ORDINANCE NO. 22-03


WHEREAS, on November 3, 2021, the Planning Commission conducted a public hearing for this matter and approved 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, Resolution No. 1908 was presented to the City Council on November 16, 2021 who then scheduled a public hearing for December 7, 2021 at 2:00 p.m.; 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 Zoning Code Amendment to the Inglewood Municipal Code, or in any matter or subject related thereto, an opportunity to address 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 zoning designations and text of Chapter 12 of the Inglewood Municipal Code; and,
WHEREAS, the City Council has carefully considered all testimony and
evidence presented in this matter.

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

1) The Zoning Code Amendment is 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.
   b. Facilitates the development of new housing to meet community needs.
      Helps promote sound economic development and increase employment
      opportunities for the City's residents by responding to changing
      economic conditions.

2) The Zone Code Amendment will be appropriate for the subject property
   in terms of the adequacy of the site to accommodate land uses permitted
   by the proposed zone because the uses proposed within the zones are
   similar to those previously permitted and the location within the City has
   been considered when applying appropriate zoning designations.

3) The Zone Code Amendment will not constitute the granting of a special
   privilege to the property owner inconsistent with the current or
   designated uses or limitations of other properties in the vicinity because
   the proposed zone change encompasses numerous properties in different
   areas of the City and applicable owners.

4) The Zoning Code Amendment will not constitute the establishment of
   unique standards, offering special privilege to a particular individual or
   group of individuals, that is inconsistent with the general intent of the
   provisions of this Chapter or that may be detrimental to the general
   welfare of the community because the Zoning Code Amendment
encompasses numerous properties in different areas of the City and applicable owners.

5) Pursuant to the California Environmental Quality Act, Public Resources Code, Section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report (EIR) for the TOD Plan, including the Zoning Code text amendments (State Clearinghouse No. 2017101068), which analyzes adverse environmental impacts of the proposed project and the amendments. Prior to making a decision on the amendments, the City Council reviewed and considered the EIR and certified the EIR, made certain environmental findings, adopted a Mitigation Monitoring and Reporting Program.

SECTION 1

The text of Article 1 (Definitions) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Section 12-1.11.1 Artist Studio

“Artist Studio” shall mean a work space for an artist or artisan, including individuals practicing one of the fine arts or performing arts, or an applied art or craft. This use may include incidental display and retail sales of items produced on the premises and instructional space for small groups of students.

Section 12-1.35. Drive-through Facilities

Section 12-1.11.4. Assembly Use.

Section 12-1.34.5. Drive-through Facility

“Drive-through Facility” shall mean a retail or service facility where products or services are provided to motorists who remain in their vehicles. These facilities include drive-thru fast-food restaurants, drive-up bank teller windows, dry cleaners, pharmacies, and the like.

Section 12-1.54.4. Hostel
"Hostel" an establishment which provides inexpensive food and lodging for a specific group of people, such as students, workers, or travelers.

Section 12-1.123.5. Tasting Room

"Tasting Room" shall mean an ancillary tasting of alcoholic beverage product associated with a food and beverage manufacturing use or a general retail use when that general retail use includes the sale of beer, wine, and distilled spirits for off-site consumption. A beverage tasting facility cannot exceed 20% of the gross floor area of the food and beverage manufacturing or general retail use to which it is associated unless approved by administrative use permit to exceed no more than 30% gross floor area.

Section 12-1.127.1 Urban Agriculture.

"Urban agriculture" shall mean farming in all its branches including, but not limited to, the cultivation and tillage of the soil, the production, cultivation, growing, and harvesting of any agricultural or horticultural products, the raising of livestock, bees, fur-bearing animals, dairy-producing animals, and poultry, agriculture education, the sale of produce through field retail stands or farm stands, and any practices performed by a farmer or on a farm as an incident to or in conjunction with farming operations. For purposes of this definition, the term "urban agriculture use" does not include cultivation of marijuana.

SECTION 2

Section 12-2 of Article 1.1 (General Regulations) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Section 12-2. Zone Classifications Denoted.

The use of land and buildings, the height, bulk, location of structures, the amount of open space and the density of population are regulated by the following zone classifications:

R-1, One-family Zone.

R-1Z, One-family/Zero-lot-line Zone.
1. R-1-1/2. Limited Two-family Zone.
2. R-2, Limited Multiple-family Zone.
3. R-2A. Limited Multiple-family Zone.
4. R-3, Multiple-family Zone.
5. R-4, Multiple-family Zone.
6. R-M, Residential and Medical Zone.
8. P-1, Automobile Parking Zone.
9. C-R, Commercial and Recreation Zone.
10. HPSP, Hollywood Park Specific Plan Zone.
11. MU-1, TOD Mixed Use 1 Zone
12. MU-1A, TOD Mixed-Use 1A Overlay
13. MU-2, TOD Mixed Use 2 Zone
14. MU-2A, TOD Mixed-Use 2A
15. MU-3, TOD Mixed Use 3 Zone
16. MU-4, TOD Mixed Use 4 Zone
17. MU-A, TOD Mixed Use Arts Cluster
18. MU-C, TOD Mixed Use Corridor Zone
19. A-C, Airport Campus
20. C-N. Neighborhood Commercial Zone
21. H-C. Historic Core Zone
22. C-1, Limited Commercial Zone.
23. C-2, General Commercial Zone.
25. C-S, Commercial Service Zone.
26. C-3, Heavy Commercial Zone.
27. M-1, Light Manufacturing Zone.
M-2, Heavy Manufacturing Zone.
S-1, Special Zone (Cemetery).
S-2, Special Zone (Cemetery).
CC, Civic Center Zone.
O-S. Open Space Zone.
T-C, Transportation Corridor Zone.
D, Supplemental Design Review Zone.

SECTION 3

Section 12-16.8 of Article 1.1 (General Regulations), Chapter 12, is hereby modified to read as follows:

Section 12-16.8. Transit Oriented Development Plans for Downtown and Fairview Heights.

The Crenshaw/Imperial, New Downtown Inglewood, Fairview Heights, and Westchester/Veterans and Transit Oriented Development (TOD) Plans are by reference incorporated into the Zoning Code Regulations and are applicable to all properties contained within the TOD boundary. In the event of a conflict between the terms, conditions, requirements, or policies of the TOD Plans with other provisions in the Zoning Code, the TOD Plans shall govern.

SECTION 4

Section 12-18.9 is hereby proposed to be added to the text of Article 2 (R-1 One-Family Residential) of the Inglewood Municipal Code:

Section 12-18.9. Transit Oriented Development.

Those R-1 (R-1 ONE-FAMILY ZONE REGULATIONS) properties within the area defined by the Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the R-1 zone provisions, the TOD plan shall govern.

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SECTION 5

Section 12-20.8 is hereby proposed to be added to the text of Article 3 (R-2 Limited-Multiple-Family Residential) of the Inglewood Municipal Code:

Section 12-20.8. Transit Oriented Development.

Those R-2 (R-2" LIMITED MULTIPLE-FAMILY ZONE REGULATION) properties within the area defined by the Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein.

In the event of a conflict between the TOD plan provisions and the R-1 zone provisions, the TOD plan shall govern.

SECTION 6

Section 12-21.8 of Article 4. ("R-3" MULTIPLE-FAMILY ZONE REGULATIONS) of the Inglewood Municipal Code is hereby proposed to be modified as follows:

Section 12-21.8. Transit Oriented Development.

Those R-3 (MULTIPLE FAMILY RESIDENTIAL) properties within the area defined by the New Downtown Inglewood and Fairview Heights Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines therein. In the event of a conflict between the TOD plan provisions and the R-3 zone provisions, the TOD plan shall govern.

SECTION 7

Section 12-22.7 of Article 5 (R-4 MULTIPLE FAMILY ZONE REGULATIONS) of the Inglewood Municipal Code is hereby proposed to be modified as follows:

Section 12-22.7. Transit Oriented Development.

Those R-4 (MULTIPLE FAMILY RESIDENTIAL) properties within the area defined by the New Downtown Inglewood and Fairview Heights Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the R-4 zone provisions, the TOD plan shall govern.
SECTION 8

Section 12-24.8 of Article 7 (C-2 GENERAL COMMERCIAL ZONE REGULATIONS) of the Inglewood Municipal Code is hereby proposed to be modified as follows:

Section 12-24.8. Mixed-Use Requirements for Selected Areas of Morningside Park and Manchester Boulevard (Ash Avenue to Fir Avenue).

The following mixed-use provisions are applicable only to C-2 and C-2A zoned properties that are located within the following areas: an area bounded by 85th Street (south side of street only), Crenshaw Boulevard (west side of street only), Manchester Boulevard (north side of street only), and Crenshaw Drive (east side of street only); and for those C-2 and C-2A zoned properties on Manchester Boulevard bounded by the Westside of Ash Avenue to the west, the east side of Fir Avenue to the east, including those C-2 and C-2A zoned properties located immediately north and south of Manchester Boulevard on Ash Avenue, Oak Street, Cedar Avenue, Inglewood Avenue, Eucalyptus Avenue and Fir Avenue that are contiguous to properties that front on Manchester Boulevard.

SECTION 9

Section 12-25.7 Article 8. (C-3 HEAVY COMMERCIAL ZONE REGULATIONS) of the Inglewood Municipal Code is hereby proposed to be modified as follows:

Section 12-25.7 Transit Oriented Development.

Those C-3 (Heavy Commercial) properties within the area defined by Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the C-3 zone provisions, the TOD plan shall govern.

SECTION 10

Article 10.1.1 (Airport Campus Zone) is hereby added to Chapter 12 of the Inglewood Municipal Code as follows:

Article 10.1.1. “A-C” Airport Campus Zone
Section 12-31.16. Purpose

The objective of the Airport Campus Zone is to provide impetus for recycling of rental car facility land into large-scale office, flex, and warehousing/distribution uses proximate to the 96th Street Metro and Automated People Mover station.

Section 12-31.17 Permitted Uses

Permitted uses shall be as identified in the Westchester/Veterans Transit Oriented Development Plan.

SECTION 11

Article 10.2.1 ("MU-1A" Mixed Use-1A Overlay Zone) is hereby added to Chapter 12 of the Inglewood Municipal Code as follows.

Article 10.2.1. "MU-1A" Mixed Use-1A Overlay Zone

Section 12-31.23. Purpose

The objective of the Mixed Use-1A Overlay Zone is to provide for residential/retail mixed-use development opportunities suitable for the center of the South Inglewood Gateway District. Properties may be developed under the standards of this overlay zone or under the base zoning.

Section 12-31.24 Permitted Uses

Permitted uses shall be as identified in the Crenshaw/Imperial Transit Oriented Development Plan.

Section 12-31.24.1 Review and Approval Authority

All exterior improvements (e.g., façade renovation, extension of parapets, articulation of building walls and entrances, new doors and windows, etc.), extension of building footprints, and new construction of buildings shall require Design Review approval.

SECTION 12

Section 12-31.25 of Article 10.3 (Article 10.3. "MU-2" Mixed Use-2 Zone) of the Inglewood Municipal Code is hereby modified as follows:

Section 12-31.25. Purpose
The objective of the Mixed Use-2 Zone is to provide for office, flex, research and development, light industrial and warehousing uses to create the TechTown district in the northwest quadrant of the planning area.

SECTION 13

Section 12-31.26 of Article 10.3 (Article 10.3. "MU-2" Mixed Use-2 Zone) of the Inglewood Municipal Code is hereby modified as follows:

Section 12-31.26 Permitted Uses

Permitted uses shall be as identified in the Downtown Inglewood, and Fairview Heights, and Westchester/Veterans Transit Oriented Development Plans.

SECTION 14

Article 10.3.1 ("MU-2A" Mixed Use-2A Zone) is hereby added to Chapter 12 of the Inglewood Municipal Code as follows.

Article 10.3.1. "MU-2A" Mixed Use-2A Zone

Section 12-31.28. Purpose

The objective of the Mixed Use-2A Zone is to provide for office, flex, Research & Development, light industrial and warehousing uses in the Freeway Corridor District.

Section 12-31.29 Permitted Uses

Permitted uses shall be as identified in the Westchester/Veterans Transit Oriented Development Plan.

SECTION 15

Article 10.5.1 ("MU-A" Mixed Use-Arts Cluster Zone) is hereby added to Chapter 12 of the Inglewood Municipal Code as follows.

Section 12-31.37. Purpose

The objective of the Mixed Use Arts Cluster Zone is to provide for a mix of uses that support the growth of a creative, transit-oriented community in the Westchester/Veterans Metro station area.

Section 12-31.38 Permitted Uses
Permitted uses shall be as identified in the Westchester/Veterans Transit Oriented Development Plan.

Section 12-31.39. Review and Approval Authority

All exterior improvements (e.g., façade renovation, extension of parapets, articulation of building walls and entrances, new doors and windows, etc.), extension of building footprints, and new construction of buildings shall require Design Review approval.

SECTION 16

Section 12-31.41 of Article 10.6 (MU-C Mixed Use-Corridor Zone) of the Inglewood Municipal Code is hereby modified as follows:

Section 12-31.41. Permitted Uses.

Permitted uses shall be as identified in the Downtown Inglewood and Fairview Heights Transit Oriented Development Plans.

SECTION 17

Section 12-32.8 is hereby added to Article 11 of Chapter 12 of the Inglewood Municipal Code as follows:

Section 12-32.8 Transit Oriented Development.

Those M-1 (LIGHT MANUFACTURING) properties within the area defined by the Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the M-1 zone provisions, the TOD plan shall govern.

SECTION 18

Section 12-38.31 is hereby added to Article 17.1. (O-S OPEN SPACE ZONE) of Chapter 12 of the Inglewood Municipal Code as follows:

Section 12-38.31 Transit Oriented Development.

Those O-S (OPEN SPACE) properties within the area defined by the Transit Oriented Development Plans, shall be subject to the development standards and
Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the O-S zone provisions, the TOD plan shall govern.

SECTION 19

Section 12-38.52 is hereby added to Article 17.2 (T-C Transportation Corridor) of Chapter 12 of the Inglewood Municipal Code as follows:

Section 12-38.52 Transit Oriented Development.

Those T-C (TRANSPORTATION CORRIDOR) properties within the area defined by the New Downtown Inglewood, Fairview Heights and Westchester/Veterans Transit Oriented Development Plans, shall be subject to the development standards and Design Guidelines contained therein. In the event of a conflict between the TOD plan provisions and the T-C zone provisions, the TOD plan shall govern.

SECTION 20

Section 12-39.2 of Article 18 (Planned Assembly Development) of Chapter 12 of the Inglewood Municipal Code is hereby modified as follows:

Section 12-39.2. Standards and Requirements for a Planned Assembly Development.

(1) A planned assembly development shall not be established on less than one acre of contiguous land except:

(c) A planned assembly development may be permitted on a site not less than twenty-two thousand square feet in area if such site is located within the Downtown Inglewood and Fairview Heights Transit Oriented Development Plan Area.

SECTION 21

Section 12-43 of Article 19. (PARKING REGULATIONS) of the Inglewood Municipal Code is hereby proposed to be modified as follows:

Section 12-43. Residential Parking Requirements.
The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Inglewood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 22

Section 12-44 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Inglewood Municipal Code is hereby modified as follows:

Section 12-44. Commercial Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Inglewood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 23

Section 12-45 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Inglewood Municipal Code is hereby modified as follows:

Section 12-45. Industrial and Storage Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Inglewood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 24

Section 12-46 of Article 19. (PARKING REGULATIONS) of Chapter 12 of the Inglewood Municipal Code is hereby modified as follows:

Section 12-46. Institutional Parking Requirements.

The aggregate amount of off-street automobile parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Inglewood and Fairview Heights Transit Oriented Development Plan Area:
SECTION 25

Section 12-47 of Article 19. (PARKING REGULATIONS) of the Inglewood Municipal Code is hereby proposed to be modified as follows:

Section 12-47. Recreational Parking Requirements.

The aggregate amount of off-street parking spaces provided in connection with each of the following uses shall be not less than the following, except as provided for properties located within a the New Downtown Inglewood and Fairview Heights Transit Oriented Development Plan Area:

SECTION 26

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 amend Chapter 12 of the IMC, to modify regulations for transit oriented development 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. 22-03 is the full, true and correct original of Ordinance No. 22-03 of the said City of Inglewood, California entitled;

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONING CODE AMENDMENT ZCA 2021-004 TO CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC)

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