

ORDINANCE NO. 20-13

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 intended 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; 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, the proposal was set for a duly-noticed public hearing before the Planning Commission in the City Council Chambers, Ninth Floor, of the

1 Inglewood City Hall, on the 17<sup>th</sup> day of June 2020, beginning at the hour of 7:00  
2 p.m.; and

3 **WHEREAS**, on June 17, 2020, the Planning Commission conducted the  
4 hearing at the time and place stated above and afforded all persons interested  
5 in this matter, or in any matter or subject related thereto, an opportunity to be  
6 heard by the Planning Commission and to submit any testimony or evidence in  
7 favor of or against the proposal; and

8 **WHEREAS**, pursuant to the California Environmental Quality Act,  
9 Public Resources Code, Section 21000, et seq. (CEQA), including without  
10 limitation Section 21168.6.8, the City prepared an Environmental Impact  
11 Report (EIR) for the Project, including Zoning Code Amendment ZC-2020-002,  
12 (State Clearinghouse No. 2018021056), which analyzed environmental impacts  
13 of the proposed Project. Prior to making a recommendation on the Project  
14 (including the Zoning Code Amendment ZC-2020-002), the Planning  
15 Commission reviewed and considered the EIR and recommended that the City  
16 Council certify the EIR, make certain environmental findings and adopt a  
17 Statement of Overriding Considerations for significant and unavoidable impacts  
18 of the Project that would remain even with the implementation of necessary  
19 mitigation measures (together, the CEQA Findings), and adopt a Mitigation  
20 Monitoring and Reporting Program (MMRP) for the Project; and

21 **WHEREAS**, the Planning Commission considered the Zoning Code  
22 Amendment and testimony and information received at the public hearing  
23 relating to the Project, including without limitation the oral and written reports  
24 from City staff, oral reports from City consultants, and the EIR. After taking  
25 public testimony and considering the issues, the Planning Commission adopted  
26 and approved Resolution No. 1871 entitled:

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

11  
12 WHEREAS, the matter of proposed Zoning Code Amendment ZCA-2020-  
13 002 was presented to the City Council on July 7, 2020, who then scheduled a  
14 public hearing for July 21, 2020; and,

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

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

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

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

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28

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 Impact  
4 Report (EIR) for the Inglewood Basketball and Entertainment Center (State  
5 Clearinghouse No. 2018021056), which analyzed environmental impacts of the  
6 proposed project and the associated entitlements, including this Zoning Code  
7 Amendment. Prior to making a decision on the Zoning Code Amendment, the City  
8 Council reviewed and considered the EIR and pursuant to Resolution No. 20-105  
9 (City Council EIR Certification Resolution) certified the EIR, made certain  
10 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 **SECTION 2.**

15 Based on the entirety of the materials before the City Council, including  
16 without limitation, agenda reports to the City Council and Planning Commission;  
17 the EIR and all appendices thereto and supporting information; Planning  
18 Commission Resolution No.1871; City Council Resolution No. 20-105 (EIR  
19 Certification Resolution) including the CEQA Findings and Statement of  
20 Overriding Considerations and MMRP attached as Exhibits B and C thereto; all  
21 plans, drawings, and other materials submitted by the Project Sponsor; minutes,  
22 reports, and public testimony and evidence submitted as part of the Planning  
23 Commission's and City Council's duly-noticed meetings regarding the IBEC  
24 Project; the record of proceedings prepared in connection with AB 987 pursuant  
25 to Public Resources Code section 21168.6.8; and all other information contained  
26 in the City's administrative record concerning the Project (collectively, the  
27 Record), which it has carefully reviewed and considered, the City Council finds  
28 as follows:

- 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 (General Plan Consistency Analysis) to City Council Resolution No. 20-106 (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. 1871 (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

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. 20-  
5 105 (EIR Certification Resolution).

6 **SECTION 3.**

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

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

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

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

15 **Section 12-38.90 Purpose**

16 The Sports and Entertainment Overlay Zone ("SE Overlay Zone") is  
17 established to provide for the orderly development of a Sports and  
18 Entertainment Complex in a comprehensively planned manner, along with a  
19 hotel of no fewer than 100, and no greater than 150, guestrooms, within the  
20 boundaries shown on the map adopted by the City Council by Ordinance No. 20-  
21 12, as part of this SE Overlay Zone.

22 **Section 12-38.91 Definitions**

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

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

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

7 (1) Professional office;

8 (2) Athletic practice and training facilities;

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

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

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

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

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

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

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

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

6 (E) "Sports and Entertainment Complex" shall mean a development  
7 that includes the following:

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

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

#### 16 **Section 12-38.92 Applicability**

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

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

1 Section 12-38.93 Permitted Uses

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

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

6 1. Onsite Sales and Service of Alcoholic Beverages

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

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

1           alcoholic beverages with recurrent training not less than  
2           once every three years.

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

6           2. Outdoor Restaurants or Dining Areas

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

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

16          3. Communications Facilities

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

- 20          a. Broadcasts or transmissions from or related to the  
21          Sports and Entertainment Complex;  
22          b. Communications with or transmissions to attendees,  
23          employees, or visitors of the Sports and Entertainment  
24          Complex;  
25          c. Reception and distribution or exhibition of broadcasts or  
26          transmissions within the Sports and Entertainment  
27          Complex;  
28

- 1 d. Operation of on-site equipment, facilities, structures  
2 or uses;  
3 e. Communications related to events and operations  
4 within the Sports and Entertainment Complex;  
5 f. Emergency services and communications; and  
6 g. Communications services, including telecommunications  
7 services, for large-scale events hosted within the Sports  
8 and Entertainment Complex.

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

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

13 **Guidelines and Review**

14 (A) SEC Development Guidelines. Development of a Sports and  
15 Entertainment Complex within the SE Overlay Zone shall be subject to the  
16 Sports and Entertainment Complex Design Guidelines and Infrastructure Plan  
17 ("SEC Development Guidelines"), adopted by the City Council by Resolution No.  
18 20-108 as the SEC Development Guidelines as may be amended from time to  
19 time as provided therein.

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

25 (C) SEC Design Guidelines. The SEC Design Guidelines portion of the  
26 SEC Development Guidelines, includes, without limitation, standards for site  
27 design, features and design elements for buildings and structures, landscaping,  
28 signage, and lighting, parking, loading and circulation and sustainability, and

1 shall apply in lieu of any contrary provisions in the Inglewood Municipal Code,  
2 including without limitation the Site Plan Review process in Article 18.1 of this  
3 Chapter.

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

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

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

1 replacement with the same or comparable type of structural  
2 element or material to any portion of an existing building or  
3 for interior improvements within an existing building  
4 provided that there is no concurrent exterior alteration,  
5 building enlargement or increase in parking needs.

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

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

20 **Section 12-38.95 Development Standards**

21 **Section 12-38.95.1 Setbacks**

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

24 **Section 12-38.95.2 Height**

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

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

1 **Section 12-38.95.3 Street Frontage**

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

4 **Section 12-38.95.4 Lot Size**

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

7 **Section 12-38.95.5 Development Limitations**

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

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

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

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

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

19 **Section 12-38.96.1 Parking Requirements**

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

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

1 (B) Event Center Supporting Structures. Sixty (60) parking spaces,  
2 plus one (1) additional parking space for each additional four hundred  
3 (400) square feet of gross floor area in excess of fourteen thousand  
4 (14,000) square feet of gross floor area, based on the combined gross floor  
5 area of all uses within the Event Center Supporting Structures.

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

11 (D) No additional parking shall be required for any other uses within  
12 the Event Center Structure described in Section 12-38.91(B) or any  
13 Infrastructure and Ancillary Structures and Uses described in Section  
14 12-38.91(D).

15 **Section 12-38.96.2 Shared Parking**

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

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

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

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

4           **Section 12-38.96.4 Parking Standards**

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

10          **Section 12-38.96.5 Loading Facilities**

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

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

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

21          **Section 12-38.97 Signs**

22          (A) In lieu of the standards and requirements regarding signs set forth  
23          in Sections 12-75, 12-76, 12-77 (and subsections thereto), 12-80, and 12-  
24          80.5 of Article 23 of this Chapter, signs for a Sports and Entertainment  
25          Complex in the SE Overlay Zone shall be subject to this Article 17.5.

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

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

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

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

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

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

18 (1) Location and sign area of each sign;

19 (2) Total signage area;

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

22 **Section 12-38.98 Public Art**

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

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

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

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

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

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

10 **SECTION 5: Parking Outside the SE Overlay Zone.** A parking lot, public  
11 parking area, or facility, or any entity providing same, may provide off-street  
12 parking for the Sports and Entertainment Complex, outside the SE Overlay Zone,  
13 notwithstanding any contrary provisions in Inglewood Municipal Code Chapter  
14 12, Planning and Zoning, Article 19 (Parking Regulations).

15 **SECTION 6: Lot Line Adjustments.** The lot lines of adjacent parcels within the  
16 SE Overlay Zone may be adjusted at the request of the property owners, or by  
17 City on its own initiative as to City owned property, in accordance with the  
18 provisions of Government Code Section 66412(d), and pursuant to the procedures  
19 in this Section. Such action shall be a ministerial approval made by the Economic  
20 and Community Development Department Director, or his or her designee, who  
21 shall approve a lot line adjustment if he or she finds that (i) the adjusted lot  
22 conforms with the general plan and zoning, and (ii) all owners of an interest in  
23 the subject real property have consented to the lot line adjustment. No conditions  
24 or exactions shall be imposed on the approval of the lot line adjustment except to  
25 conform to the general plan, zoning and building ordinances, to require the  
26 prepayment of real property taxes prior to the approval of the lot line adjustment,  
27 or to facilitate the relocation of existing utilities, infrastructure or easements. No  
28 tentative map, parcel map or final map shall be required as a condition to the

1 approval of a lot line adjustment. The adjusted lot lines shall be shown in a  
2 recorded notice of merger of lot line adjustment or a certificate of compliance.

3 **SECTION 7:**

4 The City Council concurs with the Planning Commission recommendation  
5 and does hereby approve Zoning Code Amendment No. ZCA-2020-02, to establish  
6 regulations for the Sports and Entertainment Overlay Zone and adjust other land  
7 use controls, as established in Sections 4 through 6 of this ordinance, under the  
8 provisions of Chapter 12, Article 27 of the Inglewood Municipal Code.

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

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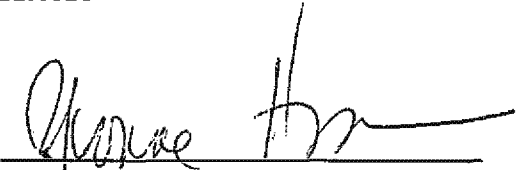
26 //

27 This ordinance to amend Chapter 12 of the IMC, to establish regulations for the  
28 Sports and Entertainment Overlay Zone and adjust other land use controls was

1 INTRODUCED at the City Council meeting on the 21<sup>st</sup> day of July 2020, by  
2 Council Member Eloy Morales, Jr.

3   
4 James T. Butts, Jr., Mayor  
City of Inglewood

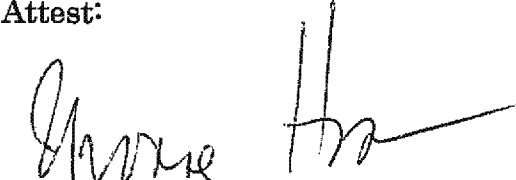
5 Attest:

6   
7  
8 Yvonne Horton, City Clerk  
9

10  
11 After the second reading, this ordinance was PASSED, APPROVED, and  
12 ADOPTED at the regular meeting of the Inglewood City Council on the 28th  
13 day of July 2020.

14   
15 James T. Butts, Jr., Mayor  
City of Inglewood

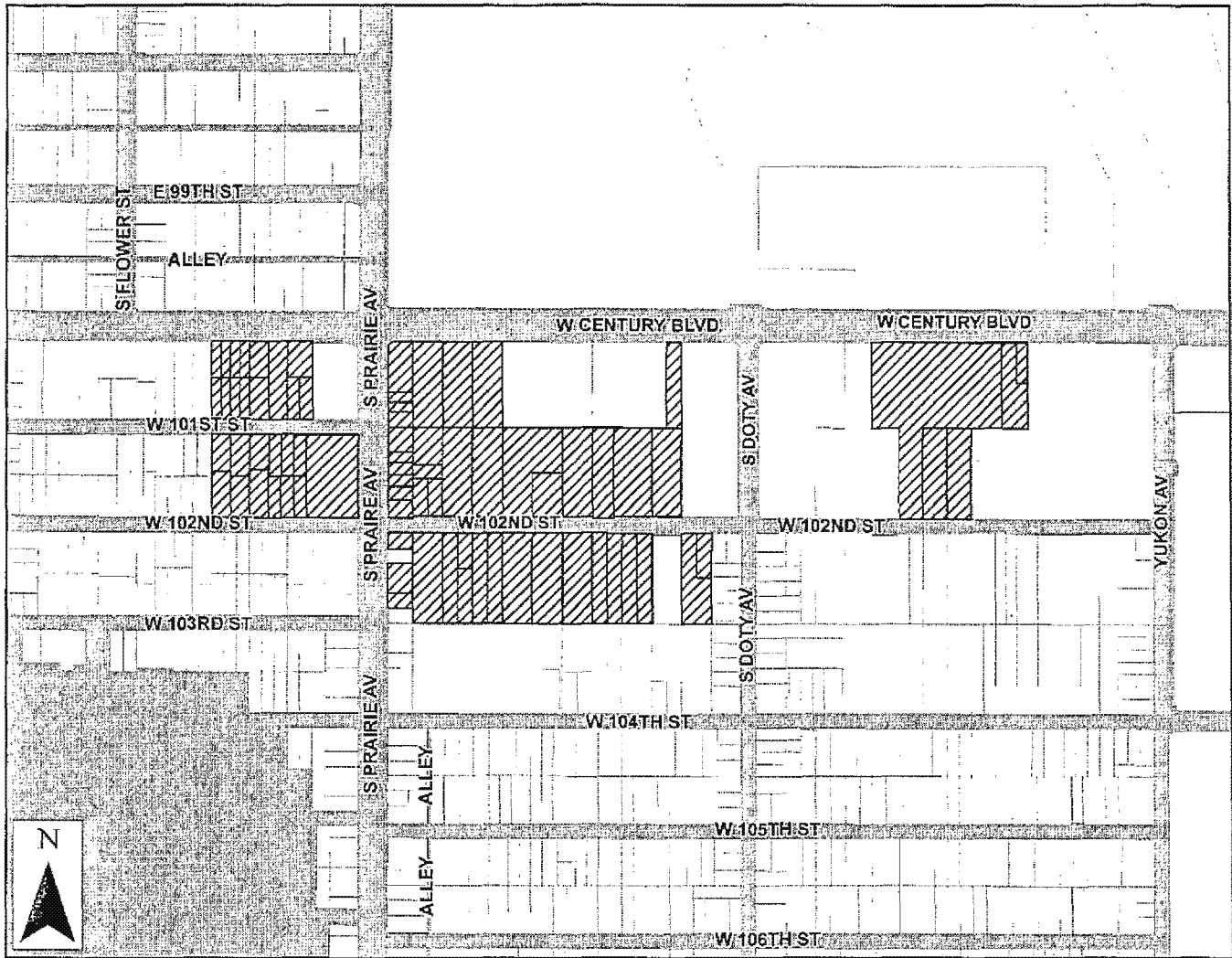
16 Attest:

17   
18  
19 Yvonne Horton, City Clerk  
20 (SEAL)  
21  
22  
23  
24  
25  
26  
27  
28

ZCA Ordinance

Exhibit A:

IBEC Area Map



STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES)       SS.  
CITY OF INGLEWOOD       )

I, YVONNE HORTON, City Clerk of the City of Inglewood, California do hereby certify that the whole number of members of the CITY COUNCIL of said city is five; that the foregoing ordinance being Ordinance No. 20-13 is the full, true and correct original of Ordinance No. 20-13 of the said City of Inglewood, California entitled;

**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**

which was duly passed and adopted by the said City Council, approved and signed by the Mayor of said city, and attested by the City Clerk of said City, all at a meeting of said Council held on the 28<sup>th</sup> day of July, 2020 and that the same was so passed and adopted by the following vote:

Ayes: Council Members, Dotson, Padilla, Morales, Franklin and Mayor Butts, Jr.; and

Noes: None.

WITNESS my hand and the seal of said City the 5<sup>th</sup> day of August, 2020.

(SEAL)

  
\_\_\_\_\_  
City Clerk of the City of Inglewood

