

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE (IMC).

WHEREAS, on June 17, 2020, the Planning Commission conducted a public hearing for this matter and recommended for approval Resolution No. \_\_\_\_\_ entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE (IMC)

WHEREAS, Resolution No. \_\_\_\_ was presented to the City Council on July \_\_, 2020 who then scheduled a public hearing for July \_\_, 2020; and,

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

WHEREAS, the City Council conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the proposed amendment to the Inglewood Municipal Code, or in any matter or subject related thereto, an opportunity to appear before the City Council and be

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  
11 Impact Report (EIR) for the Inglewood Basketball and Entertainment Center  
12 (State Clearinghouse No. 2018021056), which analyzed environmental impacts  
13 of the proposed project and the associated entitlements. Prior to making a  
14 decision on the Zone Code Amendment, the City Council reviewed and  
15 considered the EIR and pursuant to Resolution No. \_\_\_\_ certified the EIR,  
16 made certain environmental findings, adopted a Mitigation Monitoring and  
17 Reporting Program, and adopted a Statement of Overriding Considerations for  
18 significant and unavoidable impacts of the Project that would remain even with  
19 the 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  
24 objectives:
- 25 2) A change to the text of Chapter 12 to establish regulations for the  
26 Sports and Entertainment Overlay will not constitute the  
27 establishment of unique standards, offering special privilege to a  
28 particular individual or group of individuals, that is inconsistent with

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  
6 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  
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 Guideline  
11 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)**