ORDINANCE NO. 14-01


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

WHEREAS, on December 4, 2013, the Planning Commission conducted a public hearing for this matter and approved Resolution No. 1697 entitled:


WHEREAS, Resolution No. 1697 was presented to the City Council on January 14, 2014, who then scheduled a public hearing for January 28, 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. That the proposed amendment is consistent with the intent of the
   Inglewood General Plan in that it:
   a. Protect local businesses and encourage the importance of maintaining
      a strong commercial district in the downtown.
   b. Safeguard the City's residential areas from the encroachment of
      incompatible uses.

2. The changes to the text of Chapter 12 does not constitute an
   establishment of unique standards, offering special privilege to a
   particular individual or group of individuals.

3. The changes to the text of Chapter 12 are consistent with the general
   intent of the provisions of this Chapter 12 to promote the public health,
   safety, comfort, convenience and general welfare of the City of 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, 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 the Code Amendment will have a significant effect on the environment.

SECTION 3.

Section 12-1.11.1 (Assembly Use) is hereby added to the text of Article 1
(Definitions) of the Inglewood Municipal Code to read as follows:

"Assembly use" shall mean any building, or primary portion of a building,
used for public or private gatherings of persons for a specific limited period of
time. For example, and without limitation, assembly use includes a club, lodge,
meeting hall, religious service facility, auditorium, theater and similar kinds of
facilities used for gatherings, whether available for public or private use.

SECTION 4.

The text of Article 1 (Definitions), Section 12-1.89 (Owner) of the
Inglewood Municipal Code is hereby amended to read as follows:

Section 12-1.89. Owner.

"Owner" shall mean the person having sufficient proprietary interest in
land sought to be subdivided or otherwise developed to commence and maintain
proceedings to subdivide or otherwise develop the same under this Chapter.

In these instances when the Inglewood Redevelopment Agency has
approved a contract which obligates the Agency to acquire specified property,
the Director of the Agency shall be deemed to be the owner of the specified
property for the purposes of making application for any approval under this
Chapter. In all cases in which the applicant for any approval is the Inglewood
Redevelopment Agency as Owner, final approval shall be conditioned upon the
Agency obtaining title to the entire property which is the subject of the
application.

//

//

//
SECTION 5.

The text of Article 1.1 (General Regulations), Section 12-7.1 (Lot Consolidations) of the Inglewood Municipal Code is hereby amended to read as follows:

Section 12-7.1. Lot Consolidations.

A development of property, for which any application is required, shall have a site that is consolidated or reconfigured to ensure that no individual structure, and all required associated facilities, will occupy no more than one lot or parcel of land. A required parking facility in conformance with Section 12-41 of this Chapter located on a noncontiguous lot may be excepted. Any consolidation or reconfiguration necessary to comply shall be accomplished by the recordation of a parcel map prior to the enactment of a permit or variance or prior to the issuance of a certificate of occupancy, or as required by the Planning and Building Department Director. The applications, for which a development would be subject to this provision, shall include applications for a building permit, special use permit, variance, and/or site plan review and/or Redevelopment Agency approval.

SECTION 6.

The text of Article 1.1 (General Regulations), Section 12-16.5 (Metal Roll-Up Doors, Laminated Glass, Etc. Within Commercial and Manufacturing Zones) of the Inglewood Municipal Code is hereby amended to read as follows:

Section 12-16.5. Metal Roll-Up Doors, Laminated Glass, Etc., Within Commercial and Manufacturing Zones.

(a) In Commercial (C) and Manufacturing (M) Zones, retractable security gates, window bars, or mall-style roll-up doors shall be subject to the following requirements:

(1) Within Commercial (C) and Manufacturing (M) Zones, retractable security gates, window bars, and mall-style roll-up doors shall be installed to
the inside of existing windows or glass doors when a business proprietor desires
to install physical security measures on a building façade. A mall-style roll-up
door must not be visible during business hours. Metal gates, stored in a wall
pocket or similar enclosure so as not to be visible during business hours, and
scissor-style security grilles, retracted into casing during business hours, may
be approved at the discretion of the Planning Division. If the property is located
in a Redevelopment Area, the security measures shall be subject to approval by
the Redevelopment Agency.

SECTION 7.

The text of Article 1.2 (Home Occupation Regulations), Section 12-17.1
(Home Occupation. Prohibitions.) of the Inglewood Municipal Code is hereby
amended to read as follows:


A home occupation under this Code shall not include a trade, business
service, store, profession, manufacture or fabrication which consists of the
following activities:

(a) Vehicle servicing, repair, washing or storage, including but not limited to
cars, trucks, boats, motorcycles or bicycles.

(b) Manufacture, assembly, repair or refinishing of appliances, furniture or
other machinery.

(c) Carpentry, plumbing or electrical contracting, and the like, if materials,
equipment and/or commercial vehicles are maintained on the premises.

(d) Machine or cabinetry shops.

(e) Manufacture, packing, preparation and/or catering of meals or food
items.

(f) The manufacture of garments from pre-cut materials for order or sales by
an off-sale jobber, contractor, wholesaler or retailer.
(g) Child care, if the number of children exceeds six or more at any one time, inclusive of children who are permanent residents of the home. A small family day care home operator can provide care for more than six children up to a maximum of eight if at least two of the children are at least six years of age and no more than two infants are cared for during any time when more than six children are cared for. Additionally, the licensee must notify each parent that the facility is caring for two additional schoolage children, that there may be up to seven or eight children in the home at one time and the licensee obtains written consent of the property owner when the family day care home is operated on property that is leased or rented. Exception: A child care facility not exceeding fourteen children in a one-family dwelling may be permitted pursuant to the provisions of Section 12-17.10 of this Article.

(h) Music, art, dance or tutorial lessons, and the like, if the number of students exceeds two at any one time.

(i) Swimming pool maintenance, when such service requires the storage of chlorine or other chemicals.

(j) Raising poultry or livestock.

(k) Sale, retail or wholesale including online/mail order, of ammunition, firearms, explosives or fireworks.

(l) Alcohol sales, retail or wholesale including online/mail order sales where goods are delivered, stored, and shipped remotely

(m) Vehicle sales, retail or wholesale including online/mail order sales in which goods are delivered, stored, and shipped remotely

SECTION 8.

Section 12-22.5 (Purpose) is hereby added to the text of Article 6 (“C-1” Limited Commercial Zone Regulations) of the Inglewood Municipal Code to read as follows:
The C-1 zone is intended to be a strong economic base for the City while providing a mix of uses that support an active, pedestrian oriented environment that allows for a variety of goods and services, entertainment and leisure activities, and cultural facilities that are within convenient and walkable access to visitors, residents, and employees in the area so as to provide a diverse array of commercial, cultural, and leisure activities within one quarter (1/4) of a mile of any given location within the downtown C-1 zone.

SECTION 9.

The text of Article 6 (“C-1” Limited Commercial Zone Regulations), Section 12-23 (C-1 Zone. Permitted Uses) of the Inglewood Municipal Code is hereby amended to read as follows:

Section 12-23. C-1 Zone. Permitted Uses.

(A) The following uses shall be permitted in the C-1 Limited Commercial Zone unless otherwise provided in this Chapter.

(1) Retail sales of merchandise including, but not limited to:

(a) Apparel, millinery, shoes, jewelry.

(b) Books, stationery, gifts, toys, camera, pets, flowers.

(c) Furniture, appliances, floor coverings.

(d) Groceries, prepared food, meat, fish.

(e) Automotive parts, hardware, paint.

(2) Financial and insurance institutions. Exception: check cashing and other alternative financial services identified in Section 12-1.25 are subject to Special Use Permit approval and shall not be located within one mile of a similar establishment, as measured from property line to property line.

(3) Professional and medical offices and pharmacies.

(a) Acupuncture and Chiropractor Facilities. Acupuncture and Chiropractor Facilities shall be subject to Special Use Permit approval in those instances where they offer on-site massage or acupressure therapy.
Massage and acupressure services are not allowed in this zone at all unless they are provided as an incidental service of the acupuncture or chiropractor facility.

(4) Restaurants, cafeterias, doughnut shops, bakeries (baked goods sold only on premises).

(a) Outdoor restaurants and other food service uses on the public sidewalk, permitted subject to the issuance of a permit by the Permits and Licenses Committee per Article 3 of Chapter 8 of the Municipal Code. See Section 12-23.6 for applicable standards.

(5) Bars, nightclubs, supper clubs, dance halls, live-performance-theaters, and the like, subject to Special Use Permit approval. (Bona fide restaurants serving only beer and wine without live entertainment are permitted without Special Use Permit approval.)

(6) Liquor sales.

(a) Liquor stores and any other business selling distilled spirits for off-site consumption are prohibited in the C-1 Zone.

(b) Bars, nightclubs and restaurants selling distilled spirits for on-site consumption only are subject to Special Use Permit approval.

(c) Any other permitted use selling beer and/or wine only (for on-site or off-site consumption) is subject to Special Use Permit approval.

Exceptions: bona fide restaurants, and grocery stores with a minimum store floor area of ten thousand square feet, are exempt from requiring Special Use Permit approval if only beer and/or wine are sold.

(7) Service shop for watches, keys, shoes, small household appliances, dry cleaning, tailoring, printing.

(8) Repealed.

(9) Shopping centers subject to Special Use Permit approval and Section 12-16.2 (Shopping Center Regulations).
(10) Specialty merchandise marts, subject to Special Use Permit approval.

(11) Theaters: Religious assembly use, subject to Special Use Permit, not to exceed nine (9) in the C-1 zone.

(12) Non-religious assembly use, subject to Special Use Permit, not to exceed nine (9) in the C-1 zone.

(1213) Hotels or motels, with a minimum of one hundred guestrooms per facility.

(1314) Private clubs, Studios and gymnasiums.

(1415) New car dealership with ancillary automobile servicing.

(1516) Automobile service stations, subject to Special Use Permit approval. (Automobile repair is prohibited except as activity incidental to the retail sale of gasoline, and only when conducted within a fully enclosed building.)

(16) Churches or other facilities for regularly scheduled religious or metaphysical meetings, subject to Special Use Permit approval.

SECTION 10.

The text of Article 6 ("C-1" Limited Commercial Zone Regulations), Section 12-23.5 (Special Downtown Development Standards) of the Inglewood Municipal Code is hereby amended to read as follows:

Section 12-23.5. Special Downtown Development Standards.

The following provisions are applicable only to C-1 zoned properties that are located within an area bounded by Florence Avenue (south side of street only), Kelso Street (north side of street only), La Brea Avenue (both sides of street) and Locust Street (west side of street only).

(7) Laminated glass, security film or a mall-style roll-up door shall be installed to the inside of existing windows or glass doors when a business proprietor desires to install physical security measures on the street-facing facade. The laminated glass shall be a minimum of two one-eighth-inch thick pieces of glass laminated together with a minimum six one-hundredths-inch
thick inner layer. The security film shall be a minimum of four ten-thousandths inches thick. A mall-style roll-up door must not be visible during business hours. Metal gates, stored in a wall pocket or similar enclosure so as not to be visible during business hours, and scissor-style security grilles, retracted into casing during business hours, may be approved at the discretion of the Planning Division and the Redevelopment Agency. Permanent security bars and metal doors are prohibited.

(8) Awnings and Canopies. Awnings and canopies must adhere to the following:

(a) They must have a minimum height of eight feet from grade (sidewalk) and shall not extend from the building facade more than six feet. The Planning Division, Redevelopment Agency and the Public Works Department have the discretion to reduce the building projection if warranted by circumstances.

SECTION 11.

The text of Article 23 (Sign Regulations), Section 12-81 (Special Venue Freeway Signs) of the Inglewood Municipal Code is hereby amended to read as follows:

Section 12-81. Special Venue Freeway Signs.

Notwithstanding other provisions of this Article, the City of Inglewood may permit the installation and maintenance of large informational signs in strategic locations abutting freeway rights-of-way that offer visibility to large numbers of passing motorists to facilitate the dissemination of venue and event information to arriving motorists and potential patrons of the large-attendance sports or entertainment venues in the City.

(A) Special venue freeway signs shall be restricted to displaying:
(4) Other businesses, products and services available within the former Inglewood redevelopment project areas, as permitted by State of California (Caltrans) regulations.

(B) Special venue freeway signs shall also be limited to the following:

(2) Each special venue freeway sign shall be located within an former adopted redevelopment project area.

SECTION 12.

The text of Article 23 (Sign Regulations), Section 12-80 (Billboards and Off-site Signs) of the Inglewood Municipal Code is hereby amended to read as follows:

Section 12-80. Billboards and Off-site Signs.

The following standards shall apply to all billboards and other types of off-site advertising:

(H) Billboard Sign Cost Recovery Fee. The following fee(s) shall become due and payable to the City of Inglewood prior to the issuance of any building permit for installation of any new, relocated or enlarged fixed billboard ground or wall sign:

1. New, Relocated or Enlarged Permanent Ground Mounted or Wall Mounted Billboard Signs. A one-time fee based on the real cost of service for a billboard eight thousand eighty-two dollars ($8,082.00) less any site plan review or plan check fees paid by an applicant. Building permit fees shall not be deducted from the real cost of service fee. In no event shall the fee equal a number that is less than zero (negative). This Section of the Code is not intended to apply to super graphic wall signs that are temporary in nature and subject to City Council approval of a negotiated sign agreement. The cost of service fee shall be collected by the Building Division at the time that a building permit is issued and such fee shall be deposited into a City of Inglewood General Fund Account. A separate Redevelopment Agency sign fee shall also be
paid at the time a building permit is issued for any billboard sign (except a super graphic wall sign) located in a designated redevelopment area. The fees shall be non-refundable.

SECTION 13.

The text of Article 28 (Environmental Review), Section 12-103 (CEQA Amendments) of the Inglewood Municipal Code is hereby amended to read as follows:

Section 12-103. CEQA Amendments.

The amendments to the State CEQA Guidelines, referenced in Section 12-100 of this Article, are hereby established to read as follows:

B. Section 15356 of the CEQA Guidelines is hereby amended to read as follows: "Decision-making body' means the Planning and Building Department Director, the Planning Commission, the City Council, the Redevelopment Agency, or other City official or agency that has the specified authority to grant final approval of the subject project, exclusive of any agency with higher authority that may subsequently consider the appeal of the approval or denial made by the decision-making body."

C. Section 15378(a) (3) of the CEQA Guidelines, which defines "Project," is hereby amended to read as follows: "(3) An activity involving the issuance by one or more public agencies to a person or agency of a lease, permit, license, certificate, or other entitlement for use, excluding those specifically exempted by State law. Projects and activities in the City of Inglewood that are deemed to be projects subject to the requirements of CEQA include, but are not limited to the following:

1. Granting of a special use permit or variance;
2. Change of zone classification for any property;
3. Approval of a planned assembly development;
4. Adoption of a redevelopment project plan;
45. Approval of any off-site sign or billboard.

SECTION 14.

Section 12-78 (Redevelopment Areas) of Chapter 12, Article 23 (Sign Regulations) of the Inglewood Municipal Code is hereby repealed:

Section 12-78. Redevelopment Areas.

Notwithstanding the provisions of this Article, where the City Council and/or the Redevelopment Agency has approved a redevelopment area and has approved a redevelopment plan in accordance with the applicable laws of the state of California, all signs within the boundaries of said area shall be governed by the rules, regulations and directions of the Redevelopment Agency.

SECTION 15.

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 Articles 1, 1.1, 1.2, 6, 23, and 28 of Chapter 12 of the IMC is passed, approved and adopted by the City Council of the City of Inglewood this 11th day of February 2014.

JAMES T. BUTTS, JR.

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

Attest:

YVONNE HORTON

YVONNE HORTON
CITY CLERK
(SEAL)