

1 RESOLUTION NO. _____
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3 A RESOLUTION OF THE PLANNING COMMISSION OF
4 THE CITY OF INGLEWOOD, CALIFORNIA,
5 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF
6 SPECIFIC PLAN AMENDMENT NO. 2020-001 (SPA 2020-
7 001) TO AMEND THE INGLEWOOD INTERNATIONAL
8 BUSINESS PARK SPECIFIC PLAN (ADOPTED DECEMBER
9 21, 1993).

10
11 (SPA 2020-001)
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13 SECTION 1.

14 WHEREAS, Murphy's Bowl LLC (Project Sponsor) seeks the development
15 of the Inglewood Basketball and Entertainment Center (IBEC) that includes an
16 arena calculated to promote the enjoyment and recreation of the public by
17 providing access to the City's residents in the form of spectator sports, specifically
18 basketball, with up to 18,000 fixed seats to host National Basketball Association
19 games, and with up to 500 additional temporary seats for other events such as
20 family shows, concerts, corporate and community events, and other sporting
21 events; an up to 85,000-square foot team practice and athletic training facility; up
22 to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports
23 medicine clinic; up to 63,000 square feet of ancillary and related arena uses
24 including retail and dining; an outdoor plaza adjacent to the arena; parking
25 facilities; relocation of a City of Inglewood groundwater well; a limited-service
26 hotel; and various circulation, infrastructure and other ancillary uses (the
27 Project). The area of the IBEC Project is shown in Exhibit A; and
28

1 WHEREAS, California Government Code section 65455 prohibits adoption
2 or amendment of a zoning ordinance within an area covered by a specific plan
3 unless it is consistent with the adopted specific plan.

4 WHEREAS, implementation of the Project necessitates an amendment to
5 the Inglewood International Business Park Specific Plan (Specific Plan
6 Amendment) attached to this Resolution as Exhibit B, which is incorporated
7 herein by this reference; and

8 WHEREAS, on May 1, 2020, the Economic and Community Development
9 Director directed Planning Division staff to prepare various Project approval
10 materials, including the Specific Plan Amendment, and scheduled a public
11 hearing before the Planning Commission; and

12 WHEREAS, the proposal was set for a duly-noticed public hearing before
13 the Planning Commission in the City Council Chambers, Ninth Floor, of the
14 Inglewood City Hall, on the 17th day of June 2020, beginning at the hour of 7:00
15 p.m.; and

16 WHEREAS, on June 17, 2020, the Planning Commission conducted the
17 hearing at the time and place stated in the notice and afforded all persons
18 interested in the matter of the proposed amendment to the Inglewood
19 International Business Park Specific Plan SPA-2020-001, or in any matter or
20 subject related thereto, an opportunity to be heard by the Planning Commission
21 and to submit any testimony or evidence in favor or against the proposed Specific
22 Plan Amendment; and

23 WHEREAS, after taking public testimony and fully considering all the
24 issues, the Planning Commission determined that Specific Plan Amendment SPA-
25 2020-001 should be recommended for approval to the City Council as set forth
26 herein; and

27 WHEREAS, pursuant to the California Environmental Quality Act, Public
28 Resources Code section 21000 et seq. (CEQA), the City prepared an

1 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which
2 analyzes potential environmental impacts of the Project, including the Specific
3 Plan Amendment. Prior to making a recommendation on the Specific Plan
4 Amendment, the Planning Commission reviewed and considered the EIR and
5 recommended that the City Council certify the EIR, make certain environmental
6 Findings, adopt a Statement of Overriding Considerations (together, the CEQA
7 Findings), and adopt a Mitigation Monitoring and Reporting Program (MMRP) for
8 the Project.

9 **SECTION 2.**

10 NOW, THEREFORE, BE IT RESOLVED, by the Inglewood Planning
11 Commission based on the entirety of the materials before the Planning
12 Commission, including without limitation, agenda reports to the Planning
13 Commission, the EIR and all appendices thereto; Resolution No. ____
14 including the CEQA Findings and MMRP attached as Exhibit --, thereto, all
15 plans, drawings, and other materials submitted by the Project Sponsor;
16 minutes, reports, and public testimony and evidence submitted as part of the
17 City Council's duly-noticed meetings regarding the IBEC Project; the record
18 of proceedings prepared in connection with AB 987 pursuant to Public
19 Resources Code section 21168.6.8; and all other information contained in the
20 City's administrative record concerning the Project (collectively, the Record),
21 which it has carefully reviewed and considered, the Planning Commission
22 finds as follows:

23 1. That the foregoing Recitals are true and correct and made part of this
24 Resolution.

25 2. That the Specific Plan Amendment SPA-2020-001 is consistent with
26 the intent of the Inglewood General Plan in that it will allocate land in the City to
27 satisfy the multiple needs of residents but recognize that land is a scarce resource
28 to be conserved rather than wasted and will support the following policies:

1 a. Develop a land use element that facilitates the efficient use of land
2 for conservation, development and redevelopment.

3 b. Promote Inglewood's image and identity as an independent
4 community within the Los Angeles metropolitan area.

5 c. Help promote sound economic development and increase
6 employment opportunities for the City's residents.

7 3. That the proposed Specific Plan Amendment SPA-2020-001 is
8 appropriate for the subject site in terms of the adequacy of the site to accommodate
9 the land uses within the Inglewood International Business Park Specific Plan.

10 4. That the Specific Plan Amendment is consistent with the general
11 intent of the provisions of Chapter 12 to promote the public health, safety, comfort,
12 and convenience of the City of Inglewood and therefore will not be detrimental to
13 its general welfare.

14 5. That an EIR has been prepared for the IBEC Project, including the
15 proposed Specific Plan Amendment, and must be certified by the City Council
16 prior to approval of the Specific Plan Amendment SPA-2020-001. The Planning
17 Commission has recommended that the City Council certify the EIR and adopt
18 CEQA Findings including a Statement of Overriding Considerations for
19 significant and unavoidable impacts of the Project that would remain significant
20 even with the implementation of all feasible mitigation measures specified in the
21 EIR, and adopt an MMRP for the Project in accordance with CEQA as provided in
22 Planning Commission Resolution No. ____.

23 **SECTION 3.**

24 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations
25 and findings, the Planning Commission of the City of Inglewood, California,
26 hereby recommends that the City Council approve and adopt Specific Plan
27 Amendment SPA 2020-01 to the Inglewood International Business Park Specific
28 Plan in the form attached to this Resolution as Exhibit --.

1 BE IT FURTHER RESOLVED, that the Secretary of the Planning
2 Commission is hereby instructed to forward a certified copy of this resolution to
3 the Project Sponsor and to the City Council as a report, with findings, and
4 recommendations of the Planning Commission pertaining to Specific Plan
5 Amendment SPA-2020-001 attached hereto as Exhibit – and to forward a certified
6 copy of all related files, data, and instruments.

7 BE IT FURTHER RESOLVED, this resolution, a recommendation to the
8 City Council to approve Specific Plan Amendment SPA-2020-001 as Exhibit -- is
9 passed, approved and adopted this 17th day of June 2020.

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Larry Springs, Chairperson
14 **City Planning Commission**
Inglewood, California

15 **ATTEST:**

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Evangeline Lane, Secretary
19 **City Planning Commission**
20 **Inglewood, California**