ORDINANCE NO. 14-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AFFIRMING EA-ND-2013-72 AND APPROVING ZONING CODE AMENDMENT ZCA 2013-07 TO AMEND ARTICLES 1, 6, 7 AND 19 OF CHAPTER 12 AND ADD ARTICLE 17.4 (LIVE-WORK OVERLAY ZONE) TO CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO MODIFY REGULATIONS FOR LIVE-WORK UNITS.

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

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 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:

SECTION 1.

1) The text amendment 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.

2) The text amendment 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.

3) The text amendment support 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.

SECTION 3.

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

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

SECTION 4.

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

(33) Ceramic crafts produced with a kiln.

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

(35) Live-work Units in new structures, subject to the requirements of Section 12-23.5(9).
SECTION 5.

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

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

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

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

SECTION 6.

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

9. Use Restrictions and Development Standards for Artist Live-Work Live-work Units in new structures Studies in the C-1 Zone. The use restrictions and development standards applicable to the conversion—or—development new construction of artist residential communities live-work units in the C-1 District shall be governed by the applicable City Codes and the following:
(a)—Residential use is permitted only in combination with individual artist studios in a manner which provides an integrated working and living
environment. An artist live-work studio may act as a residential caretaker unit for commercial studios or a gallery.

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

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

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

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

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

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

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

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

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

(c) On-site laundry facilities are required if the total number of dwelling units in a single structure on a site exceeds five (5).
(f) Welding is an Hazardous (H) Occupancy activity and is not permitted in the Limited Commercial Zone (C-1)

SECTION 7.

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

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:

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

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

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

SECTION 8.

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

Section 12-38.80. Objectives

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

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

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

C) To allow for the architecturally appropriate incorporation of residential uses into existing non-residential structures; to ensure that any modifications seamlessly enhance the structures and are compatible with
the surrounding commercial or industrial area's design character; and to maintain the physical characteristics that are typical for areas of commerce (e.g. business signage, commercial street frontage).

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

Section 12-38.81. Applicability

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

Section 12-38.82. Review and Approval Authority

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

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

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

Section 12-38.83. General Regulations

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

1) Adult entertainment activities

2) Animal hospitals and clinics

3) Gun and weapon sales

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

5) Schools (does not include tutoring/counseling)

6) Medical clinics, medical offices, laboratories, pharmacies
B) Live-work units are exempt from the minimum dwelling unit requirements of Article 1.1.
C) The following shall be considered residential space in a unit:
   1) Sleeping facilities
   2) Cooking facilities
D) The following areas serve dual purposes and may be considered either residential or non-residential space in a unit:
   1) Areas for drawing, reading, accounting
   2) Sanitary facilities

**Section 12-38.84, Design Standards**

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

A) Unit Size. 500 square-foot minimum
B) Residential/Commercial Floor Area. A minimum of fifty percent (50%) of a unit must be used for non-residential purposes. Each unit must contain a minimum residential floor area of 250 square feet.
C) Open Space. On a property with only one live-work unit, forty (40) square feet of private open space. On a property with multiple live-work units, forty (40) square feet of shared interior space, shared open space, or private open space per unit.
D) Height. Height of existing structures may not be increased to accommodate the residential portion of a live-work unit. Height may be increased for non-residential purposes and for non-habitable spaces (e.g. enclosed parking, stairwells, elevator shafts, open space and the like) that are required by the Inglewood Municipal Code.
E) New Floor Area. Floor area of existing structures may not be increased to accommodate the residential portion of a live-work unit and may only be increased under the following circumstances:
   a. To increase the non-residential floor area of the unit.
   b. A mezzanine for residential use that does not exceed 33% of the area of the floor below may be constructed within an existing building envelope.
   c. For non-habitable spaces (e.g. enclosed parking, stairwells, elevator shafts, open space and the like) that are required by the Inglewood Municipal Code.

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

Section 12-38.85. Covenant Required.
A covenant shall be recorded with the Los Angeles County Recorder by the owner of the subject property agreeing that the commercial or industrial use will be maintained as the primary use in the live-work unit; that the work space will not be leased separately from the residential space; that a business license must be maintained at all times when a live-work unit is occupied; and that these requirements will be reflected in tenant leases.

Section 12-137. Business License Required.
A business license shall be maintained at all times when a live-work unit is occupied.

SECTION 9.
The text of Section 12-43, Article 19 (Parking Regulations), of Chapter 12, of the Inglewood Municipal Code modified to read as follows:

(G) Live-work Units.

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

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

SECTION 10.

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

Section 12-98. Zone Adjustments.

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

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

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

SECTION 11.

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 regulations for live-work units 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)