

## 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 Limitations

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)

Professional Office	71,000 SF
Medical Office or Clinic	25,000 SF
Athletic Practice and Training Facility	85,000 SF
Event Center Supporting	
Retail and Dining	48,000 SF
Community-Serving	15,000 SF

### 1.3 Walls and Fences

For the purposes of these SEC Design Guidelines, the term ‘walls and fences’ includes the following, other than temporary fencing or walls:

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

A separate permit, other than SEC Design Review, shall not be required for the construction of any wall or fence that is in accordance with these SE Design Guidelines.

Any fences, walls, or gates associated with a pedestrian bridge and located within the Right-of-Way 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~~shall be consistent with or complementary to the architecture and overall design of adjacent structures. All walls and fences shall be treated with anti-graffiti coating. Chain link fencing is prohibited if located within 20 feet of any public street or public space.

DG-1.3.3 Walls or fences viewable from the public right-of-way shall 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 that provide security for the Event Center Structure shall not exceed 10 feet in height.
- (B) Walls and fences provided to screen equipment or other facilities may extend 2 feet higher than the equipment or other facility for which the wall provides screening, but shall not exceed 8 feet in height, except as provided in (C) below.
- (C) All walls and fences, other than sound walls or sound barriers or walls and fences that provide security for the Event Center Structure, shall not exceed 6 feet in height where located within 20 feet of West Century Boulevard or South Prairie Avenue and shall not exceed 8 feet in height where located more than 20 feet from West Century Boulevard or South Prairie Avenue.
- (A)(D) The height of sound walls or sound barriers shall comply with Section 5.6 of these SEC Design Guidelines.
- ~~(A) Except as provided under (C) and (D), walls or fences located within 20 feet of any public street shall not exceed 6 feet in height.~~
- ~~(B) Except as provided below under (C), walls or fences located more than 20 feet from a public street shall not exceed 8 feet in height.~~
- ~~(C) Required sound walls or barriers shall not exceed 15 feet high.~~
- ~~(D) Walls or fences that are designed to screen equipment or other facilities may exceed 2 feet higher than the equipment or other facility for which the wall provides screening but shall not exceed 8 feet high.~~
- (E) 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 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 No fence or wall shall incorporate barbed wire or other sharp or protruding objects.

## 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.