

1 RESOLUTION NO. \_\_\_\_\_

2  
3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO  
5 THE CITY COUNCIL THAT A DEVELOPMENT AGREEMENT  
6 BY AND BETWEEN THE CITY OF INGLEWOOD AND  
7 MURPHY'S BOWL, LLC, CONCERNING THE INGLEWOOD  
8 BASKETBALL AND ENTERTAINMENT CENTER (IBEC) BE  
9 APPROVED

10  
11 Development Agreement No. \_  
12 (DA-20\_\_-\_\_)

13 SECTION 1.

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

WHEREAS, the California Government Code Section 65864 *et seq.* (the  
Development Agreement Statute) authorizes the City of Inglewood (City) to

1 enter into binding agreements with any person having a legal or equitable  
2 interest in real property for the purposes of governing the development of that  
3 property within the jurisdiction of the City.

4 WHEREAS, pursuant to the Development Agreement Statute, the  
5 Project Sponsor seeks to enter into a development agreement with the City for  
6 purposes of developing the Project, substantially in the form attached to this  
7 Resolution as Exhibit A (the Development Agreement).

8 WHEREAS, it is proposed that the City take a number of actions in  
9 furtherance of the Project and Development Agreement, including the approval  
10 of a disposition and development agreement (DDA) between the City and  
11 Project Sponsor, which provides for the City's conveyance of real property  
12 currently held by the City (City Parcels) to Project Sponsor for purposes of  
13 developing the Project. The DDA also provides a process pursuant to which  
14 certain private property (the Private Parcels) not presently owned by the City  
15 or the Project Sponsor may be acquired by City, including, if the City  
16 determines, in its sole discretion, to exercise its power of eminent domain.

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

21 WHEREAS, on June 17, 2020, the Planning Commission conducted the  
22 hearing at the time and place stated above and afforded all persons interested  
23 in the matter of the Development Agreement DA-20-\_\_\_, or in any matter or  
24 subject related thereto, an opportunity to be heard by the Planning  
25 Commission and to submit any testimony or evidence in favor of or against the  
26 proposed Development Agreement.

27 WHEREAS, after taking public testimony and fully considering all the  
28 issues, the Planning Commission determined that the proposed Development

1 Agreement should be recommended for approval to the City Council as set forth  
2 herein.

3 WHEREAS, pursuant to the California Environmental Quality Act,  
4 Public Resources Code section 21000 et seq. (CEQA), the City prepared an  
5 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which  
6 analyzes potential environmental impacts of the Project, including the  
7 Development Agreement. Prior to making a recommendation on the  
8 Development Agreement, the Planning Commission reviewed and considered  
9 the EIR and recommended that the City Council certify the EIR, make certain  
10 environmental Findings, adopt a Statement of Overriding Considerations,  
11 (together, the CEQA Findings), and adopt a Mitigation Monitoring and  
12 Reporting Program (MMRP) for the Project.

13 **SECTION 2.**

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

27  
28 1. The foregoing Recitals are true and correct and made a part of  
this Resolution.

1           2.     All procedural requirements for the Planning Commission to  
2 recommend to the City Council approval of the Development Agreement have  
3 been followed.

4           3.     The Development Agreement substantially complies with  
5 applicable requirements of the Development Agreement Statute. Specifically,  
6 the Project Sponsor would have a legal or equitable interest in the City Parcels  
7 upon entry into the DDA, which City and Project Sponsor would enter into  
8 concurrently with the Development Agreement. The private Parcels would not  
9 be subject to the Development Agreement unless and until a legal or quietable  
10 interest in the property is acquired by the Project Sponsor.

11          4.     The Development Agreement is consistent with the General Plan  
12 and the Inglewood International Business Park Specific Plan (IIBP Specific  
13 Plan), as both are proposed to be amended, and the Project and the approvals  
14 required for implementation of the Project, are, on balance, consistent with the  
15 General Plan and IIBP Specific Plan, as both are proposed to be amended as  
16 described in Exhibit \_\_\_ to the Agenda Report, which is incorporated by  
17 reference as though fully set forth herein.

18          5.     The Development Agreement will help assure the efficient,  
19 orderly, and compatible development of the Project. The adoption of the  
20 Development Agreement is reasonably related to protection of the public  
21 health, safety, and welfare, as further described in the Planning Commission  
22 Agenda Report and Planning Commission Resolution No. \_\_\_, which includes  
23 a statement of overriding considerations.

24          6.     An EIR has been prepared for the IBEC Project, including the  
25 proposed Development Agreement, and must be certified by the City Council  
26 prior to final approval of the Development Agreement DA-2020-\_\_\_. The  
27 Planning Commission has recommended that the City Council certify the EIR  
28 and adopt the CEQA Findings, including a Statement of Overriding  
Considerations for significant and unavoidable impacts of the Project that

1 would remain significant even with the implementation of all feasible  
2 mitigation measures specified in the EIR, and adopt an MMRP for the Project  
3 in accordance with CEQA as provided in Planning Commission Resolution  
4 No.\_\_\_\_.

5 **SECTION 3.**

6 BE IT FURTHER RESOLVED, that pursuant to the foregoing  
7 recitations and findings, the Planning Commission of the City of Inglewood,  
8 California, hereby recommends that the City Council approve and adopt the  
9 Development Agreement DA-20\_\_-\_\_ in the form attached to this Resolution  
10 as Exhibit A.

11 BE IT FURTHER RESOLVED, that the Secretary of the Planning  
12 Commission is hereby instructed to forward a certified copy of this resolution  
13 to the Project Sponsor and the City Council as a report, with the findings and  
14 recommendations of the Planning Commission pertaining to the Development  
15 Agreement attached hereto as Exhibit A, and to forward such certified copy of  
16 all related files, data, and instruments, to the City Council.

17 BE IT FURTHER RESOLVED, this resolution, a recommendation to the  
18 City Council to approve the Development Agreement No. DA-20\_\_ is passed,  
19 approved and adopted this 17th day of June 2020.  
20

21 \_\_\_\_\_  
22 **Larry Springs, Chairperson**  
23 **City Planning Commission**  
24 **Inglewood, California**

25 ATTEST:

26 \_\_\_\_\_  
27 **Evangeline Lane, Secretary**  
28 **City Planning Commission**  
**Inglewood, California**

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**Exhibit A**  
**DEVLEOPMENT AGREEMENT**