

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) TO ESTABLISH REGULATIONS FOR THE SPORTS AND ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER LAND USE CONTROLS.

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

WHEREAS, on June 17, 2020, the Planning Commission conducted a public hearing for this matter and approved Resolution No. _____ entitled:

Exhibit C

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

12
13 **WHEREAS**, the matter of proposed Zoning Code Amendment ZCA-2020-
14 002 was presented to the City Council on June __, 2020, who then scheduled a
15 public hearing for July __, 2020; and,

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

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

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

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

Exhibit C

1 **SECTION 1.**

2 Pursuant to the California Environmental Quality Act, Public Resources
3 Code, Section 21000, et seq. (CEQA), the City prepared an Environmental
4 Impact Report (EIR) for the Inglewood Basketball and Entertainment Center
5 (State Clearinghouse No. 2018021056), which analyzed environmental impacts
6 of the proposed project and the associated entitlements, including this Zoning
7 Code Amendment. Prior to making a decision on the Zoning Code Amendment,
8 the City Council reviewed and considered the EIR and pursuant to Resolution
9 No. ____ (City Council EIR Certification Resolution) certified the EIR, made
10 certain environmental findings, adopted a Mitigation Monitoring and Reporting
11 Program, and adopted a Statement of Overriding Considerations for significant
12 and unavoidable impacts of the Project that would remain even with the
13 implementation of necessary mitigation measures specified in the EIR.

14
15 **SECTION 2.**

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

Exhibit C

- 1) That the proposed Zoning Code Amendment will be consistent with the Inglewood General Plan, the Industrial land use designation, and the Inglewood International Business Park Specific Plan, as each is amended, for the reasons set forth in Exhibit D to Planning Commission Resolution No.____ (Planning Commission General Plan Amendment Resolution), which are incorporated herein by reference, and will support, among others, the following objectives:
- a. Provide for the orderly development and redevelopment of the City while preserving a measure of diversity among its parts.
 - b. Help promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions.
 - c. Promote Inglewood's image and identity as an independent community within the Los Angeles metropolitan area.
- 2) A change to the text of Chapter 12 to establish regulations for the Sports and Entertainment Overlay Zone will not constitute the establishment of unique standards, offering special privilege to a particular individual or group of individuals, that is inconsistent with the general intent of the provisions of the Planning and Zoning Code or that may be detrimental to the general welfare of the community, for the reasons set forth in Planning Commission Resolution No ____ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.
- 3) That an EIR has been prepared for the IBEC Project, including the proposed Zoning Code Amendment, and was certified by the City Council prior to approval of Zoning Code Amendment ZCA-2020-002. The City Council certified the EIR and adopted CEQA Findings including a Statement of Overriding Considerations for significant

Exhibit C

1 and unavoidable impacts of the Project that would remain significant
2 even with the implementation of all feasible mitigation measures
3 specified in the EIR, and adopted an MMRP for the Project in
4 accordance with CEQA as provided in City Council Resolution No.
5 ____ (EIR Certification Resolution).
6

7 **SECTION 3.**

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

10 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD**
11 **DOES HEREBY ORDAIN AS FOLLOWS:**

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

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

16 **Section 12-38.90 Purpose**

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

23 **Section 12-38.91 Definitions**

24 (A) "Arena" shall mean a sports, entertainment, and public gathering
25 facility with indoor seating capacity of no more than 18,500 attendees operated
26 to host events including, but not limited to, sporting events, concerts,
27 entertainment events, exhibitions, conventions, conferences, meetings,
28 banquets, civic and community events, social, recreation, or leisure events,

Exhibit C

1 celebrations, and other similar events or activities, including the sale of food
2 and drink for consumption on-site or off-site and the sale of alcoholic beverages
3 for consumption on-site, the sale of merchandise, souvenirs, and novelties and
4 similar items, and other uses, events, or activities as are customary and usual
5 in connection with the operation of such facility.

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

8 (1) Professional office;

9 (2) Athletic practice and training facilities;

10 (3) Medical office or outpatient clinic and accessory uses;

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

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

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

18 (2) Dining uses, including restaurants, bars, cafes, catering
19 services, and outdoor eating areas, including the sale of food
20 and drink for consumption on-site or off-site and the sale of
21 alcoholic beverages for consumption on-site;

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

24 (D) “Infrastructure and Ancillary Structures and Uses” shall mean any
25 uses or structures, temporary or permanent, that are Accessory to, reasonably
26 related to, or maintained in connection with the operation and conduct of an
27 Event Center Structure or Event Center Supporting Structure, including,
28 without limitation, open space and plazas, pedestrian walkways and bridges,

Exhibit C

1 transportation and circulation facilities, public or private parking facilities
2 (surface, subsurface, or structured), signage, outdoor theaters, broadcast,
3 filming, recording, transmission, production and communications facilities and
4 equipment, and events and activities held or conducted outside of the Event
5 Center Structure that include, but are not limited to, any event or activity
6 otherwise permitted in the Event Center Structure.

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

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

15 (F) “SEC Development Guidelines” shall have the meaning given in
16 Section 12-38.94.

17 **Section 12-38.92 Applicability**

18 (A) This Article is applicable to the development of a Sports and
19 Entertainment Complex and a hotel of no fewer than 100, and no greater than
20 150, guestrooms on properties located in the SE Overlay Zone. Except as
21 otherwise provided in this Article and/or in the SEC Development Guidelines,
22 the provisions of the Inglewood Municipal Code (IMC), Chapter 12 (Planning
23 and Zoning) shall apply. This Article and the SEC Development Guidelines
24 shall control in the event of a conflict with other provisions of IMC Chapter 12.
25 In the event of a conflict between this Article and the SEC Development
26 Guidelines, the SEC Development Guidelines shall control.

Exhibit C

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

4 **Section 12-38.93 Permitted Uses**

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

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

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

10 The onsite (including in the plaza area adjacent to the Event
11 Center Structure) sale, service, and consumption of alcoholic
12 beverages, including beer, wine, and distilled spirits, within the
13 Sports and Entertainment Complex is permitted, subject to
14 compliance with the following requirements:

- 15 a. Any establishment or operator within the Sports and
16 Entertainment Complex serving or selling alcoholic
17 beverages shall maintain the applicable license from the
18 California Department of Alcohol Beverage Control
19 ("ABC").
- 20 b. Alcoholic beverages may be purchased, served, or consumed
21 within any licensed establishment and its designated
22 outdoor areas and any additional licensed designated areas,
23 subject to compliance with all applicable ABC license
24 conditions.
- 25 c. Alcoholic beverages may be sold, served, or consumed from
26 the hours of 6:00 AM to 2:00 AM.
- 27 d. All persons engaged in the sale or service of alcoholic
28 beverages shall be at least 18 years old and must

Exhibit C

1 successfully complete a certified training program in
2 responsible methods and skills for serving and selling
3 alcoholic beverages with recurrent training not less than
4 once every three years.

- 5 e. Any areas where alcohol is sold, served or consumed shall
6 be monitored by security equipment, security personnel or
7 supervisory personnel.

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

9 Outdoor restaurants or dining areas shall be permitted within
10 the Sports and Entertainment Complex subject to compliance
11 with the following requirements:

- 12 a. The perimeter of outdoor dining areas of any establishment
13 selling or serving alcoholic beverages shall be defined by
14 physical barriers.
15 b. Vehicle drive-through service, or service windows or order
16 pick-up windows along any public right-of-way shall be
17 prohibited.

18 **3. Communications Facilities**

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

- 22 a. Broadcasts or transmissions from or related to the
23 Sports and Entertainment Complex;
24 b. Communications with or transmissions to attendees,
25 employees, or visitors of the Sports and Entertainment
26 Complex;

Exhibit C

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

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

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

24 (1) Any application for SEC Design Review under the SEC
25 Design Guidelines shall be submitted for review and
26 approval to the Economic and Community Development
27 Department Director in accordance with the standards and
28 requirements established in the SEC Development

Exhibit C

1 Guidelines. Such review and approval shall be required
2 prior to the issuance of any building permit(s) for the
3 development of a Sports and Entertainment Complex. SEC
4 Design Review shall not be required for the repair or
5 replacement with the same or comparable type of structural
6 element or material to any portion of an existing building or
7 for interior improvements within an existing building
8 provided that there is no concurrent exterior alteration,
9 building enlargement or increase in parking needs.

10 (2) Any application for review and approval of SEC
11 Improvement Plans under the SEC Infrastructure Plan
12 shall be submitted to the Public Works Director for review
13 and approval of off-site improvements and to the Economic
14 and Community Development Department Director for
15 review and approval of on-site improvements, in accordance
16 with the standards and requirements established in the
17 SEC Development Guidelines.

18 (3) SEC Design Drawings and SEC Improvement Plans
19 submitted under the SEC Development Guidelines shall be
20 approved unless materially inconsistent with the applicable
21 standards established in this Article 17.5 and the SEC
22 Development Guidelines, as more particularly provided
23 therein.

24 **Section 12-38.95 Development Standards**

25 **Section 12-38.95.1 Setbacks**

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

28 **Section 12-38.95.2 Height**

Exhibit C

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

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

5 **Section 12-38.95.3 Street Frontage**

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

8 **Section 12-38.95.4 Lot Size**

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

11 **Section 12-38.95.5 Development Limitations**

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

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

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

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

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

23 **Section 12-38.96.1 Parking Requirements**

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

Exhibit C

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

5 (B) Event Center Supporting Structures. Sixty (60) parking spaces,
6 plus one (1) additional parking space for each additional four hundred
7 (400) square feet of gross floor area in excess of fourteen thousand
8 (14,000) square feet of gross floor area, based on the combined gross floor
9 area of all uses within the Event Center Supporting Structures.

10 (C) Hotel. Two (2) parking spaces, plus one (1) parking space for each
11 bedroom or other room that can be used for sleeping purposes up to
12 ninety (90) rooms, plus one (1) parking space for each additional two (2)
13 bedrooms or other rooms that can be used for sleeping purposes in excess
14 of ninety (90) rooms.

15 (D) No additional parking shall be required for any other uses within
16 the Event Center Structure described in Section 12-38.91(B) or any
17 Infrastructure and Ancillary Structures and Uses described in Section
18 12-38.91(D).

19 **Section 12-38.96.2 Shared Parking**

20 The parking requirements for any Event Center Supporting
21 Structure or use therein may be satisfied through shared parking of
22 spaces provided for the Arena use, provided that substantial evidence, as
23 determined by the Economic and Community Development Department
24 Director, demonstrates that the peak parking demand for such Event
25 Center Supporting Structure or use therein does not occur during the
26 same period as the peak parking demand for the Arena use, or that the
27 same parking spaces will be used for multiple Sports and Entertainment
28 Complex uses.

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

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

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

8 **Section 12-38.96.4 Parking Standards**

9 For the Sports and Entertainment Complex, the provisions of the
10 SEC Design Guidelines for Parking and Circulation shall apply in lieu
11 of the design standards and requirements for parking spaces and
12 facilities set forth in Sections 12-42.1, 12-53, 12-54.4, 12-55.4, and 12-
13 55.5 of Article 19 of this Chapter.

14 **Section 12-38.96.5 Loading Facilities**

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

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

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

25 **Section 12-38.97 Signs**

26 (A) In lieu of the standards and requirements regarding signs set forth
27 in Sections 12-75, 12-76, 12-77 (and subsections thereto), 12-80, and 12-
28

Exhibit C

1 80.5 of Article 23 of this Chapter, signs for a Sports and Entertainment
2 Complex in the SE Overlay Zone shall be subject to this Article 17.5.

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

6 (C) Prohibited Signs. Signs that create the following conditions shall
7 be prohibited:

8 (1) Traffic Safety Hazard. Any sign or device which by design or
9 location resembles or conflicts with any traffic control sign or device.
10 Any sign or device that creates a potential safety hazard by
11 obstructing views of pedestrian and vehicular traffic at street
12 intersections or driveways or by creating glare or other hazardous
13 distraction.

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

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

21 An application for review of any sign pursuant to the SEC Design
22 Guidelines shall include the following information:

23
24 (1) Location and sign area of each sign;

25 (2) Total signage area;

26 (3) Illumination information including signage refresh rate, scrolling,
27 brightness, and hours of illumination, as applicable.

28

Exhibit C

1 **Section 12-38.98 Public Art**

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

6
7 **SECTION 4:** The Inglewood Municipal Code Chapter 12, Planning and Zoning,
8 is hereby amended by adding Section 12-1.76.1, and Section 12-1.104.1, to read
9 as follows:

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

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

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

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

16
17 **SECTION 5: Parking Outside the SE Overlay Zone.** A parking lot, public
18 parking area, or facility, or any entity providing same, may provide off-street
19 parking for the Sports and Entertainment Complex, outside the SE Overlay
20 Zone, notwithstanding any contrary provisions in Inglewood Municipal Code
21 Chapter 12, Planning and Zoning, Article 19 (Parking Regulations).

22
23 **SECTION 6: Lot Line Adjustments.** The lot lines of adjacent parcels within
24 the SE Overlay Zone may be adjusted at the request of the property owners, or
25 by City on its own initiative as to City owned property, in accordance with the
26 provisions of Government Code Section 66412(d), and pursuant to the
27 procedures in this Section. Such action shall be a ministerial approval made by
28 the Economic and Community Development Department Director, or his or her

Exhibit C

1 designee, who shall approve a lot line adjustment if he or she finds that (i) the
2 adjusted lot conforms with the general plan and zoning, and (ii) all owners of an
3 interest in the subject real property have consented to the lot line adjustment.

4 No conditions or exactions shall be imposed on the approval of the lot line
5 adjustment except to conform to the general plan, zoning and building
6 ordinances, to require the prepayment of real property taxes prior to the
7 approval of the lot line adjustment, or to facilitate the relocation of existing
8 utilities, infrastructure or easements. No tentative map, parcel map or final
9 map shall be required as a condition to the approval of a lot line adjustment.

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

12
13 **SECTION 7**

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

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

23 //

24 //

25 //

26 //

27 //

28 //

Exhibit C

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

5
6
7
8 _____
9 **JAMES T. BUTTS**
10 **MAYOR OF THE CITY OF**
11 **INGLEWOOD, CALIFORNIA**

12
13 **Attest:**

14
15
16 _____
17 **YVONNE HORTON**
18 **CITY CLERK**
19 **(SEAL)**