EXHIBIT "A"
ORDINANCE NO. 23-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, TO APPROVE ZONING CODE AMENDMENT 2022-001 (ZCA-2022-001) TO MODIFY HEIGHT REGULATIONS IN THE C-2A (AIRPORT COMMERCIAL) ZONE CITYWIDE.

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

WHEREAS, on August 3, 2022 the Planning Commission conducted a public hearing for the matter and approved Resolution No. 1936 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 2022-001) ZONING CODE AMENDMENT ZCA 2022-001 TO MODIFY HEIGHT REGULATIONS IN THE C-2A (AIRPORT COMMERCIAL) ZONE CITYWIDE.

(Zoning Code Amendment ZCA-2022-001)

WHEREAS, On September 20, 2022, the City Council scheduled a public hearing for October 4, 2022; 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 7 and 7.1 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:

SECTION 1.

1. That the proposed amendment to modify height regulations in the C-2A
zone is consistent with the Commercial, Industrial, and Commercial
Residential land use designations and 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 because the
      Code Amendment will allow for a greater diversity of commercial
      uses within the C-2A zone.
   b. Helps promote economic development and employment opportunities
      for the City's residents by responding to changing economic
      conditions because the allowance of the height increase for hotels in
      the C-2A zone will allow the City to meet the demand for hospitality
      uses within the City's entertainment district.
   c. It creates and maintains healthy economic conditions within the City
      because it increases the height requirements for hotels and will allow
      for amenity space for hotels located in the C-2A zone.

2. The changes to the text of Chapter 12 to modify height regulations in
the C-2A zone does not constitute an establishment of unique standards,
offering special privilege to a particular individual or group of
individuals because the C-2A (Airport Commercial) standards only clarifies existing height regulations and is intended for all hotels in the C-2A zone, which is the primary land use for which the zone was established.

3. That the proposed use is exempt from the requirements of the California Environmental Quality Act, therefore Notice of Exemption EA-CE-2022-064 has been prepared.

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

SECTION 2.

The text of Article 7.1 (“C-2A” Airport Commercial) Zone, Section 12-24.12 (‘Development Requirements’) of Chapter 12 of the Inglewood Municipal Code to read as follows:


All requirements in the C-2A Zone for building height, yard setbacks and front, side and rear yards shall comply with said requirements of the C-2 Zone.


Building Height. A maximum building height of six (6) stories or seventy-five (75) feet is permitted.

Exception: A building that contains a hotel with a minimum of fifty (50) guest rooms, shall not exceed seven (7) stories or seventy-five (75) feet in height. Rooftop amenity areas located on the roof of the uppermost permitted story, comprised solely of shade structures and utility areas, shall be allowed subject to the following limitations:

1. Shade structures shall not exceed five percent (5%) of the first floor building footprint.

2. Rooftop amenity area must be setback ten (10) feet from any building edge abutting residential uses.
3. Shade structures shall be open air on all sides except where attached to an elevator or stairwell.

4. Shade structures shall not exceed ten (10) feet in height.

5. Railings for rooftop amenity areas must be visually permeable.

SECTION 3.

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 modify the C-2A Zone Development Requirements regulations to Chapter 12 is passed, approved and adopted by the City Council of the City of Inglewood this 11th day of October 2022.

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

Attest:

Aisha I. 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. 23-02 is the full, true and correct original of Ordinance No. 23-02 of the said City of Inglewood, California entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, TO APPROVE ZONING CODE AMENDMENT 2021-001 (ZCA-2021-001) TO MODIFY HEIGHT REGULATIONS IN THE C-2A (AIRPORT COMMERCIAL) ZONE 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 11th day of October, 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 13th day of October, 2022.

(SEAL)

City Clerk of the City of Inglewood