ORDINANCE NO. 14-10


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

WHEREAS, a City initiated proposal was made to establish a Live-work Overlay Zone in six (6) areas of the City as shown in Exhibit A which includes properties as listed by Assessor Identification Numbers in Exhibit B.

WHEREAS, on May 7, 2014 the Planning Commission conducted a public hearing for this matter and approved Resolution No. 1705 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, THE AFFIRMATION OF EA-ND-2013-72 AND APPROVING ZONE CHANGE 2013-01 TO ESTABLISH A LIVE-WORK OVERLAY ZONE AND ZONING CODE AMENDMENT ZCA 2013-07 TO AMEND ARTICLES 1, 6, 7 AND 19 AND ADD ARTICLE 17.4 (LIVE-WORK OVERLAY ZONE) OF CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO MODIFY REGULATIONS FOR LIVE-WORK UNITS.

WHEREAS, Resolution No. 1705 was presented to the City Council on June 17, 2014 who then scheduled a public hearing for July 22, 2014; 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 a Live-work Overlay Zone 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 establishment of the live-work 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 establishment of the live-work overlay zone 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.

3) The live-work 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 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.
   c. Helps promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions.

4) The live-work overlay zone supports the goals of the Inglewood Cultural Arts Master Plan in that it:
a. Fosters a supportive environment that encourages artists to live and present their creative work in Inglewood.

SECTION 2.

The City Council has carefully considered all testimony and evidence presented at the hearing and now finds that after preparing an Initial Study in compliance with the requirements of the California Environmental Quality Act, which found that there would be no significant environmental impacts created by the proposed Code Amendment or Overlay Zone, a Negative Declaration was prepared. Based on its own independent judgment that the facts stated in the initial study are true, the City Council hereby finds that there is no substantial evidence that either the Code Amendment or Overlay Zone will have a significant effect on the environment.

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

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 live-work overlay zone, is passed, approved and adopted by the City Council of the City of Inglewood this 5th day of August 2014.

JAMES T. BUTTS, JR.

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

Attest:

YVONNE HORTON
YVONNE HORTON
CITY CLERK
(SEAL)