ORDINANCE NO. 22-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONE CHANGE ZC-2021-001 TO ESTABLISH A TRANSPORTATION CORRIDOR OVERLAY ZONE

(Zone Change ZC-2022-001)

WHEREAS, the City seeks the development of the Inglewood Transit Connector (ITC) Project to extend service from the Metro K (Crenshaw/LAX) Line to the City's activity centers. The ITC Project would include an approximately 1.6-mile long, elevated guideway, located within current and to-be-acquired public right-of-way along Market Street, Manchester Boulevard, and Prairie Avenue, as shown in Exhibit A.

WHEREAS, a City initiated proposal was made to establish the Transportation Corridor Overlay Zone that would apply in the ITC Project area as shown in Exhibit A and which includes the properties listed by Assessor Identification Numbers in Exhibit B. The Transportation Corridor Overlay Zone would modify the underlying zones to allow the development and operation of the proposed Project and all components on the properties in the underlying zones that overlap with the Project. The Transportation Corridor Overlay Zone would define the uses permitted in this overlay zone area and applicable supplemental development standards for the ITC Project facilities, and the City's design review process for the ITC Project.

WHEREAS, the Planning Commission scheduled a public hearing for the 2nd day of March, 2022, beginning at 7:00 p.m. to consider Zone Change No. 2022-001 (ZC-2022-001): and
WHEREAS, notice of the time and place of the hearing was given as required by law, including legal notice published in the Inglewood Today newspaper, a newspaper of general circulation; notices mailed to interested individuals and agencies listed in the Inglewood Transit Corridor Overlay Zone; and a notice was posted on the City Hall public information board; and

WHEREAS, on March 2, 2022, 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, the Planning Commission considered the Zone Change 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. 1925 entitled:


WHEREAS, the matters covered in Resolution No. 1925 consisting of the proposed Zone Change ZC-2022-001 were presented to the City Council on March 22, 2022, who then scheduled a public hearing for April 5, 2022, and,
WHEREAS, notice of the time and place of the hearing was given as required by law; and,

WHEREAS, on April 5, 2022, at its scheduled meeting, the City Council continued the public hearing for ZC-2022-001 and ZCA-2022-001 to the meeting of the City Council taking place on April 12, 2022;

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

WHEREAS, on April 12, 2022, 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 appear before the City Council and be heard 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 Zone Change should be approved such that the Transportation Corridor Overlay Zone should be established and certain parcels should be rezoned; and,

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

SECTION 1.

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 Inglewood Transit Connector Project (State Clearinghouse No. 2018071034), which analyzed environmental impacts of the proposed ITC Project and the associated entitlements, including the proposed Zone Change and Zoning Code Amendments. Prior to making a decision on the Zone Change, the City Council reviewed and considered the EIR and pursuant to Resolution No. ___ (City Council EIR Certification Resolution) certified the EIR, made certain
environmental findings, and adopted a Mitigation Monitoring and Reporting Program (MMRP).

SECTION 2.

Based on the entirety of the materials before the City Council, including without limitation, agenda reports to the City Council and Planning Commission; the EIR and all appendices thereto and supporting information; City Council Resolution No. _____ (EIR Certification Resolution) including the CEQA Findings and MMRP; all minutes, reports, and public testimony and evidence submitted as part of the Planning Commission's and City Council's duly-noticed meetings regarding the ITC Project, and all other information contained in the administrative record regarding the Project, the City Council finds as follows:

1. The proposed Zone Change to establish the Transportation Corridor Overlay Zone is appropriate for the subject properties in terms of the adequacy of the sites to accommodate land uses permitted by the proposed overlay zone.

2. The Transportation Corridor Overlay Zone 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.

   b. Facilitates the development of a key transit facility connection that will result in new economic and air quality benefits, improve mobility, reduce vehicle miles traveled and greenhouse gas emissions, and offer a major regional economic stimulus through job creation and workforce development opportunities.

3. The Zone Change 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 Zone Change 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 Zone Change 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 Inglewood Transit Connector Project, including the Zone Change and Zoning Code Amendments (State Clearinghouse No.2018071034), which analyzes adverse environmental impacts of the proposed project and the amendments. Prior to making a decision on the amendments, the City Council certified the EIR, adopted the related CEQA findings, and adopted the MMRP for the ITC Project as provided in City Council Resolution No. ____ (EIR Certification Resolution)

SECTION 3.

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-2022-001, to establish the Transportation Corridor Overlay Zone and rezone certain parcels as identified on Exhibits A and B hereto, 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 an Inglewood Transit Connector Overlay Zone and to rezone certain other parcels, was introduced by the City Council on the day of April, and is passed, approved and adopted by the City Council of the City of Inglewood this 19th day of April 2022.

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

Attest:

AISHA L. THOMPSON
CITY CLERK
(SEAL)
Exhibit A
Inglewood Transit Connector Project
Project Area Map

Legend
- ITC Station
- ITC Alignment
- Maintenance Storage Facility Site
- Transportation Corridor Overlay Zone
|        | 4024009003 | 4024009005 | 4024008024 | 4024009004 | 4024009015 | 4024009022 | 4024009008 | 4024009033 | 4024009007 | 4024009011 | 4024009012 | 4024009021 | 4024009028 | 4024009031 | 4024009027 | 4024009032 | 4024009030 | 4015019905 | 4015019904 | 4021007024 | 4021007020 | 4024008029 | 4024008030 | 4021007015 | 4021007018 | 4021007019 | 4015027029 | 4015027030 | 4015027019 | 4015027027 | 4021012008 | 4021012010 | 4021012001 | 4021012015 | 4021013018 | 4021009027 | 4021013019 | 4021009037 | 4021009031 | 4021025026 | 4021025001 | 4021025025 | 4021025016 | 4021025017 | 4021027004 |
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. 22-08 is the full, true and correct original of Ordinance No. 22-08 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 19th day of April, 2022 and that the same was so passed and adopted by the following vote:

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

Noes: None.;

Absent: Council Member Morales.

WITNESS my hand and the seal of said City the 19th day of April, 2022.

(SEAL)

City Clerk of the City of Inglewood