

1 heard and to submit any testimony or evidence in favor or against the proposed
2 Code amendments; and,

3 **WHEREAS**, after taking public testimony and considering the issues, the
4 City Council determined that certain changes specified herein, should be made
5 to the text of Chapter 12 of the Inglewood Municipal Code; and,

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

8 **SECTION 1.**

- 9 1) The text amendment will not constitute the establishment of unique
10 standards, offering special privilege to a particular individual or group
11 of individuals, that is inconsistent with the general intent of the
12 provisions of this Chapter or that may be detrimental to the general
13 welfare of the community.
- 14 2) The text amendment is consistent with the provisions of the General
15 Plan in that it:
- 16 a. Facilitates the allocation of land in the City to satisfy the multiple
17 needs of residents but recognize that land is a scarce resource to be
18 conserved rather than wasted.
 - 19 b. Facilitates the development of new housing to meet community
20 needs.
 - 21 c. Helps promote sound economic development and increase
22 employment opportunities for the City's residents by responding to
23 changing economic conditions.
- 24 3) The text amendment support the goals of the Inglewood Cultural Arts
25 Master Plan in that it:
- 26 a. Fosters a supportive environment that encourages artists to live
27 and present their creative work in Inglewood.
- 28

1 **SECTION 2.**

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

11 **SECTION 3.**

12 Section 12-1.128.7 (Live-work Unit) is hereby added to the text of Chapter 12,
13 Article 1 (Definitions) of the Inglewood Municipal Code to read as follows:

14 “Live-work Unit” shall mean a unit configured for both residential and non-
15 residential use in which the primary activity is the non-residential use and the
16 residential use is ancillary to the primary activity; which contains essential
17 living facilities including a sleeping area, cooking facilities, and sanitary
18 facilities; and in which may or may not have walls separating the working and
19 living areas of the unit.

20 **SECTION 4.**

21 Section 12-23.0(A)(33) is hereby added to the text of Chapter 12, Article 6
22 (C-1 Limited Commercial Zone Regulations) of the Inglewood Municipal Code to
23 read as follows:

24 (33) Ceramic crafts produced with a kiln.

25 (34) Live-work Units in existing structures, subject to the requirements of
26 Article 17.4

27 (35) Live-work Units in new structures, subject to the requirements of Section
28 12-23.5(9).

1 **SECTION 5.**

2 Section 12-23.1 of Article 6 (C-1 Limited Commercial Zone Regulations)
3 of Chapter 12 of the Inglewood Municipal Code is modified to read as follows:

4 **Section 12-23.1. C-1 Zone. Prohibited Uses.**

5 Any use not specified in Section 12-23 of this Article and any of the following
6 uses are prohibited in the C-1 Limited Commercial Zone:

- 7 (1) Liquor stores.
8 (2) Adult businesses.
9 (3) Arcades, games, film or video for patrons over twelve years of age.
10 (4) Bath houses, turkish baths, massage parlors, acupressure
11 establishments and similar uses.
12 (5) Automobile storage or repair, except as specifically permitted.
13 (6) Swap meets or flea markets, except if operated by, and on the premises
14 of, a community nonprofit charitable organization not more than four times per
15 year, subject to the issuance of a permit by the Permits and Licenses Committee
16 per Article 3 of Chapter 8 of this Code.

- 17 (7) Welding.

18 **SECTION 6.**

19 Section 12-23.5 of Article 6 (C-1 Limited Commercial Zone Regulations)
20 of Chapter 12 of the Inglewood Municipal Code is modified to read as follows:

21 (9) Use Restrictions and Development Standards for ~~Artist Live-Work-Live-~~
22 work Units in new structures Studies in the C-1 Zone. The use restrictions and
23 development standards applicable to the ~~conversion or development~~ new
24 construction of artist residential communities live-work units in the C-1 District
25 shall be governed by the applicable City Codes and the following:

26 ~~(a) Residential use is permitted only in combination with individual artist~~
27 ~~studios in a manner which provides an integrated working and living~~
28

1 ~~environment. An artist live-work studio may act as a residential caretaker unit~~
2 ~~for commercial studios or a gallery.~~

3 (a) ~~The minimum dwelling unit requirements of this Section 12-6 shall apply~~
4 ~~to live-work units in new structures. Section; structures existing prior to~~
5 ~~January 1, 1997 are exempt from the private patio requirement of the General~~
6 ~~Regulations, Section 12-6.~~

7 (e) ~~An artist live-work studio shall contain be at least six five hundred (500)~~
8 ~~square feet in size with no more than with a maximum of thirty-three fifty~~
9 ~~percent (50%) of the floor area devoted to the residential portion of the unit.~~

10 (a) Unit Size. 500 square-foot minimum.

11 (b) Residential/Commercial Floor Area. A minimum of fifty percent (50%) of
12 a unit must be used for non-residential purposes. Each unit must contain a
13 minimum residential floor area of 250 square feet.

14 (d) ~~The residential component of a live/work unit shall meet the following~~
15 ~~standards:~~

16 (i) ~~It shall have a residential room of at least one hundred~~
17 ~~twenty square feet. Additional rooms shall meet the minimum requirements of~~
18 ~~Section 12-6.~~

19 (ii) ~~It shall have separate bathroom facilities, including a water~~
20 ~~closet, a wash basin and a bathtub or shower.~~

21 (iii) ~~It shall have separate kitchen facilities including a kitchen~~
22 ~~sink, cooking appliances and refrigerator. All such facilities shall have a clear~~
23 ~~working space of at least thirty inches in front. An electric hot plate shall not be~~
24 ~~the primary means of cooking meals.~~

25 (iv) ~~It shall comply with all Housing Code requirements.~~

26 (c) ~~On-site laundry facilities are required if the total number of dwelling units~~
27 ~~in a single structure on a site exceeds five (5).~~

1 ~~(f) Welding is an Hazardous (H) Occupancy activity and is not permitted in~~
2 ~~the Limited Commercial Zone (C-1)~~

3 **SECTION 7.**

4 Section 12-24 (C-2 Zone. Permitted Uses) of Article 7 (C-2 General
5 Commercial) of Chapter 12 of the Inglewood Municipal Code is modified to read
6 as follows:

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

9 (A) The following uses when conducted entirely within a fully enclosed
10 building:

11 (1) Any use permitted in the C-1 Zone except ambulance dispatch
12 facilities, Live-work units in new structures, and residential uses as governed
13 by Section 12-24.5.

14 (34) Welding as an ancillary activity within a business.

15 (35) Live-work units in existing structures, subject to the requirements
16 of Article 17.4.

17 **SECTION 8.**

18 Article 17.4 (Live-work Overlay Zone) is hereby added to the Inglewood
19 Municipal Code to read as follows:

20 **Section 12-38.80. Objectives**

21 The objectives of the live-work overlay zone and live-work regulations are:

22 A) To allow accessory residential uses in existing non-residential structures,
23 in areas of the City that are appropriate locations for live-work uses.

24 B) To allow live-work units that function primarily as workspaces that also
25 contain ancillary residential space in each unit.

26 C) To allow for the architecturally appropriate incorporation of residential
27 uses into existing non-residential structures; to ensure that any
28 modifications seamlessly enhance the structures and are compatible with

1 the surrounding commercial or industrial area's design character; and to
2 maintain the physical characteristics that are typical for areas of
3 commerce (e.g. business signage, commercial street frontage).

4 D) To protect existing or potential commercial and industrial uses from
5 displacement and/or conflicts that can arise from the introduction of
6 residential uses.

7 **Section 12-38.81. Applicability**

8 This Article is applicable to the conversion of existing structures that are
9 located in either a Commercial (C) or Manufacturing (M) zone and are also
10 located in the live-work overlay zone.

11 **Section 12-38.82. Review and Approval Authority**

12 A) Establishment of five (5) or more live-work units on a site shall be subject
13 to a zone adjustment.

14 B) Establishment of up to four (4) live-work units on a site shall not be
15 subject to a zone adjustment.

16 C) Live-work units that do not comply with the building height limitations,
17 new floor area, or open space requirements shall be subject to a zone
18 adjustment.

19 **Section 12-38.83. General Regulations**

20 A) Prohibited Uses. The following business activities are prohibited in a
21 live-work unit:

22 1) Adult entertainment activities

23 2) Animal hospitals and clinics

24 3) Gun and weapon sales

25 4) Motor vehicle repair, servicing, painting, storage, or washing

26 5) Schools (does not include tutoring/counseling)

27 6) Medical clinics, medical offices, laboratories, pharmacies

28

1 B) Live-work units are exempt from the minimum dwelling unit
2 requirements of Article 1.1.

3 C) The following shall be considered residential space in a unit:

4 1) Sleeping facilities

5 2) Cooking facilities

6 D) The following areas serve dual purposes and may be considered either
7 residential or non-residential space in a unit:

8 1) Areas for drawing, reading, accounting

9 2) Sanitary facilities

10 **Section 12-38.84. Design Standards**

11 The following development standards are intended to ensure that live-work
12 units maintain the physical characteristics of existing commercial and
13 industrial areas of the City and achieve the objectives of Section 12-38.80:

14 A) Unit Size. 500 square-foot minimum

15 B) Residential/Commercial Floor Area. A minimum of fifty percent (50%) of
16 a unit must be used for non-residential purposes. Each unit must contain
17 a minimum residential floor area of 250 square feet.

18 C) Open Space. On a property with only one live-work unit, forty (40) square
19 feet of private open space. On a property with multiple live-work units,
20 forty (40) square feet of shared interior space, shared open space, or
21 private open space per unit.

22 D) Height. Height of existing structures may not be increased to
23 accommodate the residential portion of a live-work unit. Height may be
24 increased for non-residential purposes and for non-habitable spaces (e.g.
25 enclosed parking, stairwells, elevator shafts, open space and the like)
26 that are required by the Inglewood Municipal Code.

1 E) New Floor Area. Floor area of existing structures may not be increased to
2 accommodate the residential portion of a live-work unit and may only be
3 increased under the following circumstances:

- 4 a. To increase the non-residential floor area of the unit.
5 b. A mezzanine for residential use that does not exceed 33% of the
6 area of the floor below may be constructed within an existing
7 building envelope.
8 c. For non-habitable spaces (e.g. enclosed parking, stairwells,
9 elevator shafts, open space and the like) that are required by the
10 Inglewood Municipal Code.

11 F) Laundry Facilities. On-site laundry facilities are required if the total
12 number of units on an integrated development site exceeds five (5).

13 **Section 12-38.85. Covenant Required.**

14 A covenant shall be recorded with the Los Angeles County Recorder by the owner
15 of the subject property agreeing that the commercial or industrial use will be
16 maintained as the primary use in the live-work unit; that the work space will not
17 be leased separately from the residential space; that a business license must be
18 maintained at all times when a live-work unit is occupied; and that these
19 requirements will be reflected in tenant leases.

20 **Section 12-137. Business License Required.**

21 A business license shall be maintained at all times when a live-work unit is
22 occupied.

23 **SECTION 9.**

24 The text of Section 12-43, Article 19 (Parking Regulations), of Chapter
25 12, of the Inglewood Municipal Code modified to read as follows:

26 **(G) Live-work Units.**

27 (1) Live-work Units (1-2 units on a site). Parking spaces only as required
28 for the non-residential use.

1 (2) Live-work Units (3 or more units on a site). Parking as required for
2 the non-residential use, resulting in a minimum of one (1) parking space per
3 live-work unit.

4 ~~(G)~~(H) Visitor Parking. For all multiple-unit residential facilities and live-
5 work facilities having six or more units, one additional parking space for
6 visitors shall be provided on-site ~~per~~ for every three units, under the following
7 conditions:

8 **SECTION 10.**

9 The text of Section 12-43, Article 26.1 (Adjustments), of Chapter 12, of
10 the Inglewood Municipal Code modified to read as follows:

11 Section 12-98. Zone Adjustments.

12 Whenever a strict interpretation of certain provisions of this Chapter
13 relating to any of the cases specified hereinbelow would result in practical
14 difficulties in the permitted use of property, the Planning and Building
15 Department Director or Planning Commission may grant an adjustment to
16 permit a minor modification in said cases as follows:

17 (7) Establishment of five (5) or more live-work units within existing
18 structures on a site, pursuant to Section 12-38.82.

19 (8) Establishment of live-work units in existing structures that do not
20 comply with the building height limitations, new floor area, or open space
21 requirements, pursuant to Section 12-38.82.

22 **SECTION 11.**

23 The City Clerk shall certify to the passage and adoption of this ordinance
24 and to its approval by the City Council and shall cause the same to be published
25 in accordance with the City Charter and thirty days from the final passage and
26 adoption, this ordinance shall be in full force and effect.

1 This ordinance to amend Chapter 12 of the IMC, to modify regulations for
2 live-work units is passed, approved and adopted by the City Council of the City
3 of Inglewood this 5th day of August 2014.

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5
6 **JAMES T. BUTTS, JR.**

7 _____
8 JAMES T. BUTTS
9 MAYOR OF THE CITY OF
10 INGLEWOOD, CALIFORNIA

11 Attest:

12 **YVONNE HORTON**

13 _____
14 YVONNE HORTON
15 CITY CLERK

16 (SEAL)
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