

PART II SEC DESIGN GUIDELINES

Section 1 Site Design and Features

1.1 Setbacks

DG-1.1.1 The minimum building setbacks for Sports and Entertainment Complex buildings shall not be less than the setbacks shown in *Figure 1.1 Minimum Building Setbacks*. Setbacks shall be measured from the subject property line.

DG-1.1.2 The following uses, structures, or facilities are allowed in any minimum building setback areas.

- (A) Driveways, alleyways, private streets, or similar vehicle circulation or access areas.
- (B) Sidewalks and pedestrian circulation areas and facilities.
- (C) Sound walls, privacy walls, security walls, screening, and similar features.
- (D) Landscaping.
- (E) Signage and graphic displays.
- (F) Public art.

1.2 Development Intensity

DG-1.2.1 A Sports and Entertainment Complex permitted pursuant to Ch. 12, Article 17.5 of the Inglewood Municipal Code shall not exceed the aggregate development for each use type set forth in *Table 1.2 SE Overlay Zone Development Limitations*.

Table 1.2 SE Overlay Zone Development Limitations	
Use Type	Maximum Aggregate Development
Sports and Entertainment Complex	
Event Center	
Arena	18,500 Seats (fixed or temporary)

Office	71,000 SF gross floor area
Sports Medicine Clinic	25,000 SF gross floor area
Athletic Practice and Training Facility	85,000 SF gross floor area
Event Center Supporting Use	
Retail or Dining	48,000 SF
Community Space	15,000 SF

1.3 Walls and Fences

For the purposes of these Design Guidelines, the term 'walls and fences' includes the following:

- Security walls or barriers
- Sound walls or barriers
- Retaining walls
- Fences or fencing
- Bollards
- Security gates or fencing
- Crowd management gating or barriers
- Other fences, gates, or gate-like security features
- Walls around parking facilities

A separate permit shall not be required for the construction of any wall or fence that is not inconsistent with these SE Design Guidelines.

Any fences, walls, or gates associated with a pedestrian bridge shall be considered an integral part of the bridge and shall not be subject to this section.

DG-1.3.1 Walls and fences may be included to buffer and enhance the appearance of development as well as provide security, privacy, sound reduction, or screening, as shown in *Figure 1.3 Fences and Walls*.

DG-1.3.2 The materials, colors, and appearance of walls or fences should be consistent with or complementary to the architecture and overall design of adjacent structures. Chain link fencing should be avoided where visible from public spaces.

DG-1.3.3 Walls or fences may be enhanced with vegetation, public art, or aesthetic or architectural treatments.

DG-1.3.4 The height of any wall or fence shall meet the following:

- (A) Walls and fences used as sound wall or barriers shall be a minimum of 12 feet height.

- (B) Walls and fences used as security shall be a minimum of 6 feet height.
- (C) No wall or fence shall exceed [XX] feet in height or extend [X] feet above any equipment or other facility for which the wall provides screening or security, whichever is higher.
- (D) Open-work guard rail located on top of a walls shall not exceed 42 inches above the maximum height of the wall.

DG-1.3.5 Security walls or fences should be incorporate the following:

- (A) Security walls or fences should be constructed of sturdy materials, such as concrete masonry units (CMU) or bricks, treated wood or recycled plastic, or similar materials.
- (B) Metal fences may be used if consistent with the design of adjacent buildings or in areas not primarily viewed from public gathering spaces or from West Century Boulevard or South Prairie Avenue.
- (C) Bollards to provide a protective barrier and visual markers to enhance pedestrian safety should be constructed of sturdy materials including recycled plastic, steel, and concrete as well as stainless steel pipe guards, and should use highly visible colors.
- (D) Security fences and gates may be comprised of independent free standing metallic construction that complements the design of adjacent architectural construction.

DG-1.3.6 Temporary fencing (including chain link, wood, safety barricade, or other similar temporary fencing structure) may be used for temporary events, special events, crowd management, safety hazard, or construction provided such temporary fencing shall be removed following the related event or safety hazard. Temporary fencing shall not be subject to height limits.

DG-1.3.7 Barbed wire, razor wire, other similar materials shall be prohibited for any wall or fence.

1.4 Grading and Drainage

Building foundation grading or excavation is included with the building permit. Grading permits for the following shall not be not required if submitted in conjunction with a related building permit:

- Excavation not for a building foundation in excess of 2 feet in depth for the purpose of Low Impact Design or landscaping.
- Fill in excess of three feet in depth, not for a building foundation for the purpose of Low Impact Design.

DG-1.4.1 The intent of shaping the ground plane and enabling slopes may include creating interest and variation and may be purely aesthetic, to screen views or create new land forms.

DG-1.4.2 Slopes should incorporate the following considerations:

- (A) Slopes under 1% do not drain well unless they are paved and carefully finished.
- (B) Slopes under 4% appear flat and are usable for all kinds of intense activity.
- (C) Slopes between 4 and 10% appear as easy grades and are suitable for practically any use.
- (D) Slopes over 8% are not suitable for handicapped access.
- (E) Slopes over 10% appear steep and require noticeable effort to climb or to descend and are a desirable maximum for service driveways and parking areas.
- (F) Slopes over 25% are too steep for lawns and power mowing.
- (G) Slopes over 50% cannot be protected from erosion from heavy rains except by terracing.

DG-1.4.3 The resulting ground surface after grading shall have positive drainage throughout, without any isolated depressions. Paved areas shall not drain across public sidewalks.

DG-1.4.4 All property should be graded to prevent surface water from draining onto neighboring properties.

DG-1.4.5 No driveways or ramps shall have a grade greater than 15%, except as follows:

- (A) Grade may be increased to 25% if any portion having a grade greater than 20% does not exceed 25 feet in length.
- (B) Any grade change in a driveway in excess of 15% shall have a minimum 10 feet transition section which divides the grade change into equal parts.