ORDINANCE NO. 14-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, ADOPTING NEGATIVE DECLARATION EA-ND-2013-67 AND APPROVING ZONING CODE AMENDMENT ZCA 2013-06 TO AMEND CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE TO INCLUDE PROVISIONS TO ALLOW BILLBOARDS ON ISLAND, TRIANGULAR OR IRREGULARLY SHAPED CORNER RESIDENTIALLY ZONED PROPERTIES.

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

WHEREAS, on November 6, 2013, the Planning Commission conducted a public hearing for this matter and after a motion was made to recommend approval of ZCA 2013-06 no second was given and therefore no action was taken on the matter; and

WHEREAS, on December 10, 2013 the City Council scheduled a public hearing for January 14, 2014; and,

WHEREAS, notice of the time and place of the hearing was given as required by law; and,

WHEREAS, on January 14, 2014 the City Council continued the matter to January 28, 2014; and,

WHEREAS, on January 28, 2014 the City Council continued the matter to March 11, 2014; 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. Will add an opportunity for an additional use that will aide in the development of residential zoned island, triangular or irregular-shaped corner properties that are negatively affected by their shape and two or more non-residential streets.

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 is 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.

The text of Article 2 ("R-1" One-family Zone Regulations), Section 12-18 (R-1, Permitted Uses) of the Inglewood Municipal Code is hereby amended to read as follows:

Section 12-18. R-1, Permitted Uses.

(8) Transitional use, subject to the following conditions:

(a) Two-family dwellings when the side of a lot in the R-1 Zone abuts upon property in the R-3, R-M, P-1, C-1, C-2, C-3, C-S, or M-1 Zones. In no case shall the lot on which such transitional use is located have a width of more than sixty feet devoted to the transitional use. In no case shall the lot which such transitional use is located have a width of more than sixty feet devoted to the transitional use; or

(b) Development of any island, triangular or irregular shaped corner residentially-zoned property shall be permitted where the property abuts two or more major, minor, or collector streets as identified in the Comprehensive General Plan Circulation Element, with a public or private use that provides a primary public benefit or service to adjacent residential properties including public or private pedestrian plazas, public or private corner parks, public or private open air, at-grade or below-grade parking lots, public or private community gardens, or public or private dog/animal park, or a billboard subject to Section 12-80 (1). In no case shall the transitional uses include buildings or structures that exceed the height limit established for the residential zone and the transitional use shall be physically separated from any abutting residential lot by a decorative masonry wall not less than five feet nor more than eight feet high, measured on the parking lot sides; provided, however, that any portion of such wall immediately adjacent to the front yard of an abutting residential property shall be not be less than three feet nor more than three and one-half
feet high, measured from the parking lot side. The approval of a transitional use by the City shall give consideration to the following:

SECTION 4.

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

(A) Prohibited Zones. Billboards and other types of off-site advertising are prohibited (except as provided for in subsection (F) and (I) of this Section) in all residential zones, in the R-M (Residential and Medical), P (Parking), P-1 (Parking), C-1 (Limited Commercial), C-R (Commercial and Recreation), CC (Civic Center), O-S (Open Space), S-1 (Special Cemetery), S-2 (Special Cemetery Restricted) and M-1L (Limited Manufacturing) zones, and in any public, flood control or railroad right-of-way.

(I) Exempted Billboards. A billboard that is allowed as part of development of any island, triangular or irregular shaped corner residentially-zoned property as set forth in Section 12-18.8.b shall be exempt from the requirements set forth in Section 12-80 (B) through (H) but shall comply with the following:

(1) Billboard Sign Standards. A billboard sign may be installed only if all the following conditions are met:

(a) The location shall be limited to a major arterial street as identified in the Inglewood General Plan Circulation Element and no advertising shall be directed towards any City of Inglewood residential use or school site.

(b) An agreement shall be entered with the City that establishes provisions for the City to receive a percentage of the billboard revenues and sets forth other standards as deemed appropriate and necessary to mitigate any
impact to any adjacent property zoned for residential use, school, child care facility, nursery school, hospital, place of worship, park or recreational facility in the City of Inglewood. In negotiating an agreement pursuant to this section, the City Manager shall consider standards established under Subsections (B) through (F) to mitigate the impact of any proposed billboard. The Agreement shall be negotiated by the City Manager and/or designee and thereafter placed on a regular City Council agenda by the City Manager and/or designee.

SECTION 5.

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 ___ of Chapter 12 of the IMC is passed, approved and adopted by the City Council of the City of Inglewood this ___ day of March 2014.

JAMES T. BUTTS, JR.

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

Attest:

YVONNE HORTON

YVONNE HORTON
CITY CLERK
(SEAL)