"Exhibit A"

ORDINANCE NO. 22-17


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

WHEREAS, on September 13, 2022 the Planning Commission conducted a public hearing for this matter and approved Resolution No. 1934 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONING CODE AMENDMENT ZCA 2022-002 TO MODIFY MISCELLANEOUS REGULATIONS IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE RELATED TO ENVIRONMENTAL REVIEW, PARKING ALTERNATIVES, AND COSMETOLOGY USE SEPARATION CITYWIDE IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE.

WHEREAS, Resolution No. 1934 was presented to the City Council on August 23, 2022 who then scheduled a public hearing for September 13, 2022; 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 amendment 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 Chapter 12 of the Inglewood Municipal Code; and,

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

1. That the proposed miscellaneous amendment does not conflict with and instead supports the intent of the Inglewood General Plan by:
   a. Providing for the orderly development and redevelopment of the City because it clarifies inconsistencies in the Zoning Code and removes extraneous language
   b. Promotes Inglewood’s image and identity as an independent community within the Los Angeles metropolitan area because having a Zoning Code that is clear and consistent makes the City of Inglewood an attractive city to live in and conduct business.

2. The miscellaneous amendment does not constitute an establishment of unique standards, offering special privileges to a particular individual or group of individuals.

3. That the miscellaneous amendment is categorically exempt from the requirements of the California Environmental Quality Act, therefore Notice of Exemption EA-CE-2022-072 has been prepared.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:
SECTION 1.

The Article headings of Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code are modified to read as follows:

Article 2. “R-1” ONE-FAMILY ZONE REGULATIONS

Article 2.1. “R-1Z” ONE-FAMILY/ZERO-LOT-LINE ZONE REGULATIONS

Article 3. “R-2” LIMITED MULTIPLE-FAMILY ZONE REGULATIONS

Article 3.1. “R-2A” LIMITED MULTIPLE-FAMILY ZONE REGULATIONS

Article 4. “R-3” MULTIPLE-FAMILY ZONE REGULATIONS

Article 5. “R-4” MULTIPLE FAMILY ZONE REGULATIONS

Article 5.1. “R-M” RESIDENTIAL AND MEDICAL ZONE REGULATIONS

Article 6. “C-1” LIMITED COMMERCIAL ZONE REGULATIONS

Article 7. “C-2” GENERAL COMMERCIAL ZONE REGULATIONS

Article 7.1. “C-2A” AIRPORT COMMERCIAL ZONE REGULATIONS

Article 8. “C-3” HEAVY COMMERCIAL ZONE REGULATIONS

Article 9. “C-S” COMMERCIAL SERVICE ZONE REGULATIONS

Article 10. “C-R” COMMERCIAL AND RECREATION ZONE REGULATIONS

Article 10.1.1. “A-C” Airport Campus-Zone AIRPORT CAMPUS ZONE

Article 10.2. “MU-1” Mixed-Use-1-Zone MIXED USE-1 ZONE

Article 10.2.1. “MU-1A” Mixed-Use-1A Overlay Zone MIXED USE-1A OVERLAY ZONE

Article 10.3. “MU-2” Mixed-Use-2-Zone MIXED USE-2 ZONE

Article 10.3.1. “MU-2A” Mixed-Use-2A-Zone MIXED USE-2A ZONE

Article 10.4. “MU-3” Mixed-Use-3-Zone MIXED USE-3 ZONE

Article 10.5. “MU-4” Mixed-Use-4-Zone MIXED USE-4 ZONE

Article 10.5.1 “MU-A” Mixed-Use-Arts-Cluster Zone MIXED USE-ARTS CLUSTER ZONE

Article 10.6. “MU-C” Mixed-Use-Corridor-Zone MIXED USE-CORRIDOR ZONE

Article 10.7. “H-C” Historic-Core HISTORIC CORE ZONE
Article 10.8. “C-N” Neighborhood Commercial Zone

COMMERCIAL ZONE

Article 11. “M-1” LIGHT MANUFACTURING ZONE REGULATIONS

Article 11.1. “M-1L” LIMITED MANUFACTURING ZONE REGULATIONS

Article 12. “M-2” HEAVY MANUFACTURING ZONE REGULATIONS

Article 18. PLANNED ASSEMBLY DEVELOPMENT REGULATIONS

Article 18.1. SITE PLAN REVIEW REGULATIONS

Article 19. PARKING REGULATIONS

Article 25. SPECIAL USE PERMITS PERMIT REGULATIONS

Article 26. VARIANCES REGULATIONS

Article 26.1. ADJUSTMENTS REGULATIONS

Article 26.2. VESTED STRUCTURE DETERMINATION AND MINOR MODIFICATION PERMIT REGULATIONS

Article 28. ENVIRONMENTAL REVIEW REGULATIONS

Article 31. ANTENNAS AND WIRELESS TELECOMMUNICATION FACILITIES FACILITY REGULATIONS

Article 32. TREE PRESERVATION REGULATIONS

Article 33. AFFORDABLE HOUSING INCENTIVES INCENTIVE REGULATIONS

SECTION 3.

The text of Article 7 (“C-2” General Commercial Zone Regulations), Section 12-24. (Permitted Uses) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Section 12-24. C-2 Zone Permitted Uses.

The following uses shall be permitted in the C-2 General Commercial Zone unless otherwise provided in this Chapter:

(A) The following uses when conducted entirely within a fully enclosed building:
(6) Beauty and cosmetology salons, barbershops, including training facilities if open to the public for patronage, and tanning salons; provided, however, that no private or individual rooms for patrons shall be allowed; and no beauty and cosmetology salons or barbershops shall be permitted within three hundred feet, measured from primary entrance door to primary entrance door, of a similar establishment unless a Special Use Permit is approved. No tanning salon shall be permitted within three hundred feet of a similar establishment.

SECTION 4.

The text of Article 19 ("Parking Regulations), Section 12-41. (Required Parking. Alternatives) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

Section 12-41. Required Parking. Alternatives.

In addition to constructing and maintaining parking spaces in conformance with the standards of this Chapter, non-residential parking requirements may be satisfied by one or any combination of the following alternatives.

(A) In-lieu Payment. Whenever the subject property is situated within an adopted municipal parking assessment district, an in-lieu payment may be made to the City Treasurer in the sum of three thousand dollars ($3,000) for each parking space as the cost for providing up to a maximum of five of the required parking spaces.

(B)(A) Leased Parking. Whenever the subject property is located within six hundred feet of a municipal parking structure or parking lot, some or all of the required parking spaces may be provided by leasing the same number of parking spaces in said structure or parking lot. Additionally, whenever the subject property is located within the C-1 H-C and MU-1 zones (Downtown Area) it shall be located within one thousand feet of a municipal parking
structure or parking lot. Such lease shall be by contract with the City and by
recordation of a covenant binding upon the owner and future owners of the
property for as long as the facilities or use on the subject property requires
such parking, or until alternative parking or other accommodations in
compliance with the provisions of this Chapter are provided to obviate the need
for said leased parking. Such lease shall not occur if the parking spaces in the
parking structure or parking lot are already leased or otherwise committed to
other users, or if the City of Inglewood is maintaining the parking spaces for
the general use of the public.

(C)(B) Off-site Parking. Some or all required parking spaces may be located
on a different lot or lots than the use for which the spaces are required. Such
off-site property shall be located within six hundred feet of the use for which
the parking spaces are provided. A covenant binding upon the owner(s) and
any future owners of both the subject site property and the off-site property
will be prepared by the Planning Division and shall be recorded by the property
owners with the Los Angeles County Recorder, and which will require the
continuous provision and maintenance of the required parking spaces for the
subject property for as long as the subject structure or use requires such
parking. The parking spaces on the off-site property shall not be parking
spaces required for any other use.

(D) (C) Alternate Modes of Transportation. Certain uses including, but not
limited to group counseling/tutoring uses and social service uses that provide
pick-up and drop-off van services, reimburse participants for bus fares or other
forms of transportation that result in a reduced demand for on-site parking,
may request approval of a Special Use Permit by the Planning Commission to
allow reduce parking subject to all of the following limitations:

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SECTION 5.

The text of Article 28 ("Environmental Review Regulations"), Section 12-101. (Ministerial Projects) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:


In accordance with Section 15268(c) of the State CEQA Guidelines, specific projects and activities in the City of Inglewood that are deemed to be ministerial projects and thereby exempt from the requirements of CEQA include, but are not limited to:

F. Site plan review of a proposed project to verify compliance of the development or enlargement of the project with applicable zoning, development, landscaping and other adopted City regulations, as a prerequisite to the issuance of a building permit. (Exception: any consideration by the Planning Commission of an appeal of any requirement imposed under the provisions of site plan review shall constitute a discretionary consideration and shall be subject to the requirements of CEQA.)

Site Plan Review of a proposed project located within a community plan area (e.g. Transit Oriented Development Plan Area, Specific Plan Area, etc.) where a community level Environmental Review was certified or adopted within 10 years of the date that the proposed project application is deemed complete and the proposed project incorporates relevant mitigation from said environmental review. (Exception: any consideration by the Planning Commission of an appeal of any requirement imposed under the provisions of Site Plan Review shall constitute a discretionary consideration and shall be subject to the requirements of CEQA.)
SECTION 6.

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 miscellaneous zoning regulations, is passed, approved and adopted by the City Council of the City of Inglewood this 20th day of September, 2022.

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

Attest:

AISHA L. THOMPSON
CITY CLERK
(SEAL)
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. 22-17 is the full, true and correct original of Ordinance No. 22-17 of the said City of Inglewood, California entitled:


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 20th day of September, 2022 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; and

Absent: None.

WITNESS my hand and the seal of said City the 21st day of September, 2022.

(SEAL)

City Clerk of the City of Inglewood