

Exhibit C

ORDINANCE NO. _____

1
2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
4 INGLEWOOD, CALIFORNIA, APPROVING ZONING CODE
5 AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING AND
6 ZONING) OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO
7 ESTABLISH REGULATIONS FOR THE SPORTS AND
8 ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER
9 LAND USE CONTROLS.

10
11 WHEREAS, Murphy's Bowl, LLC (Project Sponsor), seeks the development of the
12 Inglewood Basketball and Entertainment Center (IBEC) that includes an arena calculated to
13 promote the enjoyment and recreation of the public by providing access to the City's
14 residents in the form of spectator sports, specifically basketball, with up to 18,000 fixed
15 seats to host National Basketball Association games, and with up to 500 additional
16 temporary seats for other events such as family shows, concerts, corporate and community
17 events, and other sporting events; an up to 85,000-square foot team practice and athletic
18 training facility; up to 71,000 square feet of LA Clippers office space; an up to
19 25,000-square foot sports medicine clinic; up to 63,000 square feet of ancillary and related
20 arena uses including retail and dining; an outdoor plaza adjacent to the arena; parking
21 facilities; relocation of a City of Inglewood groundwater well; a limited-service hotel; and
22 various circulation, infrastructure, and other ancillary uses (the Project). The Project will
23 also include a limited-service hotel. The area of the IBEC Project is shown in Exhibit A; and

24 **WHEREAS,** on June 17, 2020, the Planning Commission conducted a public
25 hearing for this matter and ~~recommended for approval~~ approved Resolution No. _____
26 entitled:

27
28 A RESOLUTION OF THE PLANNING COMMISSION OF THE

Exhibit C

1 CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO
2 THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE
3 ZC-2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT
4 OVERLAY ZONE AND REZONE CERTAIN PARCELS, AND
5 ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12
6 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL
7 CODE ~~(IMC)~~ TO ESTABLISH REGULATIONS FOR THE SPORTS
8 AND ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER
9 LAND USE CONTROLS.

10
11 **WHEREAS**, Resolution No. _____ the matter of proposed Zoning Code Amendment
12 ZCA-2020-002 was presented to the City Council on ~~July~~ June __, 2020, who then scheduled
13 a public hearing for July __, 2020; and,

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

16 **WHEREAS**, the City Council conducted the hearing at the time and place stated in
17 the notice and afforded all persons interested in the matter of the proposed amendment to the
18 Inglewood Municipal Code, or in any matter or subject related thereto, an opportunity to
19 ~~appear before~~ be heard by the City Council and ~~be heard and~~ to submit any testimony or
20 evidence in favor or against the proposed ~~Zoning Code amendment~~ Amendment; and,

21 **WHEREAS**, after taking public testimony and considering the issues, the City
22 Council determined that certain changes specified herein, should be made to the text of
23 Chapter 12 of the Inglewood Municipal Code; and,

24 **WHEREAS**, the City Council has carefully considered all testimony and evidence
25 presented in this matter, and being advised finds as follows:

26 **SECTION 1.**

27 Pursuant to the California Environmental Quality Act, Public Resources Code,
28 Section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report (EIR) for

Exhibit C

1 the Inglewood Basketball and Entertainment Center (State Clearinghouse No. 2018021056),
2 which analyzed environmental impacts of the proposed project and the associated
3 entitlements, including this Zoning Code Amendment. Prior to making a decision on the
4 ~~Zone~~Zoning Code Amendment, the City Council reviewed and considered the EIR and
5 pursuant to Resolution No. _____ (City Council EIR Certification Resolution) certified the
6 EIR, made certain environmental findings, adopted a Mitigation Monitoring and Reporting
7 Program, and adopted a Statement of Overriding Considerations for significant and
8 unavoidable impacts of the Project that would remain even with the implementation of
9 necessary mitigation measures specified in the EIR.

10
11 **SECTION 2.**

12 Based on the entirety of the materials before the City Council, including without
13 limitation, agenda reports to the City Council and Planning Commission; the EIR and all
14 appendices thereto and supporting information; Resolution No. _____ (EIR Certification
15 Resolution) including the CEQA Findings and MMRP attached as Exhibits B and C thereto;
16 all plans, drawings, and other materials submitted by the Project Sponsor; minutes, reports,
17 and public testimony and evidence submitted as part of the Planning Commission's and City
18 Council's duly-noticed meetings regarding the IBEC Project; the record of proceedings
19 prepared in connection with AB 987 pursuant to Public Resources Code section 21168.6.8;
20 and all other information contained in the City's administrative record concerning the Project
21 (collectively, the Record), which it has carefully reviewed and considered, the City Council
22 finds as follows:

- 23 1) That the proposed ~~amendment to establish regulations for the Sports and~~
24 ~~Entertainment Overlay~~Zoning Code Amendment will be consistent with the
25 Inglewood General Plan, the Industrial land use designation, and the Inglewood
26 International Business Park Specific Plan, as each is amended in that it supports,
27 for the reasons set forth in Exhibit D to Planning Commission Resolution No. _____
28 (Planning Commission General Plan Amendment Resolution), which are

Exhibit C

1 incorporated herein by reference, and will support, among others, the following
2 objectives:

3 a. Provide for the orderly development and redevelopment of the City while
4 preserving a measure of diversity among its parts.

5 b. Help promote sound economic development and increase employment
6 opportunities for the City's residents by responding to changing economic
7 conditions.

8 c. Promote Inglewood's image and identity as an independent community within
9 the Los Angeles metropolitan area.

10 2) A change to the text of Chapter 12 to establish regulations for the Sports and
11 Entertainment Overlay Zone will not constitute the establishment of unique
12 standards, offering special privilege to a particular individual or group of
13 individuals, that is inconsistent with the general intent of the provisions of the
14 Planning and Zoning Code or that may be detrimental to the general welfare of the
15 community, for the reasons set forth in Planning Commission Resolution No _____
16 (Zone Change and Zoning Code Amendment Resolution), which are incorporated
17 herein by reference.

18 3) That an EIR has been prepared for the IBEC Project, including the proposed
19 Zoning Code Amendment, and was certified by the City Council prior to approval
20 of Zoning Code Amendment ZCA-2020-002. The City Council certified the EIR
21 and adopted CEQA Findings including a Statement of Overriding Considerations
22 for significant and unavoidable impacts of the Project that would remain
23 significant even with the implementation of all feasible mitigation measures
24 specified in the EIR, and adopted an MMRP for the Project in accordance with
25 CEQA as provided in City Council Resolution No. _____ (EIR Certification
26 Resolution).

27
28 **SECTION 3.**

Exhibit C

1 WHEREAS, at the conclusion of the public hearing, the City Council determined that the
2 Zoning Code Amendment specified herein should be approved.

3 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD DOES**
4 **HEREBY ORDAIN AS FOLLOWS:**

5 The Inglewood Municipal Code, Chapter 12 (Planning and Zoning), is hereby amended
6 by adding Article 17.5, Sports and Entertainment Overlay Zone, to read as 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 established to
10 provide for the orderly development of a Sports and Entertainment Complex in a
11 comprehensively planned manner, along with a hotel of no fewer than 100, and no greater
12 than 150, guestrooms, within the boundaries shown on the map adopted by the City Council
13 by Ordinance _____, as part of this SE Overlay Zone.

14 **Section 12-38.91 Definitions**

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

24 (B) “Event Center Structure” shall mean a multi-purpose facility that includes an
25 Arena and may include any of the following uses:

- 26 (1) Professional office;
27 (2) Athletic practice and training facilities;
28 (3) Medical office or outpatient clinic and accessory uses;

Exhibit C

1 (4) Other non-Arena uses that support the Arena and are located in the
2 Event Center Structure.

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

6 (1) Retail uses, including, but not limited to, the sale or rental of products
7 or services;

8 (2) Dining uses, including restaurants, bars, cafes, catering services, and
9 outdoor eating areas, including the sale of food and drink for
10 consumption on-site or off-site and the sale of alcoholic beverages for
11 consumption on-site;

12 (3) Community-serving uses for cultural, exhibition, recreational, or social
13 purposes.

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

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

25 (1) Event Center Structure;

26 (2) Event Center Supporting Structures;

27 (3) Infrastructure and Ancillary Structures and Uses; and

28 (4) Any other uses that the Economic and Community Development

Exhibit C

1 Department Director determines are similar, related, or accessory to
2 the aforementioned uses.

3 (F) "SEC Development Guidelines" shall have the meaning given in Section
4 12-38.94.

5 **Section 12-38.92 Applicability**

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

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

17 **Section 12-38.93 Permitted Uses**

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

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

22 1. **Onsite Sales and Service of Alcoholic Beverages**

23 The onsite (including in the plaza area adjacent to the Event Center
24 Structure) sale, service, and consumption of alcoholic beverages, including
25 beer, wine, and distilled spirits, within the Sports and Entertainment
26 Complex is permitted, subject to compliance with the following
27 requirements:

28 a. Any establishment or operator within the Sports and Entertainment

Exhibit C

1 Complex serving or selling alcoholic beverages shall maintain the
2 applicable license from the California Department of Alcohol
3 Beverage Control (“ABC”).

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

18 **2. Outdoor Restaurants or Dining Areas**

19 Outdoor restaurants or dining areas shall be permitted within the Sports
20 and Entertainment Complex subject to compliance with the following
21 requirements:

- 22 a. The perimeter of outdoor dining areas of any establishment selling or
23 serving alcoholic beverages shall be defined by physical barriers.
- 24 b. Vehicle drive-through service, or service windows or order pick-up
25 windows along any public right-of-way shall be prohibited.

26 **3. Communications Facilities**

27 Communications systems, facilities, antennas, and any related equipment
28 for the following purposes may be installed, placed, or used within the

Exhibit C

Sports and Entertainment Complex:

- a. Broadcasts or transmissions from or related to the Sports and Entertainment Complex;
- b. Communications with or transmissions to attendees, employees, or visitors of the Sports and Entertainment Complex;
- c. Reception and distribution or exhibition of broadcasts or transmissions within the Sports and Entertainment Complex;
- d. Operation of on-site equipment, facilities, structures or uses;
- e. Communications related to events and operations within the Sports and Entertainment Complex;
- f. Emergency services and communications; and
- g. Communications services, including telecommunications services, for large-scale events hosted within the Sports and Entertainment Complex.

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

Section 12-38.94 Sports and Entertainment Complex Development Guidelines and Review

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

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

Exhibit C

1 (C) SEC Design Guidelines. The SEC Design Guidelines portion of the SEC
2 Development Guidelines, includes, without limitation, standards for site design, features and
3 design elements for buildings and structures, landscaping, signage, and lighting, parking,
4 loading and circulation and sustainability, and shall apply in lieu of any contrary provisions in
5 the Inglewood Municipal Code, including without limitation the Site Plan Review process in
6 Article 18.1 of this Chapter.

7 (D) The SEC Infrastructure Plan portion of the SEC Development Guidelines
8 establishes the infrastructure improvements required to be provided for the Sports and
9 Entertainment Complex and includes, without limitation, wet and dry utilities, streets and
10 sidewalks, traffic signals, and City water well relocation. The SEC Infrastructure Plan shall
11 prevail in the event of any conflict between it and any provisions in Article 22 (Subdivision
12 Regulations) of this Chapter. Within the SE Overlay Zone, (a) the provisions of Section 12-66
13 and Sections 12-66.1 through 12-66.5 are waived and any requirement that a Tentative Parcel
14 Map precede filing of a Parcel Map shall not apply; (b) Section 12-66.6 requiring a parcel map
15 to be filed and recorded prior to specified transactions and issuance of building permits is
16 waived and shall not apply; (c) Section 12-7.1 shall not be applied to require a parcel map
17 prior to issuance of building permits; and (d) Except as provided above, a parcel map shall be
18 reviewed and approved in accordance with Section 12-66.5.

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

20 (1) Any application for SEC Design Review under the SEC Design
21 Guidelines shall be submitted for review and approval to the Economic
22 and Community Development Department Director in accordance with
23 the standards and requirements established in the SEC Development
24 Guidelines. Such review and approval shall be required prior to the
25 issuance of any building permit(s) for the development of a Sports and
26 Entertainment Complex. SEC Design Review shall not be required for
27 the repair or replacement with the same or comparable type of
28 structural element or material to any portion of an existing building or

Exhibit C

1 for interior improvements within an existing building provided that
2 there is no concurrent exterior alteration, building enlargement or
3 increase in parking needs.

4 (2) Any application for review and approval of SEC Improvement Plans
5 under the SEC Infrastructure Plan shall be submitted to the Public
6 Works Director for review and approval of off-site improvements and
7 to the Economic and Community Development Department Director
8 for review and approval of on-site improvements, in accordance with
9 the standards and requirements established in the SEC Development
10 Guidelines.

11 (3) SEC Design Drawings and SEC Improvement Plans submitted under
12 the SEC Development Guidelines shall be approved unless materially
13 inconsistent with the applicable standards established in this Article
14 17.5 and the SEC Development Guidelines, as more particularly
15 provided therein.

16 **Section 12-38.95 Development Standards**

17 **Section 12-38.95.1 Setbacks**

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

20 **Section 12-38.95.2 Height**

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

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

25 **Section 12-38.95.3 Street Frontage**

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

28 **Section 12-38.95.4 Lot Size**

Exhibit C

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

3 **Section 12-38.95.5 Development Limitations**

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

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

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

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

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

14 **Section 12-38.96.1 Parking Requirements**

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

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

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

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

Exhibit C

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

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

6 **Section 12-38.96.2 Shared Parking**

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

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

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

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

20 **Section 12-38.96.4 Parking Standards**

21 For the Sports and Entertainment Complex, the provisions of the SEC Design
22 Guidelines for Parking and Circulation shall apply in lieu of the design standards
23 and requirements for parking spaces and facilities set forth in Sections 12-42.1,
24 ~~12-53, 12-54.4~~12-53, 12-54.4, 12-55.4, and 12-55.5 of Article 19 of this Chapter.

25 **Section 12-38.96.5 Loading Facilities**

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

Exhibit C

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

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

7 **Section 12-38.97 Signs**

8 (A) In lieu of the standards and requirements regarding signs set forth in Sections a
9 12-75, 12-76, 12-77 (and subsections thereto), 12-80, and ~~12-80.5~~ of Article 23 of
10 this Chapter, signs for a Sports and Entertainment Complex in the SE Overlay Zone
11 shall be subject to this Article 17.5.

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

15 (C) Prohibited Signs. Signs that create the following conditions shall be
16 prohibited:

17 (1) Traffic Safety Hazard. Any sign or device which by design or location
18 resembles or conflicts with any traffic control sign or device. Any sign or device
19 that creates a potential safety hazard by obstructing views of pedestrian and
20 vehicular traffic at street intersections or driveways or by creating glare or other
21 hazardous distraction.

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

25 (D) Review and Approval. SEC Design Review Approval of any sign pursuant to
26 the SEC Design Guidelines shall constitute a sign approval and permit from the
27 Planning Division for the purposes of Section 12-72, Article 23 of this Chapter.
28 An application for review of any sign pursuant to the SEC Design

Exhibit C

Guideline Guidelines shall include the following information:

- (1) Location and sign area of each sign;
- (2) Total signage area;
- (3) Illumination information including signage refresh rate, scrolling, brightness, and hours of illumination, as applicable.

Section 12-38.98 Public Art

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

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

Section 12-1.76.1. Sports and Entertainment Complex.

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

Section 12-1.104.1. SEC Development Guidelines.

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

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

SECTION 6: Lot Line Adjustments. The lot lines of adjacent parcels within or adjacent to

Exhibit C

1 the SE Overlay Zone may be adjusted at the request of the property owners, or by City on its
2 own initiative as to City owned property, in accordance with the provisions of Government
3 Code Section 66412(d), and pursuant to the procedures in this Section. Such action shall be a
4 ministerial approval made by the Economic and Community Development Department
5 Director, or his or her designee, who shall approve a lot line adjustment if he or she finds that
6 (i) the adjusted lot conforms with the general plan and zoning, and (ii) all owners of an interest
7 in the subject real property have consented to the lot line adjustment. No conditions or
8 exactions shall be imposed on the approval of the lot line adjustment except to conform to the
9 general plan, zoning and building ordinances, to require the prepayment of real property taxes
10 prior to the approval of the lot line adjustment, or to facilitate the relocation of existing
11 utilities, infrastructure or easements. No tentative map, parcel map or final map shall be
12 required as a condition to the approval of a lot line adjustment. The adjusted lot lines shall be
13 shown in a recorded notice of merger of lot line adjustment or a certificate of compliance.

14
15 **SECTION 7**

16 The City Council concurs with the Planning Commission recommendation and does
17 hereby approve Zoning Code Amendment No. ZCA-2020-00, to establish regulations for the
18 Sports and Entertainment Overlay Zone and adjust other land use controls, under the
19 provisions of Chapter 12, Article 27 of the Inglewood Municipal Code.

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

24 //
25 //
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Exhibit C

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2 This ordinance to amend Chapter 12 of the IMC, to ~~modify~~establish regulations for the
3 SE Sports and Entertainment Overlay Zone and adjust other land use controls is passed,
4 approved and adopted by the City Council of the City of Inglewood this __ day of July 2020.

5

6

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9

10

JAMES T. BUTTS

11

MAYOR OF THE CITY OF

12

INGLEWOOD, CALIFORNIA

13

14 **Attest:**

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16

17

18 **YVONNE HORTON**

19 **CITY CLERK**

20 **(SEAL)**

21

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