

ORDINANCE NO. 20-__

[Placeholder for Summary, WHEREAS clauses, etc.]

SECTION 1. The Inglewood Municipal Code Chapter 12, Planning and Zoning, is hereby amended by adding Article 17.5, "SE" Sports and Entertainment Overlay Zone, to read as follows:

Article 17.5. "SE" Sports and Entertainment Overlay Zone

Section 12-38.90 Purpose

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

Section 12-38.91 Definitions

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

(B) “Event Center Structure and Uses” shall mean a multi-purpose facility that may include the following:

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

(C) “Event Center Supporting Structures and Uses” shall mean any of the following uses located within the boundaries of the SE Overlay Zone but not within the Event Center structure:

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

(D) “Infrastructure and Ancillary Structures and Uses” shall mean any uses or structures, temporary or permanent, that are accessory to, reasonably related to, or maintained in connection with the operation and conduct of an Event Center Structure and Use or Event Center Supporting Structure and Use, including, without limitation, open space and plazas, pedestrian walkways and bridges, transportation and circulation facilities, public or private parking facilities (surface, subsurface, or structured), signage, outdoor theaters, broadcast, filming, recording, transmission, production and communications facilities and equipment, and events held outside of the Event Center Structure that include, but are not limited to, sporting events, concerts, entertainment events, exhibitions, conventions, conferences, meetings, banquets, civic and community events, social, recreation, or leisure events, celebrations, and other similar events or activities.

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

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

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

Section 12-38.92 Applicability

(A) This Article is applicable to the SE Overlay Zone property designated on the Zoning Map as “SE” after the reference letter(s) identifying the base zoning district and allows for a Sports and Entertainment Complex, and one (1) hotel of no fewer than 100, and no greater than 150, guest rooms, in a portion of the City that is proximate to other sports and entertainment uses. Except as otherwise provided in this Article and/or in the SEC Development Guidelines, the provisions of the Inglewood Municipal Code, Chapter 12, Planning and Zoning, shall apply. This Article and the SEC Development Guidelines shall prevail in the event of a conflict with other provisions of Chapter 12.

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

Section 12-38.93 Permitted Uses

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

- (A) Sports and Entertainment Complex as defined in Section 12.38.91.
- (B) One (1) hotel of no fewer than 100, and no greater than 150, guest rooms.

Section 12-38.93.1 Sales and Service of Alcoholic Beverages

The sale, service, and consumption of alcoholic beverages, including distilled spirits, within the Sports and Entertainment Complex is permitted, subject to the following:

(A) Any establishment or operator within the Sports and Entertainment Complex serving or selling alcoholic beverages shall maintain the applicable license from the California Department of Alcohol Beverage Control (“ABC”).

(B) Alcoholic beverages may be purchased, served, or consumed within any licensed establishment and its designated outdoor areas and any additional licensed designated areas, subject to compliance with all applicable ABC license conditions.

(C) Alcoholic beverages may be sold, served, or consumed from the hours of 6:00 AM to 2:00 AM.

(D) All persons engaged in the sale or service of alcoholic beverages shall be at least 18 years old and must successfully complete a certified training program in responsible methods and skills for serving and selling alcoholic beverages with recurrent training not less than once every three years.

(E) Any areas where alcohol is sold, served or consumed shall be monitored by security equipment, security personnel or supervisory personnel.

Section 12-38.93.2 Outdoor Restaurants or Dining Areas

Outdoor restaurants or dining areas shall be permitted within the Sports and Entertainment Complex subject to the following:

(A) The perimeter of outdoor dining areas of any establishment selling or serving alcoholic beverages shall be defined by physical barriers.

(B) Vehicle drive-through service, or service windows or order pick-up windows along any public right-of-way shall be prohibited.

Section 12-38.93.3 Communications Facilities

Communications systems, facilities, antennas, and any related equipment for the following purposes may be installed, placed, or used within the 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) Temporary communications services, including telecommunications services, for large-scale events hosted within the Sports and Entertainment Complex.

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

(A) 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 [REDACTED].

(B) The SEC Design Guidelines establish specific design and review standards for the development of a Sports and Entertainment Complex within the SE Overlay Zone, including, without limitation, standards for buildings and structures, landscaping, signage, and lighting, and shall apply in lieu of any contrary provisions in the Inglewood Municipal Code, including without limitation the Site Plan Review process contained in Article 18.1 of this Chapter.

(C) The SEC Infrastructure Plan establishes the infrastructure improvements required to serve the Sports and Entertainment Complex within the SE Overlay Zone and describe the review and permitting process for infrastructure under the Infrastructure Plan. Within the SE Overlay Zone, the provisions of Section 12-66 and Sections 12-66.1 through 12-66.5 are waived as to any requirement for a Tentative Parcel Map prior to the filing of a Parcel Map. The provisions of Section 12-66.6 requiring a parcel map to be filed and recorded prior to certain transactions and issuance of building permits are also waived. Except as provided above, a parcel map shall be reviewed and approved in accordance with Section 12-66.5. In addition, the provisions of Section 12-7.1 shall not be applied to require a parcel map prior to issuance of building permits. The Infrastructure Plan shall prevail in the event of any conflict between the Infrastructure Plan and any provisions in Article 22 of this Chapter (Subdivision Regulations).

(D) Review and Approval.

- (1) An application for review shall be submitted to the Economic and Community Development Department in accordance with the requirements established in the SEC Development Guidelines. Such review and approval shall be required prior to the issuance of any building permit(s) for the development of a Sports and Entertainment Complex.
- (2) The Director shall review any plans for the development of a Sports and Entertainment Complex, including associated public infrastructure plans, submitted in accordance with the provisions of the SEC Development Guidelines, and shall approve such plans unless materially inconsistent with the applicable standards established in this Article 17.5 and the SEC Development Guidelines, as more particularly provided therein.

Section 12-38.95 Development Standards

Section 12-38.95.1 Height

(A) An Event Center and any appurtenances constructed or erected within the SE Overlay Zone shall not exceed one hundred fifty (150) feet in height and shall otherwise be consistent with the provisions of the SEC Design Guidelines.

(B) Any building or structure other than an Event Center constructed or erected within the SE Overlay Zone shall not exceed one hundred feet (100) in height and shall otherwise be consistent with the provisions of the SEC Design Guidelines.

Section 12-38.95.2 Front Yard, Side Yard, and Rear Yard Setbacks

(A) Sports and Entertainment Complex. No front yard, side yard, or rear yard shall be required, except as provided in the SEC Design Guidelines.

(B) Hotel. Front yard, side yards, and rear yards shall conform to the requirements of Section 12-16.1 of this Chapter.

Section 12-38.95.3 Uses Permitted in Setback Areas

Consistent with the SEC Design Guidelines, the following uses shall be permitted in any applicable setback areas for a Sports and Entertainment Complex.

(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) Signs and graphic displays.

(F) Public Art.

Section 12-38.95.4 Lot Size and Street Frontage

Minimum lot size or street frontage requirements shall not apply to the development of permitted uses within the SE Overlay Zone.

Section 12-38.95.5 Development Intensity

Development of a Sports and Entertainment Complex in the SE Overlay Zone shall be consistent with the size and density standards established in the SEC Design Guidelines.

Section 12-38.96 Parking and Loading

Section 12-38.96.1 Parking Requirements

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

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

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

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

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

Section 12-38.96.2 Shared Parking

The minimum off-street parking space requirements for any Event Center Supporting Structure and Use may be satisfied by shared parking provided for the Arena use, provided that substantial evidence demonstrates that the peak parking demand for such Event Center Supporting Structure and Use does not occur during the same period as the peak parking demand for the Arena use, or that the same parking spaces will be used for multiple Sports and Entertainment Complex Uses.

Section 12-38.96.3 Location of Parking

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

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

Section 12-38.96.4 Parking Standards

In lieu of the design standards and requirements for parking spaces and facilities set forth in Sections 12-42.1, 12-53, 12-54.3, 12-54.4, 12-55.2, 12-55.4, and 12-55.5 of Article 19 of this Chapter, all parking spaces provided to meet the requirements for the Sports and Entertainment Complex uses shall conform to the standards established in the SEC Design Guidelines.

Section 12-38.96.5 Loading

(A) Event Center. A minimum of four loading spaces shall be provided for the Event Center. Required loading spaces may be provided in a below grade structure.

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

(C) In lieu of the design standards and requirements for loading spaces and facilities set forth in Article 19 of this Chapter, all loading spaces provided to meet the requirements for the Sports and Entertainment Complex uses shall conform to the standards established in the SEC Design Guidelines.

Section 12-38.97 Signs

(A) In lieu of the standards and requirements regarding signs set forth in Sections a 12-75, 12-76, 12-77 (and subsections thereto), 12-80, 12-80.5, 12-84, and 12-84.5 of Article 23 of this Chapter, signs for a Sports and Entertainment Complex in the SE Overlay Zone shall be subject to this Article 17.5.

(B) Signs within the Sports and Entertainment Complex shall be permitted as set forth in the SEC Design Guidelines.

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

- (1) Traffic Safety. Any sign or device which by design or location resembles or conflicts with any traffic control sign or device.
- (2) Safety Hazard. Any sign or device that creates a potential safety hazard by obstructing views of pedestrian and vehicular traffic at street intersections or driveways or by creating glare or other hazardous distraction.
- (3) Safety Clearance. Any sign that is erected within six feet (6) horizontally or twelve (12) feet vertically of any overhead electric conductors exceeding seven hundred fifty (750) volts.

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

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 2: The Zoning Map of the City of Inglewood is hereby amended by revising Map [____], as follows:

[Placeholder for specific map amendment references]

SECTION 3: 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(A).

Section 12-1.104.1. SEC Development Guidelines.

"SEC Development Guidelines" shall mean the same as defined in Section 12-38.91(F).

SECTION 4: The Inglewood Municipal Code Chapter 12, Planning and Zoning, Section 12-2, Zone Classifications Denoted, is hereby amended to read as follows:

[Add "SE" Sports and Entertainment Overlay Zone to list of zones in IMC §12-2]

SECTION 5: 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: Any adjoining parcels within the SE Overlay Zone may have their lot lines adjusted at the request of the property owners, or by City on its own initiative as to City owned property, pursuant to the procedures in this section and in accordance with the provisions of Government Code Section 66412(d). Such action shall be a ministerial approval made by the Economic and Community Development Department Director, or his or her designee, who shall approve a lot line adjustment if he or she finds that (i) the adjusted lot conforms with the general plan and the SE Sports and Entertainment Overlay Zone, and (ii) all owners of an interest in the subject real property have consented to the lot line adjustment. No conditions or exactions shall be imposed on the approval of the lot line adjustment except to conform to the general plan, zoning and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure or easements. No tentative map, parcel map or final map shall be required as a condition to the approval of a lot line adjustment. Upon recordation of the notice of lot line adjustment, the regulations of the SE Sports and Entertainment Overlay Zone shall apply to the merged or adjusted lot or parcel, and the lot lines shall be shown in the recorded notice of merger of lot line adjustment or a certificate of compliance.