and correct original of Ordinance No. 22-02 of the said City of Inglewood, California entitled;

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONE CHANGE ZC-2021-001 TO ESTABLISH TRANSIT ORIENTED ZONES

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 December, 2021 and that the same was so passed and adopted by the following vote:

Ayes: Council Members, Dotson, Padilla, Morales, Faulk and Mayor Butts, Jr.;

Noes: None.

WITNESS my hand and the seal of said City the 16th day of December, 2021.

(SEAL)

City Clerk of the City of Inglewood