

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. That the proposed amendment is consistent with the intent of the
10 Inglewood General Plan in that it:

11 a. Protect local businesses and encourage the importance of maintaining
12 a strong commercial district in the downtown.

13 b. Safeguard the City's residential areas from the encroachment of
14 incompatible uses.

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

18 3. The changes to the text of Chapter 12 are consistent with the general
19 intent of the provisions of this Chapter 12 to promote the public health,
20 safety, comfort, convenience and general welfare of the City of Inglewood.

21 **SECTION 2.**

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

3 **SECTION 3.**

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

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

11 **SECTION 4.**

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

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

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

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1 **SECTION 5.**

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

5 **Section 12-7.1. Lot Consolidations.**

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

18 **SECTION 6.**

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

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

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

27 (1) Within Commercial (C) and Manufacturing (M) Zones, retractable
28 security gates, window bars, and mall-style roll-up doors shall be installed to

1 the inside of existing windows or glass doors when a business proprietor desires
2 to install physical security measures on a building façade. A mall-style roll-up
3 door must not be visible during business hours. Metal gates, stored in a wall
4 pocket or similar enclosure so as not to be visible during business hours, and
5 scissor-style security grilles, retracted into casing during business hours, may
6 be approved at the discretion of the Planning Division. ~~If the property is located~~
7 ~~in a Redevelopment Area, the security measures shall be subject to approval by~~
8 ~~the Redevelopment Agency.~~

9 SECTION 7.

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

13 Section 12-17.1. Home Occupation. Prohibitions.

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

- 17 (a) Vehicle servicing, repair, washing or storage, including but not limited to
18 cars, trucks, boats, motorcycles or bicycles.
- 19 (b) Manufacture, assembly, repair or refinishing of appliances, furniture or
20 other machinery.
- 21 (c) Carpentry, plumbing or electrical contracting, and the like, if materials,
22 equipment and/or commercial vehicles are maintained on the premises.
- 23 (d) Machine or cabinetry shops.
- 24 (e) Manufacture, packing, preparation and/or catering of meals or food
25 items.
- 26 (f) The manufacture of garments from pre-cut materials for order or sales by
27 an off-sale jobber, contractor, wholesaler or retailer.

1 (g) Child care, if the number of children exceeds six or more at any one time,
2 inclusive of children who are permanent residents of the home. A small family
3 day care home operator can provide care for more than six children up to a
4 maximum of eight if at least two of the children are at least six years of age and
5 no more than two infants are cared for during any time when more than six
6 children are cared for. Additionally, the licensee must notify each parent that
7 the facility is caring for two additional schoolage children, that there may be up
8 to seven or eight children in the home at one time and the licensee obtains
9 written consent of the property owner when the family day care home is
10 operated on property that is leased or rented. Exception: A child care facility not
11 exceeding fourteen children in a one-family dwelling may be permitted
12 pursuant to the provisions of Section 12-17.10 of this Article.

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

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

17 (j) Raising poultry or livestock.

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

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

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

24 **SECTION 8.**

25 Section 12-22.5 (Purpose) is hereby added to the text of Article 6 ("C-1"
26 Limited Commercial Zone Regulations) of the Inglewood Municipal Code to read
27 as follows:
28

1 The C-1 zone is intended to be a strong economic base for the City while
2 providing a mix of uses that support an active, pedestrian oriented environment
3 that allows for a variety of goods and services, entertainment and leisure
4 activities, and cultural facilities that are within convenient and walkable access
5 to visitors, residents, and employees in the area so as to provide a diverse array
6 of commercial, cultural, and leisure activities within one quarter (1/4) of a mile
7 of any given location within the downtown C-1 zone.

8 **SECTION 9.**

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

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

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

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

16 (a) Apparel, millinery, shoes, jewelry.

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

18 (c) Furniture, appliances, floor coverings.

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

20 (e) Automotive parts, hardware, paint.

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

25 (3) Professional and medical offices and pharmacies.

26 (a) Acupuncture and Chiropractor Facilities. Acupuncture and
27 Chiropractor Facilities shall be subject to Special Use Permit approval in
28 those instances where they offer on-site massage or acupressure therapy.

1 Massage and acupressure services are not allowed in this zone at all unless
2 they are provided as an incidental service of the acupuncture or
3 chiropractor facility.

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

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

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

14 (6) Liquor sales.

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

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

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

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

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

26 (8) Repealed.

27 (9) Shopping centers subject to Special Use Permit approval and Section 12-
28 16.2 (Shopping Center Regulations).

- 1 (10) Specialty merchandise marts, subject to Special Use Permit approval.
- 2 (11) ~~Theaters.~~ Religious assembly use, subject to Special Use Permit, not to
- 3 exceed nine (9) in the C-1 zone.
- 4 (12) Non-religious assembly use, subject to Special Use Permit, not to exceed
- 5 nine (9) in the C-1 zone.
- 6 (1213) Hotels or motels, with a minimum of one hundred guestrooms per
- 7 facility.
- 8 (1314) ~~Private clubs,~~ Studios and gymnasiums.
- 9 (1415) New car dealership with ancillary automobile servicing.
- 10 (1516) Automobile service stations, subject to Special Use Permit approval.
- 11 (Automobile repair is prohibited except as activity incidental to the retail sale of
- 12 gasoline, and only when conducted within a fully enclosed building.)
- 13 ~~(16) Churches or other facilities for regularly scheduled religious or~~
- 14 ~~metaphysic meetings, subject to Special Use Permit approval.~~

15 **SECTION 10.**

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

19 **Section 12-23.5. Special Downtown Development Standards.**

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

24 (7) Laminated glass, security film or a mall-style roll-up door shall be
 25 installed to the inside of existing windows or glass doors when a business
 26 proprietor desires to install physical security measures on the street-facing
 27 facade. The laminated glass shall be a minimum of two one-eighth-inch thick
 28 pieces of glass laminated together with a minimum six one-hundredths-inch

1 thick inner layer. The security film shall be a minimum of four ten-thousandths
2 inches thick. A mall-style roll-up door must not be visible during business
3 hours. Metal gates, stored in a wall pocket or similar enclosure so as not to be
4 visible during business hours, and scissor-style security grilles, retracted into
5 casing during business hours, may be approved at the discretion of the Planning
6 Division ~~and the Redevelopment Agency~~. Permanent security bars and metal
7 doors are prohibited.

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

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

15 SECTION 11.

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

19 Section 12-81. Special Venue Freeway Signs.

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

26 (A) Special venue freeway signs shall be restricted to displaying:
27
28

1 (4) Other businesses, products and services available within the
2 former Inglewood redevelopment project areas, as permitted by State of
3 California (Caltrans) regulations.

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

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

7 **SECTION 12.**

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

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

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

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

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

1 ~~paid at the time a building permit is issued for any billboard sign (except a~~
2 ~~super graphic wall sign) located in a designated redevelopment area. The fees~~
3 ~~shall be non-refundable.~~

4 **SECTION 13.**

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

8 Section 12-103. CEQA Amendments.

9 The amendments to the State CEQA Guidelines, referenced in Section
10 12-100 of this Article, are hereby established to read as follows:

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

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

- 25 1. Granting of a special use permit or variance;
- 26 2. Change of zone classification for any property;
- 27 3. Approval of a planned assembly development;
- 28 4. ~~Adoption of a redevelopment project plan;~~

1 45. Approval of any off-site sign or billboard.

2 **SECTION 14.**

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

5 ~~Section 12-78. Redevelopment Areas.~~

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

11 **SECTION 15.**

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

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

19 **JAMES T. BUTTS, JR.**

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21 _____
22 **JAMES T. BUTTS**
23 **MAYOR OF THE CITY OF**
24 **INGLEWOOD, CALIFORNIA**

25 **Attest:**

26 **YVONNE HORTON**

27 _____
28 **YVONNE HORTON**
CITY CLERK

(SEAL)