

ORDINANCE NO. 26-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AFFIRMING EA-CE-2026-015 AND APPROVING ZONING CODE AMENDMENT ZCA26-00001 TO MODIFY MISCELLANEOUS REGULATIONS IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE RELATED TO THE MEDICAL ENTERPRISE OVERLAY ZONE, INGLEWOOD INTERNATIONAL BUSINESS PARK SPECIFIC PLAN, AND PARKING FOR MAJOR EVENT PATRONS, CITYWIDE.

(Revisions are underlined. Strike through lines represent ~~deleted text~~.)

WHEREAS, on March 4, 2026, the Planning Commission conducted a public hearing for this matter and approved Resolution No. 2053 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL OF ZONING CODE AMENDMENT ZCA26-00001 TO MODIFY MISCELLANEOUS REGULATIONS IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE RELATED TO THE MEDICAL ENTERPRISE OVERLAY ZONE, INGLEWOOD INTERNATIONAL BUSINESS PARK (IIBP) SPECIFIC PLAN, AND PARKING FOR MAJOR EVENT PATRONS, CITYWIDE.

WHEREAS, on April 7, 2026, the City Council scheduled a public hearing for May 5, 2026; 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 heard and to submit any testimony or evidence in favor or against the proposed Code amendments; and,

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

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

- 6 1. That the proposed miscellaneous amendment does not conflict with
7 and instead supports the intent of the Inglewood General Plan by:
 - 8 a. Helping promote sound economic development and increase
9 employment opportunities for the city's residents by responding
10 to changing economic conditions
 - 11 b. Facilitating the efficient use of land.
 - 12 c. Enhancing Inglewood's identity through clear, enforceable zoning
13 regulations.
 - 14 d. Safeguard the city's residential areas from the encroachment of
15 incompatible uses.
 - 16 e. Strengthening citywide commercial environments by improving
17 regulatory clarity.
 - 18 f. Developing modified traffic systems that will discourage through
19 traffic from utilizing neighborhood streets.
- 20 2. The miscellaneous amendment does not constitute an establishment
21 of unique standards, offering special privileges to a particular
22 individual or group of individuals.
- 23 3. That the miscellaneous amendment is categorically exempt from the
24 requirements of the California Environmental Quality Act, therefore
25 Notice of Exemption EA-CE-2026-015 has been prepared.

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1 NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF
2 INGLEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

3 **SECTION 1.**

4 The text of Article 5.1 ("R-M" Residential and Medical Zone), Section 12-
5 22.20 (R-M Zone) of Chapter 12 of the Inglewood Municipal Code is hereby
6 modified to read as follows:

7 Section 12-22.20.1. Prohibited Uses.

8 The following uses are prohibited and no applications shall be accepted
9 or permits issued to otherwise allow such uses:

10 Tanning salons, arcades, tattoo parlors, automobile sales or repair, swap
11 meets, liquor stores, pawn shops, rent-to-own uses, automotive parts, paint
12 sales, check cashing services, bail bonds services, adult theaters, adult clubs
13 or other adult businesses and any other uses that the City of Inglewood
14 Development Services Department deem to be inconsistent with the intent of
15 the R-M Zone.

16 Section 12-22.29. ~~Medical Enterprise Overlay Zone Standards.~~ Repealed

17 **SECTION 2.**

18 The text of Article 7 ("C-2" General Commercial Zone), Section 12-24.9.1.
19 (Medical Enterprise Overlay Zone Applicability) of Chapter 12 of the Inglewood
20 Municipal Code is hereby modified to read as follows:

21 ~~Section 12-24.9.1. Medical Enterprise Overlay Zone Applicability.~~

22 ~~Properties located in the Medical Overlay Zone are subject to the~~
23 ~~requirements of Section 12-22.29.~~

24 **SECTION 3.**

25 The text of Article 19 (Parking Regulations), Section 12-42 (Require
26 Parking. Exceptions) of Chapter 12 of the Inglewood Municipal Code is hereby
27 modified to read as follows:

28 (H) ~~Parking for Medical Enterprise Overlay Zone uses shall include~~

~~joint or shared parking and transportation demand management measures as specified in Section 12-42.1. Tandem parking that is designated for medical office employee use only and that does not exceed fifteen percent of the on-site parking space requirement may be provided in an enclosed parking structure.~~

~~A one to ten percent parking reduction may be granted as part of a Special Use Permit request for Medical Enterprise Overlay Zone sites that include one or more medical related uses.~~

SECTION 4.

The text of Article 25 (Special Use Permit), Section 12-95.1(B) (Special Uses Enumerated) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

~~(14) Medical Enterprise Overlay Zone uses that exceed twenty-five thousand square feet in gross floor area or a combined value that exceeds \$20,000.~~

SECTION 5.

The Inglewood International Business Park Specific Plan, including all amendments thereto, are hereby repealed in their entirety, including all goals, policies, development standards, procedures, guidelines, figures, and maps adopted in connection therewith.

SECTION 6.

The text of Article 19 (Parking Regulations), Section 12-42 (Require Parking. Exceptions) of Chapter 12 of the Inglewood Municipal Code is hereby modified to read as follows:

(G) Parking for Major Event Patrons. Any religious institution or commercial business located within 1,500 feet of a major sports or entertainment facility, measured from property line to property line, as defined by IMC Section 12-1.76.2, or non-residential use, located along the following major arterials as defined by the

1 circulation element of the Inglewood General Plan:

- 2 • Arbor Vitae Street
- 3 • Centinela Avenue
- 4 • Century Boulevard
- 5 • Crenshaw Boulevard
- 6 • Florence Avenue
- 7 • Hawthorne Boulevard
- 8 • Imperial Highway
- 9 • La Brea Avenue
- 10 • La Cienega Boulevard
- 11 • Manchester Boulevard
- 12 • Prairie Avenue

13 may permit patrons of a major sports or entertainment facility to park for a fee
14 upon the parking lot of the subject non-residential use, provided that, subject
15 to rights provided by any applicable development agreement, the subject non-
16 residential use has obtained current and proper permit(s), to charge a fee for
17 parking, from the Permits and Licenses Committee as provided in Chapter 8
18 of this Code; and meets the following requirements:

19 (1) A minimum of ten parking spaces will be provided; and

20 (2) Complies with one of the following:

21 (a) The normal business activities, for which the parking lot is
22 required, shall have ceased at least one hour before the major sports or
23 entertainment event commences; or

24 (b) The parking spaces to be utilized for major event parking are
25 available in excess of code requirements for the subject site of the
26 business; or

27 (c) Approval of a special use permit (SUP) for shared parking for
28 major event attendees (Section 12-47.1)

1 **SECTION 7.**

2 The text of Article 19 (Parking Regulations), Section 12-47.1. (Shared
3 Parking for Major Event Attendees) of Chapter 12 of the Inglewood Municipal

4
5 Code is hereby modified to read as follows:

6 Section 12-47.1. Shared Parking for Major Event Attendees.

7 Subject to rights provided by any applicable development agreement,
8 any non-residential use located along a major arterial or any religious
9 institution or commercial business located within 1,500 feet, measured from
10 property line to property line, of a major sports or entertainment facility, as
11 defined by IMC Section 12-1.76.2 may request approval of a special use permit
12 to allow shared parking for major event attendees subject to the following
13 limitation:

14 (1) A parking utilization study, prepared and certified by a licensed
15 civil engineer, that demonstrates the availability of a minimum of ten parking
16 spaces for major event attendees shall be submitted to the Planning Division
17 as proof that a parking analysis that complies with the Code provisions has
18 been prepared.

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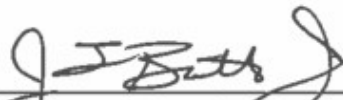
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1 **SECTION 8.**

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

6 This ordinance to amend Chapter 12 of the IMC, to modify
7 miscellaneous zoning regulations, is passed, approved and adopted by the City
8 Council of the City of Inglewood this ^{12th} day of ^{May} 2026.

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11 
12 JAMES T. BUTTS
13 MAYOR OF THE CITY OF
14 INGLEWOOD, CALIFORNIA

14 Attest:

15 
16 AISHA L. THOMPSON
17 CITY CLERK
18 (SEAL)

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

I, AISHA L. THOMPSON, 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. 26-07 is the full, true and correct original of Ordinance No. 26-07 of the said City of Inglewood, California entitled;

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AFFIRMING EA-CE-2026-015 AND APPROVING ZONING CODE AMENDMENT ZCA26-00001 TO MODIFY MISCELLANEOUS REGULATIONS IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE RELATED TO THE MEDICAL ENTERPRISE OVERLAY ZONE, INGLEWOOD INTERNATIONAL BUSINESS PARK SPECIFIC PLAN, AND PARKING FOR MAJOR EVENT PATRONS, CITYWIDE.

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 regular meeting of said Council held on the 12th day of May, 2026, and that the same was so passed and adopted by the following vote:

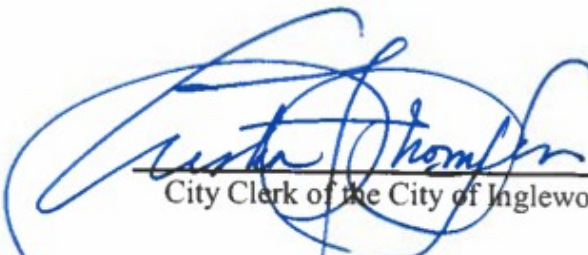
Ayes: Council Members Gray, Morales, Faulk, and Mayor Butts, Jr.;

Noes: None, and;

Absent: Council Member Padilla.

WITNESS my hand and the seal of said City the 15th day of May, 2026.

(SEAL)



City Clerk of the City of Inglewood