


IBEC: ZCA Ordinance and SEC Design Guidelines

Mindala Wilcox

Thu 6/11/2020 9:10 PM

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C:loren@mcadvise.com <loren@mcadvise.com>; dgershwin@coblentzlaw.com <dgershwin@coblentzlaw.com>; Christopher E. Jackson <cejackson@cityofinglewood.org>; Royce Jones (rkj@kbblaw.com) <rkj@kbblaw.com>; Eddy Ikemefuna <efunn@cityofinglewood.org>; Fred Jackson <fjackson@cityofinglewood.org>;

 2 attachments

SEC Design Guidelines_all.docx; 2020.06.17 ZCA Ordinance.docx;

Dennis,

For your review, attached you will find the following:

- Draft Zoning Code Amendment Ordinance
- SEC Design Guidelines (w/o Figures)

Additional documents for your review will follow.

Respectfully,

Mindy Wilcox, AICP : Planning Manager : City of Inglewood

Economic and Community Development Department

Planning Division : One Manchester Boulevard : Inglewood, CA 90301

V(310) 412-5230 : mwilcox@cityofinglewood.org

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1 heard and to submit any testimony or evidence in favor or against the proposed
2 Code amendment; 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 Pursuant to the California Environmental Quality Act, Public Resources
10 Code, Section 21000, et seq. (CEQA), the City prepared an Environmental Impact
11 Report (EIR) for the Inglewood Basketball and Entertainment Center (State
12 Clearinghouse No. 2018021056), which analyzed environmental impacts of the
13 proposed project and the associated entitlements. Prior to making a decision on
14 the Zone Code Amendment, the City Council reviewed and considered the EIR
15 and pursuant to Resolution No. _____ certified the EIR, made certain
16 environmental findings, adopted a Mitigation Monitoring and Reporting
17 Program, and adopted a Statement of Overriding Considerations for significant
18 and unavoidable impacts of the Project that would remain even with the
19 implementation of necessary mitigation measures specified in the EIR.

20 **SECTION 2.**

- 21 1) That the proposed amendment to establish regulations for the Sports
22 and Entertainment Overlay will be consistent with the Industrial land
23 use designation as amended in that it supports the following objectives:
24 2) A change to the text of Chapter 12 to establish regulations for the
25 Sports and Entertainment Overlay will not constitute the
26 establishment of unique standards, offering special privilege to a
27 particular individual or group of individuals, that is inconsistent with
28

1 the general intent of the provisions of the Planning and Zoning Code
2 or that may be detrimental to the general welfare of the community.

3 **SECTION 3.**

4 The Inglewood Municipal Code, Chapter 12 (Planning and Zoning), is hereby
5 amended by adding Article 17.5, Sports and Entertainment Overlay Zone, to read as
6 follows:

7 **Article 17.5. Sports and Entertainment Overlay Zone**

8 **Section 12-38.90 Purpose**

9 The Sports and Entertainment Overlay Zone ("SE Overlay Zone") is
10 established to provide for the orderly development of a Sports and
11 Entertainment Complex in a comprehensively planned manner, along with a
12 hotel of no fewer than 100, and no greater than 150, guestrooms, within the
13 boundaries shown on the map adopted by the City Council by Ordinance _____,
14 as part of this SE Overlay Zone.

15 **Section 12-38.91 Definitions**

16 (A) "Arena" shall mean a sports, entertainment, and public gathering
17 facility with indoor seating capacity of no more than 18,500 attendees operated
18 to host events including, but not limited to, sporting events, concerts,
19 entertainment events, exhibitions, conventions, conferences, meetings,
20 banquets, civic and community events, social, recreation, or leisure events,
21 celebrations, and other similar events or activities, including the sale of food
22 and drink for consumption on-site or off-site and the sale of alcoholic beverages
23 for consumption on-site, the sale of merchandise, souvenirs, and novelties and
24 similar items, and other uses, events, or activities as are customary and usual
25 in connection with the operation of such facility.

26 (B) "Event Center Structure" shall mean a multi-purpose facility that
27 includes an Arena and may include any of the following uses:

28 (1) Professional office;

- 1 (2) Athletic practice and training facilities;
2 (3) Medical office or outpatient clinic and accessory uses;
3 (4) Other non-Arena uses that support the Arena and are
4 located in the Event Center Structure.

5 (C) “Event Center Supporting Structure” shall mean a structure
6 located within the boundaries of the SE Overlay Zone but not within the Event
7 Center Structure, which may include any of the following uses:

- 8 (1) Retail uses, including, but not limited to, the sale or rental
9 of products or services;
10 (2) Dining uses, including restaurants, bars, cafes, catering
11 services, and outdoor eating areas, including the sale of food
12 and drink for consumption on-site or off-site and the sale of
13 alcoholic beverages for consumption on-site;
14 (3) Community-serving uses for cultural, exhibition,
15 recreational, or social purposes.

16 (D) “Infrastructure and Ancillary Structures and Uses” shall mean any
17 uses or structures, temporary or permanent, that are Accessory to, reasonably
18 related to, or maintained in connection with the operation and conduct of an
19 Event Center Structure or Event Center Supporting Structure, including,
20 without limitation, open space and plazas, pedestrian walkways and bridges,
21 transportation and circulation facilities, public or private parking facilities
22 (surface, subsurface, or structured), signage, outdoor theaters, broadcast,
23 filming, recording, transmission, production and communications facilities and
24 equipment, and events and activities held or conducted outside of the Event
25 Center Structure that include, but are not limited to, any event or activity
26 otherwise permitted in the Event Center Structure.

27 (E) “Sports and Entertainment Complex” shall mean a development
28 that includes the following:

- 1 (1) Event Center Structure;
- 2 (2) Event Center Supporting Structures;
- 3 (3) Infrastructure and Ancillary Structures and Uses; and
- 4 (4) Any other uses that the Economic and Community
5 Development Department Director determines are similar,
6 related, or accessory to the aforementioned uses.

7 (F) "SEC Development Guidelines" shall have the meaning given in
8 Section 12-38.94.

9 **Section 12-38.92 Applicability**

10 (A) This Article is applicable to the development of a Sports and
11 Entertainment Complex and a hotel of no fewer than 100, and no greater than
12 150, guestrooms on properties located in the SE Overlay Zone. Except as
13 otherwise provided in this Article and/or in the SEC Development Guidelines,
14 the provisions of the Inglewood Municipal Code (IMC), Chapter 12 (Planning
15 and Zoning) shall apply. This Article and the SEC Development Guidelines
16 shall control in the event of a conflict with other provisions of IMC Chapter 12.
17 In the event of a conflict between this Article and the SEC Development
18 Guidelines, the SEC Development Guidelines shall control.

19 (B) All other development in the SE Overlay Zone shall be governed by
20 the applicable provisions of Chapter 12, including the provisions of the
21 applicable underlying zoning district.

22 **Section 12-38.93 Permitted Uses**

23 The following uses shall be permitted in the SE Overlay Zone and shall
24 be exempt from the Special Use Permit provisions of Article 25 of this Chapter:

25 (A) A Sports and Entertainment Complex subject to specific
26 requirements for the following uses:

- 27 1. **Onsite Sales and Service of Alcoholic Beverages**

1 The onsite (including in the plaza area adjacent to the Event
2 Center Structure) sale, service, and consumption of alcoholic
3 beverages, including beer, wine, and distilled spirits, within the
4 Sports and Entertainment Complex is permitted, subject to
5 compliance with the following requirements:

- 6 a. Any establishment or operator within the Sports and
7 Entertainment Complex serving or selling alcoholic
8 beverages shall maintain the applicable license from the
9 California Department of Alcohol Beverage Control
10 ("ABC").
- 11 b. Alcoholic beverages may be purchased, served, or consumed
12 within any licensed establishment and its designated
13 outdoor areas and any additional licensed designated areas,
14 subject to compliance with all applicable ABC license
15 conditions.
- 16 c. Alcoholic beverages may be sold, served, or consumed from
17 the hours of 6:00 AM to 2:00 AM.
- 18 d. All persons engaged in the sale or service of alcoholic
19 beverages shall be at least 18 years old and must
20 successfully complete a certified training program in
21 responsible methods and skills for serving and selling
22 alcoholic beverages with recurrent training not less than
23 once every three years.
- 24 e. Any areas where alcohol is sold, served or consumed shall
25 be monitored by security equipment, security personnel or
26 supervisory personnel.

27 **2. Outdoor Restaurants or Dining Areas**
28

1 Outdoor restaurants or dining areas shall be permitted within
2 the Sports and Entertainment Complex subject to compliance
3 with the following requirements:

- 4 a. The perimeter of outdoor dining areas of any establishment
5 selling or serving alcoholic beverages shall be defined by
6 physical barriers.
- 7 b. Vehicle drive-through service, or service windows or order
8 pick-up windows along any public right-of-way shall be
9 prohibited.

10 **3. Communications Facilities**

11 Communications systems, facilities, antennas, and any related equipment
12 for the following purposes may be installed, placed, or used within the
13 Sports and Entertainment Complex:

- 14 a. Broadcasts or transmissions from or related to the Sports and
15 Entertainment Complex;
- 16 b. Communications with or transmissions to attendees, employees,
17 or visitors of the Sports and Entertainment Complex;
- 18 c. Reception and distribution or exhibition of broadcasts or
19 transmissions within the Sports and Entertainment Complex;
- 20 d. Operation of on-site equipment, facilities, structures or uses;
- 21 e. Communications related to events and operations within the
22 Sports and Entertainment Complex;
- 23 f. Emergency services and communications; and
- 24 g. Communications services, including telecommunications services,
25 for large-scale events hosted within the Sports and Entertainment
26 Complex.

1 (B) One (1) hotel of no fewer than 100, and no greater than 150,
2 guestrooms, subject to compliance with Section 12-16.1 except as provided
3 under this Article.

4 **Section 12-38.94 Sports and Entertainment Complex Development**

5 **Guidelines and Review**

6 (A) SEC Development Guidelines. Development of a Sports and
7 Entertainment Complex within the SE Overlay Zone shall be subject to the
8 Sports and Entertainment Complex Design Guidelines and Infrastructure Plan
9 (“SEC Development Guidelines”), adopted by the City Council by Resolution No.
10 _____ as the SEC Development Guidelines as may be amended from time to
11 time as provided therein.

12 (B) Standards, Requirements, and Process. The SEC Development
13 Guidelines establish specific design standards for the development of a Sports
14 and Entertainment Complex within the SE Overlay Zone, the requirements for
15 on-site and off-site Infrastructure to be provided, and the review and permitting
16 process for the Sports and Entertainment Complex and Infrastructure.

17 (C) SEC Design Guidelines. The SEC Design Guidelines portion of the
18 SEC Development Guidelines, includes, without limitation, standards for site
19 design, features and design elements for buildings and structures, landscaping,
20 signage, and lighting, parking, loading and circulation and sustainability, and
21 shall apply in lieu of any contrary provisions in the Inglewood Municipal Code,
22 including without limitation the Site Plan Review process in Article 18.1 of this
23 Chapter.

24 (D) The SEC Infrastructure Plan portion of the SEC Development
25 Guidelines establishes the infrastructure improvements required to be provided
26 for the Sports and Entertainment Complex and includes, without limitation,
27 wet and dry utilities, streets and sidewalks, traffic signals, and City water well
28 relocation. The SEC Infrastructure Plan shall prevail in the event of any

1 conflict between it and any provisions in Article 22 (Subdivision Regulations) of
2 this Chapter. Within the SE Overlay Zone, (a) the provisions of Section 12-66
3 and Sections 12-66.1 through 12-66.5 are waived and any requirement that a
4 Tentative Parcel Map precede filing of a Parcel Map shall not apply; (b) Section
5 12-66.6 requiring a parcel map to be filed and recorded prior to specified
6 transactions and issuance of building permits is waived and shall not apply; (c)
7 Section 12-7.1 shall not be applied to require a parcel map prior to issuance of
8 building permits; and (d) Except as provided above, a parcel map shall be
9 reviewed and approved in accordance with Section 12-66.5.

10 (E) Review and Approval of SEC Design Drawings and SEC
11 Improvement Plans.

12 (1) Any application for SEC Design Review under the SEC
13 Design Guidelines shall be submitted for review and
14 approval to the Economic and Community Development
15 Department Director in accordance with the standards and
16 requirements established in the SEC Development
17 Guidelines. Such review and approval shall be required
18 prior to the issuance of any building permit(s) for the
19 development of a Sports and Entertainment Complex. SEC
20 Design Review shall not be required for the repair or
21 replacement with the same or comparable type of structural
22 element or material to any portion of an existing building or
23 for interior improvements within an existing building
24 provided that there is no concurrent exterior alteration,
25 building enlargement or increase in parking needs.

26 (2) Any application for review and approval of SEC
27 Improvement Plans under the SEC Infrastructure Plan
28 shall be submitted to the Public Works Director for review

1 and approval of off-site improvements and to the Economic
2 and Community Development Department Director for
3 review and approval of on-site improvements, in accordance
4 with the standards and requirements established in the
5 SEC Development Guidelines.

6 (3) SEC Design Drawings and SEC Improvement Plans
7 submitted under the SEC Development Guidelines shall be
8 approved unless materially inconsistent with the applicable
9 standards established in this Article 17.5 and the SEC
10 Development Guidelines, as more particularly provided
11 therein.

12 **Section 12-38.95 Development Standards**

13 **Section 12-38.95.1 Setbacks**

14 Front yard, side yard, and rear yard for the Sports and Entertainment Complex
15 shall conform to the requirements of the SEC Design Guidelines.

16 **Section 12-38.95.2 Height**

17 (A) The Event Center Structure including any appurtenances thereon
18 shall not exceed one hundred fifty (150) feet in height.

19 (B) Any building or structure other than the Event Center Structure
20 shall not exceed one hundred (100) feet in height.

21 **Section 12-38.95.3 Street Frontage**

22 Minimum street frontage requirements shall not apply to the
23 development of permitted uses within the SE Overlay Zone.

24 **Section 12-38.95.4 Lot Size**

25 Minimum lot size requirements shall not apply to the development of
26 permitted uses within the SE Overlay Zone.

27 **Section 12-38.95.5 Development Limitations**

1 Development of a Sports and Entertainment Complex shall be consistent
2 with the size standards established in the SEC Design Guidelines.

3 **Section 12-38.95.6 Walls and Fences**

4 (A) Walls and fences within the Sports and Entertainment Complex shall
5 be consistent with the standards established in the SEC Design
6 Guidelines.

7 (B) Review and Approval. SEC Design Review Approval of any fence or
8 wall pursuant to the SEC Design Guidelines shall constitute an
9 approval and permit from the Planning Division for the purposes of
10 compliance with Section 12-93.5, Article 24 of this Chapter.

11 **Section 12-38.96 Parking and Loading Requirements**

12 **Section 12-38.96.1 Parking Requirements**

13 The aggregate amount of off-street parking spaces provided and
14 maintained in connection with each of the following uses shall be not
15 less than the following, except as may be reduced through the
16 application of shared parking permitted by Section 12-38.96.2:

17 (A) Event Center Structure. One (1) parking space for each five
18 (5) seats in the Arena, inclusive of any temporary seating capacity, plus
19 one (1) space for each three hundred (300) square feet of gross floor area
20 of Professional office.

21 (B) Event Center Supporting Structures. Sixty (60) parking spaces,
22 plus one (1) additional parking space for each additional four hundred
23 (400) square feet of gross floor area in excess of fourteen thousand
24 (14,000) square feet of gross floor area, based on the combined gross floor
25 area of all uses within the Event Center Supporting Structures.

26 (C) Hotel. Two (2) parking spaces, plus one (1) parking space for each
27 bedroom or other room that can be used for sleeping purposes up to
28 ninety (90) rooms, plus one (1) parking space for each additional two (2)

1 bedrooms or other rooms that can be used for sleeping purposes in excess
2 of ninety (90) rooms.

3 (D) No additional parking shall be required for any other uses within
4 the Event Center Structure described in Section 12-38.91(B) or any
5 Infrastructure and Ancillary Structures and Uses described in Section
6 12-38.91(D).

7 **Section 12-38.96.2 Shared Parking**

8 The parking requirements for any Event Center Supporting
9 Structure or use therein may be satisfied through shared parking of
10 spaces provided for the Arena use, provided that substantial evidence, as
11 determined by the Economic and Community Development Department
12 Director, demonstrates that the peak parking demand for such Event
13 Center Supporting Structure or use therein does not occur during the
14 same period as the peak parking demand for the Arena use, or that the
15 same parking spaces will be used for multiple Sports and Entertainment
16 Complex uses.

17 **Section 12-38.96.3 Location of Parking**

18 (A) Required parking for the Sports and Entertainment
19 Complex may be located on any lot or property within the SE Overlay
20 Zone.

21 (B) The hotel use shall provide and maintain its required on-site
22 parking in a lot exclusively for the hotel use based on the calculation
23 described above in Section 12.38.96.1(C).

24 **Section 12-38.96.4 Parking Standards**

25 For the Sports and Entertainment Complex, the provisions of the
26 SEC Design Guidelines for Parking and Circulation shall apply in lieu
27 of the design standards and requirements for parking spaces and
28

1 facilities set forth in Sections 12-42.1, 12-53,12-54.4, 12-55.4, and 12-
2 55.5 of Article 19 of this Chapter.

3 **Section 12-38.96.5 Loading Facilities**

4 (A) Event Center Structure. A minimum of four loading spaces
5 shall be provided for the Event Center Structure. Loading spaces
6 may be provided in a below grade structure.

7 (B) Event Center Supporting Structures. A minimum of one
8 loading space per 10,000 square feet of gross floor area, based on the
9 combined gross floor area of all Event Center Supporting Structures.

10 (C) For the Sports and Entertainment Complex, the provisions
11 of the SEC Design Guidelines for Loading shall apply in lieu of the
12 design standards and requirements for loading set forth in Article 19
13 of this Chapter.

14 **Section 12-38.97 Signs**

15 (A) In lieu of the standards and requirements regarding signs set forth
16 in Sections a 12-75, 12-76, 12-77 (and subsections thereto), 12-80 and ,
17 12-80.5 of Article 23 of this Chapter, signs for a Sports and
18 Entertainment Complex in the SE Overlay Zone shall be subject to this
19 Article 17.5.

20 (B) Signs within the Sports and Entertainment Complex shall be
21 permitted or exempted from the permit requirement of Section 12-72 of
22 Article 23 of this Chapter, as set forth in the SEC Design Guidelines.

23 (C) Prohibited Signs. Signs that create the following conditions shall
24 be prohibited:

25 (1) Traffic Safety Hazard. Any sign or device which by design or
26 location resembles or conflicts with any traffic control sign or device.
27 Any sign or device that creates a potential safety hazard by
28 obstructing views of pedestrian and vehicular traffic at street

1 intersections or driveways or by creating glare or other hazardous
2 distraction.

3 (2) Infrastructure Hazard. Any sign that is erected within six
4 feet (6) horizontally or twelve (12) feet vertically of any overhead
5 electric conductors exceeding seven hundred fifty (750) volts.

6 (D) Review and Approval. SEC Design Review Approval of any sign
7 pursuant to the SEC Design Guidelines shall constitute a sign approval
8 and permit from the Planning Division for the purposes of Section 12-72,
9 Article 23 of this Chapter.

10 An application for review of any sign pursuant to the SEC Design
11 Guideline shall include the following information:

12
13 (1) Location and sign area of each sign;

14
15 (2) Total signage area;

16
17 (3) Illumination information including signage refresh rate, scrolling,
18 brightness, and hours of illumination, as applicable.

19 **Section 12-38.98 Public Art**

20 The provisions of Section 12-4.1 shall not apply to development of
21 the Sports and Entertainment Complex. The location of any public art to
22 be provided shall be determined through the SEC Design Review under
23 the SEC Development Guidelines.

24 **SECTION 4:** The Inglewood Municipal Code Chapter 12, Planning and Zoning,
25 is hereby amended by adding Section 12-1.76.1, and Section 12-1.104.1, to read
26 as follows:

27 **Section 12-1.76.1. Sports and Entertainment Complex.**

1 "Sports and Entertainment Complex" shall mean the same as defined in
2 Section 12-38.91(E).

3 **Section 12-1.104.1. SEC Development Guidelines.**

4 "SEC Development Guidelines" shall mean the same as defined in
5 Section 12-38.94A).

6 **SECTION 5: Parking Outside the SE Overlay Zone.** A parking lot, public
7 parking area, or facility, or any entity providing same, may provide off-street
8 parking for the Sports and Entertainment Complex, outside the SE Overlay
9 Zone, notwithstanding any contrary provisions in Inglewood Municipal Code
10 Chapter 12, Planning and Zoning, Article 19 (Parking Regulations).

11 **SECTION 6: Lot Line Adjustments.** The lot lines of adjacent parcels within or
12 adjacent to the SE Overlay Zone may be adjusted at the request of the property
13 owners, or by City on its own initiative as to City owned property, in accordance
14 with the provisions of Government Code Section 66412(d), and pursuant to the
15 procedures in this Section. Such action shall be a ministerial approval made by
16 the Economic and Community Development Department Director, or his or her
17 designee, who shall approve a lot line adjustment if he or she finds that (i) the
18 adjusted lot conforms with the general plan and zoning, and (ii) all owners of an
19 interest in the subject real property have consented to the lot line adjustment.

20 No conditions or exactions shall be imposed on the approval of the lot line
21 adjustment except to conform to the general plan, zoning and building
22 ordinances, to require the prepayment of real property taxes prior to the
23 approval of the lot line adjustment, or to facilitate the relocation of existing
24 utilities, infrastructure or easements. No tentative map, parcel map or final
25 map shall be required as a condition to the approval of a lot line adjustment.

26 The adjusted lot lines shall be shown in a recorded notice of merger of lot line
27 adjustment or a certificate of compliance.

28 **SECTION 7**

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

5 This ordinance to amend Chapter 12 of the IMC, to modify regulations for
6 the SE Overlay Zone is passed, approved and adopted by the City Council of the
7 City of Inglewood this __ day of July 2020.

8
9
10
11 _____
12 **JAMES T. BUTTS**
13 **MAYOR OF THE CITY OF**
14 **INGLEWOOD, CALIFORNIA**

15
16 **Attest:**

17
18
19 _____
20 **YVONNE HORTON**
21 **CITY CLERK**
22 **(SEAL)**

PART 2
Section 1

SEC DESIGN GUIDELINES
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 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 twenty (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, 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.
- (D) The height of sound walls or sound barriers shall comply with Section 5.6 of these SEC Design Guidelines.

- (E) Open-work guard rail located on top of a wall 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.

Section 2 Design Elements

2.1 Massing and Scale

- DG-2.1.1 Building design should incorporate physical transitions and/or setbacks from the Event Center structure to adjacent properties and to frontages along West Century Boulevard and South Prairie Avenue.
- DG-2.1.2 Building massing should reinforce the street wall with well-scaled elements or structures that are sensitive to the neighborhood context.
- DG-2.1.3 Building design should provide definition to a pedestrian scale environment through active frontages that provide transparency and physical connectivity to activities within the buildings and promote an attractive and lively environment for walking.
- DG-2.1.4 Structures should include pedestrian scale elements such as arcades, colonnades, awnings, or structural projections that reduce the perceived scale of the building.
- DG-2.1.5 Building design of Event Center Supporting Structures should break down large floor plates and vary a building's height through the creation of smaller facades or through sculptural and elegant forms that are attractive and compatible with the sports entertainment aspect of the site.
- DG-2.1.6 Building design of Event Center Supporting Structures and Infrastructure and Ancillary Structures should incorporate variety in massing to create visual interest and textures of shadow, light and materials.
- DG-2.1.7 All building elevations should be considered and integrated into the overall design, and the side and rear facades of a building should be treated with sensitivity to adjacent uses.

The conceptual site design shown in *Figure 2.1 Massing Concept* provides an illustrative example compatible with these design guidelines.

2.2 Height

- DG-2.2.1 The height of all Sports and Entertainment Complex structures shall conform to *Figure 2.2 Sports and Entertainment Complex Height*.

2.3 Frontage and Orientation

- DG-2.3.1 Building frontages that are adjacent to the public right-of-way or gathering spaces shall have active frontages that have physical and/or visual connectivity, as shown in *Figure 2.3 Frontages*. Active frontages may include architectural elements or treatments, lighting, signage that includes motion, and similar active features.
- DG-2.3.2 Building frontages should include aesthetic treatments, as shown in *Figure 2.3 Frontages*. Aesthetic treatments may include art, including public art, media, murals, static image signs, or other aesthetic or visually interesting treatments.

- DG-2.3.3 Primary public entrances and primary elevations should be oriented toward West Century Boulevard and/or South Prairie Avenue.
- DG-2.3.4 Secondary or supplemental access to pedestrian areas or structures may be provided.
- DG-2.3.5 Doors, windows, and other openings of Event Center Supporting Structures should be designed to support a dynamic, modern entertainment experience with a high ratio of glazing to wall area facing pedestrian walkways and plaza spaces.
- DG-2.3.6 Functional loading areas, storage areas, and mechanical equipment should be accessed from internal site access roads.
- DG-2.3.7 Landscape buffers, screening walls, green screens, or other transition features shall be provided between Sports and Entertainment Complex structures and adjacent residential uses where feasible considering site conditions.
- DG-2.3.8 Landscape buffers, screening walls, green screens, or other transition features should be provided between Sports and Entertainment Complex structures and all other non-residential adjacent uses where feasible considering site conditions.

2.4 Roofline and Profile

- DG-2.4.1 Roofs and upper level floors visible from West Century Boulevard should establish a coherent skyline that provides order, elegance and visual interest.
- DG-2.4.2 Roofline and profile design should reflect of the overall design aesthetic of the site.
- DG-2.4.3 Roofline elements including parapet walls should be developed along all elevations that can be viewed from a publicly accessible pedestrian sidewalk or walkway.
- DG-2.4.4 Roof elements may consider both solid as well as other forms such as creative structural frames, trellises, pergolas or other features that are well articulated and compatible with other building design elements.

Illustrative examples of roofline and profile design options compatible with these design guidelines are provided in *Figure 2.4 Roofline and Profile*.

2.5 Materials and Colors

- DG-2.5.1 The material palette for buildings should provide variety and reinforce massing and changes in the horizontal or vertical plane.
- DG-2.5.2 The color palette for buildings should reinforce project site identity and complement changes in the horizontal or vertical plane.
- DG-2.5.3 Exterior materials, textures and colors should be coordinated to express an intentional architectural theme.
- DG-2.5.4 All exterior materials and colors should be durable and should not readily deteriorate or fade from exposure to the elements.
- DG-2.5.5 Low-quality materials such as stucco, plaster, and exterior insulation and finish systems (EIFS) shall not be used at the ground-floor along any public streets, alleys, or public amenity spaces.

DG-2.5.6 Colors and materials utilized for paving and exterior building surfaces shall not produce excessive reflected glare from the sun (e.g., mirrored glass or surfaces).

Illustrative examples of materials and color design options compatible with these design guidelines are provided in *Figure 2.5.1 Building Materials and Treatments* and *Figure 2.5.2 Glass Facades*.

2.6 Equipment and Screening

DG-2.6.1 Screening may be accomplished through walls, landscaping, or a combination of walls and landscaping, using materials that relate to the overall design or elements of the Sports and Entertainment Complex.

DG-2.6.2 Utilities and service areas and equipment, mechanical equipment, ducting, meters or other appurtenances and storage areas at the ground level shall be screened from public right-of-way views and adjacent uses where feasible considering site conditions.

DG-2.6.3 Screening or higher parapet walls may be used to integrate mechanical equipment, ducting, meters, or other appurtenances above the ground level.

DG-2.6.4 Areas used for storage, sorting, or loading of refuse and recyclable materials and related equipment shall be enclosed and screened, and meet the following:

- (A) The height of refuse and recycling enclosures shall be no less than five feet and sufficient to conceal the contents of the enclosure, including containers, with gates equal to the enclosure height.
- (B) Enclosures shall be constructed of masonry, decorative block, or similar materials of a texture and color that blends with the overall design or adjacent building.
- (C) Enclosures shall be constructed with an impermeable floor sloped to drain and designed so that it can be washed out and kept in a sanitary condition.
- (D) The recycling and refuse enclosure or loading area shall be located in an area accessible to a collection vehicle.

DG-2.6.5 Use of chain link fencing for anti-scaling and withstanding wind may be appropriate, but avoided where visible from public spaces or within ten feet of the public right-of-way along West Century Boulevard or South Prairie Avenue.

Illustrative examples of screening design options compatible with these design guidelines are provided in *Figure 2.6 Screening*.

2.7 Pedestrian Bridges

DG-2.7.1 Pedestrian bridges over public right-of-way may be provided to enable pedestrian access the Sports and Entertainment Complex.

DG-2.7.2 Pedestrian bridges shall be designed to provide a minimum vertical clearance of 17 feet above the vehicular right of way from the lowest point of the bridge or meet the requirements identified by Section 309.2(2) of the Caltrans Highway Design Manual.

DG-2.7.3 Pedestrian bridges shall be designed to provide a minimum of 20 feet in width to accommodate the pedestrian flows and provide an ADA-compliant walkway.

- DG-2.7.4 Protective screening in the form of fence-type railings shall be installed on any pedestrian bridge.
- DG-2.7.5 Pedestrian bridges should be architecturally integrated with the design of the structures or elements at bridge termination points and provide visual connections to adjacent buildings and interesting visual terminations.
- DG-2.7.6 Lighting should be provided at the pedestrian level for safety and security, and exterior lighting should be provided under and adjacent to the pedestrian bridge for safety and visibility by all transportation modes.
- DG-2.7.7 Pedestrian bridges may incorporate streetscape enhancements where they meet public right-of-way, which could include sidewalk treatments, enhanced landscaping, and streetscape elements.

Illustrative examples of design options for pedestrian bridges compatible with these design guidelines are provided in *Figure 2.7 Pedestrian Bridges*.

Section 3 Landscape Elements

3.1 Landscape Design

- DG-3.1.1 All areas within the Sports and Entertainment Complex sites not covered by buildings or structures, enclosed for storage, or circulation elements such as driveways or parking or loading areas shall be incorporated into a holistic landscape design as Primary Landscape Areas or Secondary Landscape Areas as shown in *Figure 3.1 Landscape Design Areas*.
- DG-3.1.2 The landscape design should incorporate landscaped areas and plant materials, open space, and hardscape with exterior lighting, signage and graphics, walls and fences, and pedestrian pathways in a manner that complements adjacent building design and materials and the overall design of the Sports and Entertainment Complex.
- DG-3.1.3 The landscape design should use a combination of treatments, features and elements, such as raised landforms, hardscaping, trees, shrubs, planters, and groundcover to enhance the appearance and pedestrian experience of the site.

3.2 Primary Landscape Areas

- DG-3.2.1 Primary Landscape Areas should be composed of a mix of open space, landscaping, and hardscape elements that integrate with and compliment the architecture of structures and creates a sense of place that supports the overall design of the Sports and Entertainment Complex.
- DG-3.2.2 Primary Landscape Areas should incorporate open space areas for pedestrian circulation, seating, eating and dining, and public gathering, recreation, and entertainment.
- DG-3.2.3 The primary open space feature of the Primary Landscaped Area should be a central pedestrian plaza.

3.3 Plaza Design

- DG-3.3.1 Plaza design may include areas designed for public gathering, outdoor dining, recreation, and entertainment.
- DG-3.3.2 Plaza features may include seating, activity space, outdoor stage, amplified sound, public art and sculptural elements, interactive features, trellises and shade structures, and other architectural elements.
- DG-3.3.3 Plaza design should create a strong connection between building forms, public streets and pedestrian pathways. Plaza entrances from the public street should convey a welcoming and not fortress-like presence.
- DG-3.3.4 Plaza design should establish comfortable pedestrian zones highlighted by plazas and connections to the street, pedestrian bridges, and adjacent activity centers.
- DG-3.3.5 Plaza design should provide ample space to allow for free movement of pedestrians to and from the main pedestrian entrances of the Sports and Entertainment Complex site to the Event Center.

3.4 Secondary Landscape Areas

- DG-3.4.1 Secondary Landscape Areas not occupied by structures or equipment should be improved with landscaping or hardscaping consistent with the overall landscape design.
- DG-3.4.2 Secondary Landscape Areas should support the program of adjacent structures or areas, such as the parking structures, service and loading areas, and accessory areas that support the Sports and Entertainment Complex not accessible to the public.
- DG-3.4.3 Secondary Landscape Areas may also act as landscape buffers between parking, loading, and public spaces.
- DG-3.4.4 Secondary Landscape Areas surrounding parking facilities shall be planted with trees at a quantity equivalent to one for each thirty lineal feet of street frontage as well as suitable shrubs, groundcover, and berms.

3.5 Plant Materials and Irrigation

- DG-3.5.1 Species in planted landscaped areas shall incorporate the following considerations:
 - (A) Selected plant species shall reflect a preference for native, drought tolerant or drought resistant plants.
 - (B) All plant material shall be installed in a healthy, vigorous condition typical to the species.
 - (C) Selection of specific plant materials shall be informed by soil, water, and sun conditions and other factors.
- DG-3.5.2 The landscape design should incorporate the following size and spacing considerations:
 - (A) Trees should be planted proportional to the landscaped area and may be planted in groups.
 - (B) Minimum size of tree plantings shall be 24-inch box.
 - (C) Tree wells should be 4 feet by 4 feet unless conditions require alternative dimensions.
 - (D) Shrubs planted to serve as a hedge or screen should be minimum 5-gallon size and planted with 2 to 4 feet spacing, depending on the plant species.
 - (E) Shrubs planted to serve as groundcover should be minimum one-gallon and planted at 18 to 24 inches on center. Depending on the plant material, other plants serving as groundcover should be generally spaced at a maximum of 6 to 8 inches on center when smaller than one-gallon size plants are used.
 - (F) Trees should be planted at a quantity approximate to one tree for each 200 square feet of landscaped area when the site can accommodate such.
- DG-3.5.3 Street trees shall not be required or planted in areas where such trees would interfere with anticipated pedestrian flows.

- DG-3.5.4 All planted areas including parkways shall be watered by an irrigation system with automatic controls that meets the California Model Water Efficiency guidelines outlined by CalGreen.
- DG-3.5.5 Landscaping shall be maintained in a neat and healthy condition, including proper trimming or mowing, weeding, removal of litter, fertilizing, regular watering and replacement of diseased or dead plants.

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Section 4 Signage and Graphics

4.1 Definitions

The following definitions shall apply to signs within the Sports and Entertainment Complex:

DG-4.1.1 Sign Type

- (A) Aerial View Sign. A sign that is attached to, applied or erected on, or integrated into the roof surface of a structure, meaning any portion of a structure that is within 30 degrees of horizontal, intended to be viewed primarily from the sky.
- (B) Façade Sign. Any sign attached to, painted on, erected against, suspended from, or projected onto any façade or projection from a façade of a building or structure, which may project from or be parallel to the façade. A façade sign may include a Wall Sign, Projecting Sign, or Mural Wall Sign, as defined by Ch. 12, Article 23, Section 12-69.
- (C) Free-standing Sign. A sign that is not attached to, supported by, or projected onto a building or structure, which may include a Monument Sign or a Pole Sign as defined by Ch. 12, Article 23, Section 12-69 of the Inglewood Municipal Code, or signs integrated into sculptural elements, except a Tower Sign.
- (D) Kiosk Sign. A pedestrian-scale freestanding or façade sign that is intended to provide information to employees, patrons, and the public.
- (E) Perimeter Sign. A free-standing monument or pylon sign located near a site access point from the public right-of-way.
- (F) Tower Sign. A sign that is attached to, painted on, or projected onto a tower-like structure primarily erected for the display of signage.

DG-4.1.2 Display Type

- (A) Channel Letter Sign. A non-digital display comprised of multidimensional individual letters, numbers, figures, and/or an image or images that is attached to or suspended from a building or structure.
- (B) Digital Display. A display that exhibits still images or moving images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology, that may be changed remotely through electronic means.
- (C) Interactive Display. A Digital Display or Projected Image with which a human may interact to obtain information or entertainment, including but not limited to touch-screen, voice- or motion-activated technology, or electronic communication.
- (D) Non-Digital Display. Any display other than a Digital Display or Interactive Display.

- (E) Projected Image. An image projected onto a wall, façade, screen or other immovable and unchanging surface from a distant electronic device such that the image does not originate from the plane of the surface on which it appears.

DG-4.1.3 Sign Function

- (A) Building Identification Sign. A sign that displays the name or function of a building within the Sports and Entertainment Complex, including the Mark of any Team and/or Sponsor or affiliate.
- (B) Business Identification Sign. A sign that identifies or directs attention to a business, product, service, profession, commodity, activity, sponsor, event, person, institution or any other commercial message which is generally conducted, sold, manufactured, produced, offered or occurs within the Sports and Entertainment Complex.
- (C) Entertainment Sign. A sign that displays live, recorded, full-motion, or broadcast content or static images for purposes of directing attention to or related to an activity, event, business, product, service, profession, commodity, Sponsor, Team, person, institution or any other message. An Entertainment Sign may be an on-site or off-site sign as defined by Ch. 12, Article 23, Section 12-69 of the Inglewood Municipal Code.
- (D) Informational Sign. A sign that displays directional, wayfinding, safety and security, scheduling, and similar types of information to visitors, employees, patrons, or the public.
- (E) Message Sign. A sign that displays a static image or message for purposes of directing attention to an activity, event, business, product, service, profession, commodity, Sponsor, Team, person, institution or any other message. A Message Sign may be an on-site or off-site sign as defined by Ch. 12, Article 23, Section 12-69 of the Inglewood Municipal Code.

DG-4.1.4 Sign Orientation

- (A) Aerial. A sign oriented towards and intended to be viewed primarily from the sky, which may be incidentally viewed from adjacent streets, public rights-of-way, or properties.
- (B) External Primary. A sign oriented towards and intended to be viewed from West Century Boulevard or South Prairie Avenue and public rights-of way, which may be incidentally viewed from other adjacent streets or properties.
- (C) External Secondary. A sign oriented towards and intended to be viewed from a public street other than West Century Boulevard or South Prairie Avenue, which may be incidentally viewed from adjacent properties.
- (D) Internal. A sign oriented towards and intended to be viewed primarily from outdoor pedestrian circulation areas within the Sports and Entertainment Complex site or adjacent public rights-of-way, which may be incidentally viewed from adjoining streets or adjacent properties.

DG-4.1.5 General Definitions

- (A) Sign. Any display, wall, screen, projected image, object, or other material or medium or device primarily used to announce, declare, demonstrate, or display a message and attract the attention of the public on any surface other than the ground. Non-textual and graphic patterns or marks (except those protected by registered trademark) shall not be considered a Sign.
- (B) Mark. The trade name, trademark, service mark, logo, symbol of, and/or slogan or brand tag line synonymous or closely identified with, a Sponsor or Team.
- (C) Sponsor. Any owner, operator, or tenant of the Arena and its affiliates, together with any person or entity sponsoring or otherwise providing goods, services, or support to any owner, operator, event, or tenant of the Arena or its designee pursuant to a sponsorship marketing plan, contract, or agreement (as may be modified from time to time).
- (D) Team. Any professional sports team or franchise that plays the majority of its home games at the Sports and Entertainment Complex on an annual basis.

4.2 Building Identification Signs

- DG-4.2.1 Building identification may be permitted as shown in *Table 4.2 Building Identification Signs, Figure 4.1 Sports and Entertainment Complex Sign Zones*.
- DG-4.2.2 A building identification façade sign may break the plane of the roof of the building on which it appears but shall be exempt from the requirement for a Special Use Permit under 12-75(E).
- DG-4.2.3 The text of any slogan that appears on or is part of a building identification sign as a Mark of a Team or Sponsor shall be smaller in scale than other textual elements of the sign such that the slogan is not the primary focus of the sign.
- DG-4.2.4 There shall be no limit on the number or size of building identification signs within the Sports and Entertainment Complex that conform to *Table 4.2 Building Identification Signs, Figure 4.1 Sports and Entertainment Complex Sign Zones*, and these SEC Design Guidelines.

Table 4.2 Building Identification Signs			
Sign Type	Display Type	Sign Orientation	Location
Aerial View	Non-Digital	Aerial	Zone 1, 4, 5
Façade	Digital	External Primary Internal	Zone 1, 2 Pedestrian Bridge
Façade	Channel Letter	External Primary External Secondary Internal	Zone 1, 2, 3, 4, 5 Pedestrian Bridge
Freestanding	Digital	External Primary Internal	Zone 1, 2, 4
Freestanding	Non-Digital	External Primary External Secondary Internal	Zone 1, 2, 3, 4, 5
Tower	Digital Non-Digital	External Primary	Zone 2
Kiosk	Digital Interactive	External Primary External Secondary Internal	Zone 1, 2, 3, 4, 5, 6 Pedestrian Bridge
Perimeter	Digital Non-Digital	External Primary	Zone 2, 4, 6

4.3 Business Identification Signs

- DG-4.3.1 Business identification signs may be permitted anywhere within the Sports and Entertainment Complex as shown in *Table 4.3 Business Identification Signs* and *Entertainment Signs* and *Figure 4.1 Sports and Entertainment Complex Sign Zones*.
- DG-4.3.2 There shall be no limit on the number or size of business identification signs within the Sports and Entertainment Complex that conform to *Table 4.3 Business Identification Signs*, *Figure 4.1 Sports and Entertainment Complex Sign Zones*, and these SEC Design Guidelines.

Table 4.3 Business Identification Signs			
Sign Type	Display Type	Sign Orientation	Location
Façade	Digital	Internal	Zone 1, 2, 3 Pedestrian Bridge
Façade	Non-Digital	External Primary External Secondary Internal	Zone 1, 2, 3 Pedestrian Bridge
Freestanding	Digital	Internal	Zone 1, 2, 3
Freestanding	Non-Digital	External Primary External Secondary Internal	Zone 1, 2, 3, 4, 5
Kiosk	Digital Interactive	External Primary External Secondary Internal	Zone 1, 2, 3, 4, 5, 6, Pedestrian Bridge

4.4 Informational Signs

- DG-4.4.1 Informational signs shall be permitted anywhere within the Sports and Entertainment Complex as shown in *Table 4.4 Informational Signs* and *Figure 4.1 Sports and Entertainment Complex Sign Zones*.
- DG-4.4.2 Informational signs should be used to aid and guide the flow of vehicular and pedestrian traffic through the site and provide information to visitors, employees, and the public about the Sports and Entertainment Complex operations, amenities, safety measures, and similar information.
- DG-4.4.3 There shall be no limit on the number or size of informational signs within the Sports and Entertainment Complex that conform to *Table 4.4 Informational Signs*, *Figure 4.1 Sports and Entertainment Complex Sign Zones*, and these SEC Design Guidelines.

Table 4.4 Informational Signs			
Sign Type	Display Type	Sign Orientation	Location
Façade Freestanding	Non-Digital	External Primary External Secondary Internal	Zone 1, 2, 3, 4, 5, 6 Pedestrian Bridge
Kiosk	Digital Interactive	External Primary External Secondary Internal	Zone 1, 2, 3, 4, 5, 6, Pedestrian Bridge
Perimeter	Digital Non-Digital	External Primary	Zone 2, 4, 6

4.5 Message and Entertainment Signs

- DG-4.5.1 Message Signs and Entertainment Signs may be permitted within the Sports and Entertainment Complex as shown in *Table 4.5 Message and Entertainment Signs* and *Figure 4.1 Sports and Entertainment Complex Sign Zones*.
- DG-4.5.2 There shall be no limit on the number or size of message and entertainment signs within the Sports and Entertainment Complex that conform to *Table 4.5 Message and Entertainment Signs*, *Figure 4.1 Sports and Entertainment Complex Sign Zones*, and these SEC Design Guidelines.

Table 4.5 Message and Entertainment Signs				
Sign Type	Display Type	Sign Function	Sign Orientation	Location
Façade	Digital	Entertainment	External Primary Internal	Zone 1, 2
Façade	Digital	Message	External Primary Internal	Zone 1, 2, 3, Pedestrian Bridge
Façade	Non-Digital	Message	External Primary Internal	Zone 1, 2, 3, 4, 5, Pedestrian Bridge
Freestanding	Digital	Entertainment	External Primary Internal	Zone 1, 2
Freestanding	Non-Digital	Message	External Primary Internal	Zone 1, 2, 3, 4, 5
Tower	Digital Non-Digital	Entertainment	External Primary Internal	Zone 2
Perimeter	Digital	Message	External Primary	Zone 2,4, 6
Kiosk	Digital Interactive	Entertainment	External Primary External Secondary Internal	Zone 1, 2, 4, 5, Pedestrian Bridge

4.6 Orientation

- DG-4.6.1 Business Identification Signs and Informational Signs should be oriented to be primarily viewed by the intended audience.
- DG-4.6.2 All exterior Digital Display Signs shall include louvers integrally cast into sign faces to improve visibility and direct the display to the intended audience and reduce visibility of the sign face and direct light away from overhead flight paths.
- DG-4.6.3 Conceptual examples of External Primary and External Secondary orientations are provided for illustrative purposes in *Figure 4.6 External Orientation*.

4.7 Projection

- DG-4.7.1 Façade signs may project no more than three feet into the public right-of-way. Any projection into the public right-of-way shall require an approval by the Department of Public Works...
- DG-4.7.2 A minimum of ten feet of vertical clearance shall be provided from the bottom of a façade sign projecting from a building or structure to the finished grade below the sign for any sign that projects into the public right-of-way.

4.8 Illumination and Brightness

- DG-4.8.1 Any Sign within the Sports and Entertainment Complex may be illuminated by internal or external means.
- DG-4.8.2 All Signs within the Sports and Entertainment Complex shall conform to an approved Lighting Design Plan, as defined and required by Mitigation Measure 3.1- 2(b) of the IBEC MMRP.
- DG-4.8.3 All Digital Display Signs and Interactive Display Signs shall be controllable by the combination of a photocell that measures available daylight and remote adjustment capabilities that control the luminance levels of the Sign, and utilize automatic dimming technology, include a default mechanism that causes the Sign to revert immediately to a black screen if the Sign malfunctions in a way that causes the display to wholly or partly flash.
- DG-4.8.4 All Digital Display Signs and Interactive Display Signs shall comply with the relevant maximum daytime and nighttime luminance levels set forth in *Table 4.8 Digital Luminance Levels*.

Table 4.8 Digital Luminance Levels	
Period	Maximum Luminance Level
Daytime Luminance Level	8,000 candelas per square meter
Nighttime Luminance Level	800 candelas per square meter

- DG-4.8.5 The luminance of any Digital Display Sign shall transition smoothly at a consistent rate of speed from the Daytime Luminance Level to the Nighttime Luminance Level, beginning no less than 20 minutes prior to sunset and concluding the transition to nighttime intensity level no less than 20 minutes after sunset.
- DG-4.8.6 The luminance of any Digital Display Sign shall transition smoothly at a consistent rate of speed from the Nighttime Luminance Level to the Daytime Luminance Level, beginning no less than 20 minutes prior to sunrise and concluding the transition to daytime intensity level no less than 20 minutes after sunrise.

4.9 Presentation

- DG-4.9.1 Any image displayed on any External Primary-oriented Digital Display Message Sign shall be presented continuously for at least eight seconds following the completion of its transition from the previous message and including the transition time to the next message.
 - (A) When an image is changed electronically, the transition between presentation of the previous image and presentation of the next image shall be accomplished in

one-half second or less. The transition period shall be measured as that period between the time that the previous image is fully presented and the next image is fully presented.

- DG-4.9.2 Any Internal-oriented Digital Display or Interactive Display Entertainment Sign shall not be subject to a limitation on time between transition, display time, or motion.

4.10 Materials

- DG-4.10.1 All permanent signs should be constructed of materials that are durable and not likely to fade, corrode, or otherwise deteriorate.
- DG-4.10.2 Signs shall not use highly reflective materials such as mirrored glass.

4.11 Exempt Signs

- DG-4.11.1 The following permitted signs and/or sign structures are exempt from the permit requirement of Ch. 12, Article 23, Section 12-72 of the Inglewood Municipal Code:
- (A) Interior Signs. Signs located within a structure or a building.
 - (B) Portable Signs. Bi-faced, free-standing signs, not to exceed four (4) feet in height at fully-open standing position, if such signs may be readily removed from public view at the end of each business day.
 - (C) Temporary Signs. Temporary graphics, decorations, and freestanding elements associated with special events, holidays, commemorations, or celebrations (e.g., concert event) or seasons (e.g., the NBA Basketball season).
 - (D) String Pennants. String pennants may be displayed to activate public spaces for temporary events, provided that such string pennants are displayed in an orderly and well-maintained condition.
 - (E) Public and Community Notices and Signs. Public notices posted pursuant to law, signs erected by governmental agencies and public utilities, warning or information signs required by law for public health and safety, and public service announcements.
 - (F) Building Banner Graphics. A sign, consisting of a Projected Image onto a building face or wall or printed on vinyl, mesh or other material with or without written text, supported and attached by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods.
 - (G) Changeable Copy Signs. The changing of the copy or message on any permitted sign.

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Section 5 Lighting and Acoustics

5.1 Exterior Lighted Areas

- DG-5.1.1 Exterior lighting should be integrated into the design of structures or relate to the overall design of the Sports and Entertainment Complex to encourage pedestrian activity and support a modern sports and entertainment environment.
- DG-5.1.2 Pedestrian entrances, walkways, and activity areas, vehicle entrances and driveways, parking areas, and service areas should be well-lit to provide security and safety.
- DG-5.1.3 Prominent exterior lighting features not required for security and safety lighting should be equipped to control the intensity of lighting and allow for dimming or color variation.

5.2 Architectural Lighting

- DG-5.2.1 Architectural lighting should accentuate major architectural features and relate to pedestrian scale.
- DG-5.2.2 Sports and Entertainment Complex structures may incorporate large-scale architectural lighting, which may include the following:
- (A) Large-scale architectural lighting elements placed on a building façade to highlight or accentuate elements of the architecture of the structure, which may be multi-hued or change hues in a slow, programmed manner.
 - (B) Integrated-large scale lighting that is attached directly to and made integral with architectural elements on the facade of a building, which may include individual light sources or pixels of a digital light source embedded into architectural components, low resolution digital mesh or netting, individual large scale pixels covering a building wall, light sources diffused behind translucent material, backlit panels, or horizontal or vertical LED banding integrated into architecture of a building, or similar treatments or features.
- DG-5.2.3 Large-scale architectural lighting shall not be considered signage for the purposes of the Inglewood Municipal Code or these SE Design Guidelines.

5.3 Exterior Luminaries and Fixtures

- DG-5.3.1 Luminaries and lighting fixtures should be coordinated on the basis of function and appearance to be architecturally compatible with the structures overall design of the Sports and Entertainment Complex.
- DG-5.3.2 All exterior lighting fixtures should be light-emitting diode (LED) fixtures or other similarly energy-efficient lighting technology.
- DG-5.3.3 Project outdoor security and architectural lighting may include low-level exterior lights mounted to the building and along pathways for security and wayfinding purposes.

- DG-5.3.5 The use of permanent fixtures with exposed bulbs for exterior lighting shall be prohibited.
- DG-5.3.6 The use of searchlights, spotlights, or other similar fixtures directed to the open sky or areas outside the Sports and Entertainment Complex site shall be prohibited.
- DG-5.3.7 Electrical service for all lighting should be placed underground or within structures unless determined to be physically infeasible.

5.4 Direction and Shielding

- DG-5.4.1 Exterior lighting should be installed, directed and shielded to direct the majority of artificial light to buildings, objects, or target areas within the boundaries of the Sports and Entertainment Complex and minimize light spill to adjacent properties.
- DG-5.4.2 Security and safety lighting should be recessed, hooded, and located to illuminate only the intended area.
- DG-5.4.3 Exterior lighting placement and direction should be designed to work with structural and/or vegetative screening to prevent light spill to adjacent properties.
- DG-5.4.4 Lighting for parking facilities should be designed to direct the majority of light into the parking facility and minimize light spill to adjacent properties.

Illustrative examples of lighting design options compatible with these Design Guidelines are provided in *Figure 5.1 Lighting*.

5.5 Lighting Design Plan

- DG-5.5.1 All Sports and Entertainment Complex exterior lighting shall conform to an approved Lighting Design Plan, as defined and required by Mitigation Measure 3.1-2(b) of the IBEC MMRP.
- DG-5.5.2 The Sports and Entertainment Complex shall include any lighting or marking requirements required by Mitigation Measure 3.8-5 of the IBEC MMRP.

5.6 Acoustic Facilities

- DG-5.6.1 Sound walls or barriers may be located in the areas shown in *Figure 1.3 Walls and Fences* or located in areas that serve a similar purpose and function.
- DG-5.6.2 Sound walls or barriers shall meet the following standards:
 - (A) Sound walls shall be solid with no gaps or cracks that might otherwise be considered acoustical "leaks."
 - (B) Sound walls shall have sufficient mass so as to provide a Sound Transmission Class (STC) rating of at least 27.
 - (C) The Noise Reduction Coefficient (NRC) on the receiver-side face shall be NRC 0.85 or greater.

- (D) Publicly visible faces of sound walls shall feature vegetation or other aesthetic treatments, as long as such treatments do not inhibit the required acoustical performance.
 - (E) Sound walls or barriers shall not exceed 15 feet or the height necessary to meet the performance standards established by Mitigation Measure 3.11-2(a) of the IBEC MMRP, whichever is higher.
- DG-5.6.3 Any outdoor sound amplification system, equipment, and related structures shall be designed to limit noise levels near noise-sensitive receptors through design considerations such as placement, distribution, directivity, orientation, number of speakers and/or volume controls.
- DG-5.6.4 Sound-absorbing materials should be included on the exterior of buildings surrounding gathering spaces where feasible and effective to reduce noise levels to sensitive receptors.
- DG-5.6.5 Sound-absorbing materials should be incorporated into the design of parking facilities where feasible and effective to reduce noise levels to sensitive receptors.
- DG-5.6.6 Any rooftop outdoor restaurant or dining area included in the Sports and Entertainment Complex shall include an enclosure such as glass to serve as a noise barrier.
- DG-5.6.7 Noise generating mechanical equipment shall be located the furthest feasible distance away from noise-sensitive receptors considering site conditions and function.
- DG-5.6.8 Noise generating mechanical equipment, such as emergency generators, transformers, and HVAC units, shall be designed and installed to limit noise to noise-sensitive receptors with acoustical enclosures, silencers, barriers, relocation, or other noise reducing approaches.
- DG-5.6.9 The Sports and Entertainment Complex shall conform to an approved Operational Noise Reduction Plan, as defined and required by Mitigation Measure 3.11-2(a) of the IBEC MMRP.

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Section 6 Circulation

6.1 Vehicular Circulation

- DG-6.1.1 Vehicular access to parking facilities may be provided from West Century Boulevard, South Prairie Avenue and/or West 102nd Street, as shown for illustrative purposes in *Figure 6.1 Circulation*.
- DG-6.1.2 Vehicular access points to the Sports and Entertainment Complex should be designed to be clearly visible and accommodate event-related traffic management and security measures.
- DG-6.1.3 A pick-up and drop-off area for shuttles to bus and rail public transit shall be provided at a designated section of South Prairie Avenue adjacent to the Sports and Entertainment Complex.
- DG-6.1.4 Parking and vehicle circulation facilities shall be designed to provide access to and manage the circulation of private automobiles, rideshare or transportation network company and taxi vehicles, coach buses and mini-buses, microtransit vehicles, and paratransit vehicles.
- DG-6.1.5 Truck access to loading areas within the Sports and Entertainment Complex shall be provided from West Century Boulevard or West 102nd Street.
- DG-6.1.6 Emergency vehicle access and onsite wayfinding signage to the Sports and Entertainment Complex shall be provided as required and approved by the Los Angeles County Fire Department. Such access may be provided from West Century Boulevard, South Prairie Avenue and/or West 102nd Street.

6.2 Pedestrian Circulation

Pedestrian circulation is a critical network for creating an engaging experience that is safe and efficient for the movement of people to and through the Arena. Consider alignment of walkways, the visual approach to buildings, and the spatial sequence along pedestrian routes to create a connected pathway system.

- DG-6.2.1 The pedestrian circulation network and facilities should facilitate walkability and connection to publicly-accessible areas throughout the Sports and Entertainment Complex and adjacent development.
- DG-6.2.2 Pedestrian pathways within the Sports and Entertainment Complex should be designed to accommodate pedestrian traffic and access patterns and security features and operations during all event conditions, including paving or other forms of visible pathway delineation to create clear paths of travel.
- DG-6.2.3 The Sports and Entertainment Complex should include well-marked, clearly-visible entrances, and all publicly-accessible entrances should include architectural or graphic treatments compatible with the overall design.
- DG-6.2.4 Pedestrian routes should direct pedestrians to the main circulation areas within the Sports and Entertainment Complex and the Arena in the manner shown in *Figure 6.1*.

- DG-6.2.5 All publicly-accessible pedestrian routes, gathering spaces, and buildings within the Sports and Entertainment Complex shall comply with relevant requirements of the Americans with Disabilities Act (ADA) including clear path of travel widths.

6.3 Pedestrian Features

- DG-6.3.2 The overall site design should include pedestrian scale elements and incorporate pedestrian-scale lighting, signage and wayfinding features to promote an attractive and lively environment for walking.
- DG-6.3.1 Pedestrian features such as stairs, walkways, pedestrian bridges, sidewalks, and seating areas should be sensitive to the human scale and integrated into the overall site design and architecture.
- DG-6.3.3 Pedestrian circulation areas may be supplemented with elements that create ground-level interest such as shade structures, landscape, or water features, art, kiosks, seating, alternative paving materials, or other features.
- DG-6.3.4 The landscape design may incorporate pedestrian amenities such as benches or seating, lights, railings and shading elements, and ornamental features or lighting.

Illustrative examples of pedestrian features, concepts, and options compatible with these SEC Design Guidelines are provided in *Figure 6.3 Pedestrian Features*.

6.4 Pedestrian Grades and Ramps

- DG-6.4.1 In compliance with the Americans with Disabilities Act (ADA), any ramps in pedestrian walkways shall have a maximum slope of 1:12, shall have a minimum clear width of 36 inches and landing lengths of 60 inches.
- DG-6.4.2 Ramps in pedestrian walkways shall contain a detectable warning device, such as a raised dome surface and contrasting color.
- DG-6.4.3 Curb ramps shall be installed wherever a sidewalk crosses a curb such as at street intersections.

Section 7 Parking

7.1 Parking and Transportation Facilities

- DG-7.1.1 Automobile parking spaces required for any Sports and Entertainment Complex use pursuant to Ch. 12, Article 19, Section 12-39.96.1 of the Inglewood Municipal Code may be provided within any parking facility within the Sports and Entertainment Complex.
- DG-7.1.2 The Sports and Entertainment Complex shall include parking for coach buses and microtransit, mini-bus, or paratransit vehicles. Parking for such transportation vehicles may be provided within the same facility as automobile parking.
- DG-7.1.3 The Sports and Entertainment Complex shall include areas to accommodate taxis, Transportation Network Company (“TNC”) vehicles, or vehicles providing similar ridesharing or ridehailing services, including a pick-up and drop-off area for passengers and a queuing area for such vehicles. Such transportation facilities may be provided within the same facility as automobile parking.
- DG-7.1.4 Additional parking in excess of the required parking or for specialized vehicles such as media broadcast trucks or other vehicles related to any use within the Sports and Entertainment Complex may be provided.
- DG-7.1.5 Valet parking may be provided within any parking facility.

7.2 TNC Facilities

- DG-7.2.1 Passenger pick-up and drop-off areas or facilities providing passenger access to TNC vehicles, or vehicles providing similar ridesharing or ridehailing services, shall be designed to provide safe pedestrian access between such vehicles and pedestrian circulation areas.
- DG-7.2.2 Transportation facilities shall include a vehicle queuing area to allow vehicles to access passenger pick-up and drop-off areas or facilities.
- DG-7.2.3 The minimum width of any lanes provided for queuing for taxi, TNC vehicles, or similar vehicles shall be 8 feet.
- DG-7.2.4 Pavement and drainage for any facility or portion of a facility providing passenger pick-up or drop-off or queuing areas for TNC vehicles located within a surface lot shall comply with Ch. 12, Article 19, Section 12-55.2 of the Inglewood Municipal Code.

7.3 Transportation Demand Management

- DG-7.3.1 Preferential parking for employee carpool or vanpool vehicles should be provided within parking facilities in locations that provide convenient access for employees and designated through clearly visible signage or space markings.
- DG-7.3.2 Information about alternative modes of transportation such as public transit, ridesharing, bicycling, and pedestrian modes and related available programs and facilities should be provided via information kiosk, bulletin board located, or similar feature within the Sports and Entertainment Complex.

- DG-7.3.3 The following bicycle parking spaces and facilities shall be provided within the Sports and Entertainment Complex:
- (A) A minimum of 60 bicycle parking spaces available for use by employees;
 - (B) A minimum of 23 bicycle parking spaces available for use by Sports and Entertainment Complex patrons;
 - (C) Shower and locker facilities available to employees who commute by bicycle;
 - (D) A bicycle repair station accessible to employees and patrons.
- DG-7.3.4 Bicycle parking and facilities shall be provided in areas within the Sports and Entertainment Complex that provides safe and convenient access to employees and patrons visitors traveling by bicycle, considering site conditions.

7.4 Vehicular Access to Parking and Transportation Facilities

- DG-7.4.1 Driveways providing vehicular access to a parking or transportation facility may provide dedicated ingress lanes or egress lanes, two-way lanes, or reversible ingress/egress lanes.
- DG-7.4.2 The width of any dedicated ingress lane or egress lane, or reversible ingress/egress lane providing access to a parking or transportation facility shall not be less than 10 feet.
- DG-7.4.3 The width of any two-way lane providing access to a parking or transportation facility shall not be less than 20 feet.
- DG-7.4.4 A driveway that provides ingress or egress to a parking or transportation facility may be closed or obstructed to prevent ingress or egress when such access is not required to provide parking for a use or event within the Sports and Entertainment Complex or as necessary to implement a transportation management plan or strategies, so long as access to the parking or transportation facility is adequately maintained to meet the parking requirements of uses in operation.
- DG-7.4.5 A gate, raisable arm, or other device or technology may be used to control or regulate vehicular ingress or egress to a parking or transportation facility.
- DG-7.4.6 The location and function of any device or technology used to control or regulate vehicular access to a parking or transportation facility should be designed to reduce the need for queuing on public streets to enter the facility, as feasible considering site conditions, event conditions, and vehicular circulation.
- DG-7.4.7 Any driveway providing ingress or egress to any parking or transportation facility shall be paved to standards not less than required per Ch. 12, Article 19, Section 12-55.2 of the Inglewood Municipal Code.

7.5 Parking Facility Design

- DG-7.5.1 Traffic circulation within any facility or portion of a facility providing required automobile parking shall comply with Ch. 12, Article 19, Section 12-55 of the Inglewood Municipal Code.

- DG-7.5.2 Access and turning radius for any facility or portion of a facility providing automobile parking required pursuant to IMC 12-38.96.1 shall comply with Ch. 12, Article 19, Section 12-54 of the Inglewood Municipal Code.
- DG-7.5.3 Driveway slopes and ramps for any facility or portion of a facility providing required automobile parking shall comply with Ch. 12, Article 19, Section 12-54.1 of the Inglewood Municipal Code.
- DG-7.5.4 Parking space striping for any facility or portion of a facility providing required automobile parking shall comply with Ch. 12, Article 19, Section 12-55.1 of the Inglewood Municipal Code.
- DG-7.5.5 Parking lot pavement and drainage for any facility or portion of a facility providing required automobile parking within a surface lot shall comply with Ch. 12, Article 19, Section 12-55.2 of the Inglewood Municipal Code.
- DG-7.5.6 Parking slope of any facility or portion of a facility providing required automobile parking shall comply with Ch. 12, Article 19, Section 12-55.3 of the Inglewood Municipal Code.
- DG-7.5.7 Within any portion of a parking structure provided for public automobile parking, continuous raised concrete curbs may be provided three feet from the end of a parking space as necessary to ensure that any parked vehicle will not touch any wall, building, or other object.
- DG-7.5.8 Wheel stops may be provided where necessary to protect landscaping, parking equipment, or other infrastructure and should be located to avoid tripping hazards.
- DG-7.5.9 The visual impact of parking or transportation facilities should be reduced by providing landscape buffer areas, screening, or natural topography or planned grading, consistent with these SEC Design Guidelines.

7.6 Parking Space Dimensions

- DG-7.6.1 Any automobile parking space provided to meet parking requirements for the Sports and Entertainment Complex per Ch. 12, Article 19, Section 12-38.96.1 of the Inglewood Municipal Code shall comply with Ch. 12, Article 19, Sections 12-51(A) and 12-51(B) of the Inglewood Municipal Code, as applicable, and as shown in *Table 7.6 Parking Space Dimensions*.
- DG-7.6.2 Parking spaces provided for coach buses, microtransit, mini-bus, or paratransit vehicles shall comply with *Table 7.6 Parking Space Dimensions*.

Table 7.6 Parking Space Dimensions			
Parking Space Type	Minimum Width	Minimum Length	Minimum Vertical Clearance
Standard Parking Space (no obstructions or not more than one column or post on one side of the space)	8'	18'	8'2"
Standard Parking Space (multiple columns or posts or obstructions on one side of the space)	9'	18'	
Standard Parking Space (multiple columns or posts or obstructions on more than one side of the space)	9'6"	18'	
Compact Parking Space	8'	16'	
Coach Bus Space	12'	39'	
Tandem Parking Space (2 vehicles)	9'	36'	
Microtransit, Mini-bus, or Paratransit Vehicle Space	12'	25'	

DG-7.6.3 Compact parking spaces may be provided to meet the parking requirements of any Sports and Entertainment Complex use, consistent with Ch. 12, Article 19, Section 12-49(A) of the Inglewood Municipal Code.

DG-7.6.4 Tandem parking shall not be utilized to satisfy the required number of parking spaces for any Sports and Entertainment Complex use. Areas provided for vehicle queueing or passenger pick-up and drop-off shall not be considered tandem parking.

7.7 Accessible Parking

DG-7.7.1 The Sports and Entertainment Complex shall provide accessible parking per the requirements of Ch. 12, Article 19, Section 12-57 of the Inglewood Municipal Code and any applicable State of California requirements.

DG-7.7.2 Required accessible parking spaces may be provided in any parking facility within the Sports and Entertainment Complex.

Section 8 Loading

8.1 Loading Space Location

- DG-8.1.1 Required loading spaces shall be accommodated entirely within the Sports and Entertainment Complex site.
- DG-8.1.2 Required loading spaces may be provided in subterranean structure in an area that can be readily driven upon or provides reasonable access to the loading spaces.
- DG-8.1.3 Any required loading space shall not encroach into any public right-of-way or otherwise obstruct any on-site drive aisle or parking space.

8.2 Loading Space Design

- DG-8.2.1 Any loading space required for the Event Center shall be a minimum width of ten feet wide and a minimum length of thirty feet.
- DG-8.2.2 Any loading space required for Event Center Supporting Uses shall be a minimum width of ten feet wide and minimum length of twenty feet.
- DG-8.2.3 Any required loading space shall have a minimum height clearance of fourteen feet.
- DG-8.2.4 The entire surface of a required loading space shall be paved with asphalt or concrete and shall comply with Ch. 12, Article 19, Section 12-55.2 of the Inglewood Municipal Code.
- DG-8.2.5 The design of any subterranean loading facility shall accommodate maneuvering delivery vehicles such as trucks or tractor-trailers into and out of loading positions at the docks, stalls and driveways.

8.3 Access and Screening

- DG-8.3.1 Access to required loading spaces shall be provided from interior site access roads or driveways accessed from West Century Boulevard or West 102nd Street.
- DG-8.3.2 Required loading spaces should be visibly separated from public entrances and parking areas within the Sports and Entertainment Complex and shall be screened with a combination of walls and landscaping to minimize views of the loading area from public views and adjacent residential uses.
- DG-8.3.3 Loading areas in excess of the required loading spaces may be provided in loading zones along South Prairie Avenue as approved or designated by the City of Inglewood Department of Public Works.

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Section 9 Sustainability and Environmental Sensitivity

9.1 Green Buildings

- DG-9.1.1 The Event Center Structure and the Event Center Supporting Structures shall be designed to meet the requirements for U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Gold certification for new construction.
- DG-9.1.2 The Sports and Entertainment Complex shall include project design features that enable the Arena to exceed the building energy efficiency standards set forth in Part 6 of Title 24 of the California Code of Regulations.

9.2 Solar Energy Generation

- DG-9.2.1 The Sports and Entertainment Center Complex shall implement an electrical supply strategy that incorporates a solar energy generation system and battery energy storage.
- DG-9.2.2 Solar photovoltaic panels may be incorporated into the design of any structure within the Sports and Entertainment Complex.

Illustrative examples of solar panel design options compatible with these design guidelines are provided in *Figure 9.2 Solar Panels*.

9.3 Recycling

- DG-9.3.1 The design of the Sports and Entertainment Complex should incorporate features and allocate space to support implementation of a comprehensive waste reduction and diversion program.

9.4 Alternative Transportation

- DG-9.4.1 The design of the Sports and Entertainment Complex should include circulation or access features or spaces to accommodate the use of rail transit by employees and attendees of events hosted at the Arena such as a shuttle service pick-up and drop-off area or pedestrian connections to nearby stations.
- DG-9.4.2 The design of the Sports and Entertainment Complex should include circulation and parking facilities to accommodate local microtransit service and park-n-ride service for employees and attendees of events hosted at the Arena.
- DG-9.4.3 The design of the Sports and Entertainment Complex should include facilities to support active transportation modes, such as bicycle parking, bicycle repair stations, and locker room and shower facilities for employees.

9.5 Parking Facilities

- DG-9.5.1 Any parking facility made available to the public for automobile parking shall include a vehicle circulation and parking availability system or features to help reduce vehicle circulation and idling time within the parking facility.
- DG-9.5.2 Any parking facilities made available to the public for automobile should include preferential parking for carpool vehicles.

9.6 Electric Vehicle Charging

- DG-9.6.1 Not less than eight percent (8%) of all required parking spaces for private automobile parking pursuant to Ch. 12, Article 19, Section 12-39.96.1 of the Inglewood Municipal Code shall be equipped with electric vehicle supply equipment (EVSE).
- DG-9.6.2 Truck loading spaces or docks provided within the Event Center should be equipped with EVSE to accommodate zero emission or near-zero emission delivery trucks.
- DG-9.6.3 All parking and loading spaces with EVSE shall be clearly identified and provide adequate access in accordance with the California Building Code.
- DG-9.6.4 All EVSE shall meet the following requirements:
- (A) Provide Level II charging capacity (208 – 240 volts) or greater.
 - (B) Comply with the relevant regional or local standard for electrical connectors, such as SAE Surface Vehicle Recommended Practice J1772, SAE Electric Vehicle Conductive Charge Coupler.
 - (C) Be networked or internet addressable and capable of participating in a demand-response program or time-of-use pricing.

Illustrative examples of EVSE design options compatible with these design guidelines are provided in *Figure 9.3 Electric Vehicle Charging*.

9.7 Water and Stormwater

- DG-9.7.1 Outdoor water use should be reduced through best management practices such the use of water-efficient landscaping materials (emphasizing native or adapted plants), efficient irrigation systems, and the use of reclaimed water for irrigation, or similarly effective strategies or measures.
- DG-9.7.2 Indoor water usage should be reduced through installation of efficient flush and flow fixtures or similarly effective strategies or measures.
- DG-9.7.3 Site design shall comply with all applicable Regional Water Quality Control Board and County of Los Angeles regulations for water quality and quantity including preparation of a Standard Urban Stormwater Mitigation Plan (SUSMP) with Operation and Maintenance Guidelines.
- DG-9.7.4 Site design should employ low impact development (LID) strategies to minimize impervious areas through site design features, which may include but are not limited to:
- (A) Use of pervious pavement material, such as modular paving blocks, turf blocks, porous concrete and asphalt, brick, and gravel or cobble, to accommodate

overflow parking, if feasible and appropriate considering site conditions and soils.

- (B) Reserve any areas with high permeability soils for either open space or retention-based stormwater quality control measures.
- (C) Use of vegetated swales to convey stormwater runoff instead of paved gutters where feasible and appropriate considering site conditions and soils.
- (D) Use of two-track/ribbon alleyways/driveways where feasible and appropriate.

9.8 Bird Collision Deterrence

DG-9.8.1 Exterior façade materials should have a maximum threat factor of 25 in accordance with the American Bird Conservancy Bird Collision Material Threat Factor Reference Standard.

DG-9.8.2 All externally visible transparent glass panels or façade surfaces should be designed with treatments to reduce bird collisions, such as fritting or similar patterns, etching, stained or frosted glass, or UV reflective or absorbing patterns, or similar treatments.

Illustrative examples of design options for bird collision deterrence features compatible with these design guidelines are provided in *Figure 9.8 Bird Collision Deterrence*.

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Section 10 Design Considerations for Specific Uses

10.1 Sale, Service, or Consumption of Alcoholic Beverages

- DG-10.1.1 Any areas in which alcoholic beverages are sold, served, or consumed shall be lighted and arranged to allow for observation of all such areas by supervisor or security personnel.
- DG-10.1.2 Designated areas for the permitted sale, service, or consumption of alcoholic beverages shall be defined by clearly visible physical features, boundary indications, and/or signage.
- DG-10.1.3 A sign stating "We ID everyone under 30 years of age for alcohol sales" shall be displayed at or near the point of sale of any alcoholic beverages in a manner easily readable by a patron purchasing an alcoholic beverage.
- DG-10.1.4 A kitchen or food menu shall not be a requirement for the sales or service of alcoholic beverages by any establishment or operator within the Sports and Entertainment Complex.
- DG-10.1.5 Establishments serving alcoholic beverages may include a bar or lounge area separate from the main food service area of the establishment.
- DG-10.1.6 Recommendations of the Los Angeles County Fire Department relative to fire safety shall be incorporated for areas within the Sports and Entertainment Complex in which alcohol may be sold, served, or consumed.
- DG-10.1.7 Recommendations of the Inglewood Police Department regarding security measures for the protection of visitors and employees appropriate to the design of the site shall be incorporated for areas within the Sports and Entertainment Complex in which alcohol may be sold, served, or consumed.

10.2 Outdoor Restaurants or Dining Areas

- DG-10.2.1 Outdoor dining areas or spaces shall be separated from parking lots, driveways and public sidewalks by location, temporary or permanent screening features, and/or landscaping.
- DG-10.2.2 Exterior lighting for any outdoor dining area shall not be directed onto any adjacent residential property.
- DG-10.2.3 The perimeter of any outdoor dining area where alcoholic beverages are served or consumed shall be defined by temporary or permanent physical barriers that form defined points of access to such area.

10.3 Communications Facilities

- DG-10.3.1 Communications facilities, antennas, or related equipment shall not be located in parking or loading spaces, vehicular or pedestrian circulation areas, or open space areas such that it would interfere or impair the intended function or utility of such area.

- DG-10.3.2 Communications facilities and related equipment should be integrated into a structure, architectural feature of a building, or public art or other element, or otherwise screened from public view in a manner that is compatible with the overall design of the Sports and Entertainment Complex.
- DG-10.3.3 The exterior finishes of communications facilities and related equipment should be non-reflective and blend with the materials and colors of surrounding buildings, structures, and/or landscaping.
- DG-10.3.4 Any permanently-installed communications facilities, antennas or related equipment shall not exceed the height limits established in Section 2 of these Design Guidelines.

10.4 Public Art

- DG-10.4.1 Public art may be provided within the Sports and Entertainment Complex to meet the requirements of Article 14 of Chapter 11, as amended by the Project Approvals. When provided on-site, public art shall be placed in areas that are publicly accessible and do not require a fee for admission (such as ticketed events) as follows:
- (A) Attached to, applied or erected on, suspended from, or integrated into any structure within the Sports and Entertainment Complex structure;
 - (B) Within any Primary Landscape Area, as described in in Section 3 of these SEC Design Guidelines;
 - (C) Within any Secondary Landscape Area, as described in in Section 3 of these SEC Design Guidelines; or
 - (D) Any other publicly viewable or publicly accessible location identified in a development agreement between the developer of the Sports and Entertainment Complex and the City.
- DG-10.4.2 Public art placed within the Sports and Entertainment Complex should be located to maintain adequate vehicular and pedestrian access and circulation areas.
- DG-10.4.3 The location of public art should allow for viewing from a variety of vantage points from within the Sports and Entertainment Complex or the public right-of-way.