



1           WHEREAS, the majority of the Project Site is designated as Industrial  
2 in the General Plan Land Use Element; a small 2.8-acre area of the Project  
3 Site is designated as Commercial that is adjacent to S. Prairie Avenue, just  
4 south of W. Century Boulevard, comprised of Parcels with Assessor  
5 Identification Numbers:

6           4032-001-005	4032-001-906	4032-008-006
7           4032-001-006	4032-001-907	4032-008-035
8           4032-001-039	4032-001-908	4032-008-903
9           4032-001-900	4032-001-910	4034-005-900
4032-001-901	4032-008-001	
4032-001-904	4032-008-002	

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11           WHEREAS, implementation of the Project necessitates text and map  
12 amendments to the General Plan, including certain text and map amendments  
13 to the General Plan Land Use, Circulation, and Safety Elements attached to  
14 this Resolution as Exhibits B, C-1, C-2, and C-3 which are incorporated herein  
15 by this reference (collectively, the General Plan Amendments);

16           WHEREAS, on May 1, 2020, the Economic and Community  
17 Development Department Director of the City of Inglewood directed Planning  
18 Division staff to prepare various Project materials, including the General Plan  
19 Amendments, and scheduled a public hearing before the Planning  
20 Commission.

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

25           WHEREAS, on June 17, 2020, the Planning Commission conducted the  
26 hearing at the time and place stated above and afforded all persons interested  
27 in the matter of the General Plan Amendments, GPA-2020-003, or in any  
28 matter or subject related thereto, an opportunity to be heard by the Planning

1 Commission and to submit any testimony or evidence in favor of or against the  
2 proposed General Plan Amendments.

3 WHEREAS, after taking public testimony and fully considering all the  
4 issues, the Planning Commission determined that the proposed General Plan  
5 Amendments should be recommended for approval to the City Council as set  
6 forth herein.

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

17 **SECTION 2.**

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

1 it has carefully reviewed and considered, the Planning Commission finds as  
2 follows:

3 1. That the foregoing Recitals are true and correct and made a part  
4 of this Resolution.

5 2. That all procedural requirements for the Planning Commission to  
6 recommend to the City Council approval of the General Plan Amendments  
7 have been followed.

8 3. The General Plan Amendments substantially comply with  
9 applicable requirements of state law and will ensure internal consistency of  
10 the General Plan as required by California Government Code Section 65300.5.  
11

12  
13 4. As described in Exhibit D , which is incorporated by reference as  
14 though fully set forth herein, the General Plan Amendments are in general  
15 conformity with the General Plan, as it is proposed to be amended, and the  
16 Project and the approvals required for implementation of the Project, are, on  
17 balance, consistent with the General Plan, as it is proposed to be amended.

18 5. The General Plan Amendments establish appropriate land uses  
19 and development standards for the efficient and orderly development of the  
20 Project and the adoption of the Amendments is reasonably related to the  
21 protection of the public health, safety, and welfare, as further described in the  
22 Planning Commission Agenda Report and Planning Commission Resolution  
23 No. \_\_ which includes a statement of overriding considerations.

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

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

5  
6 **SECTION 3.**

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8 BE IT FURTHER RESOLVED, that pursuant to the foregoing  
9 recitations and findings the Planning Commission of the City of Inglewood,  
10 California, hereby recommends that the City Council approve and adopt the  
11 General Plan Amendments in the form attached to this Resolution as Exhibits  
12 B, C-1, C-2, and C-3.

13 BE IT FURTHER RESOLVED, that the Secretary of the Planning  
14 Commission is hereby instructed to forward a certified copy of this resolution  
15 to the Project Sponsor and to the City Council as a report, with the findings  
16 and recommendations of the Planning Commission pertaining to the General  
17 Plan Amendments attached hereto as Exhibit B, C-1, C-2, and C-3 and to  
18 forward a certified copy of all related files, data and instruments.

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BE IT FURTHER RESOLVED, this resolution, a recommendation to the City Council to approve General Plan Amendment No. 2020-003 (GPA-2020-003) attached hereto as Exhibits C, C-1, C-2., and C-3, is passed, approved and adopted, this 17th day of June 2020.

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**Larry Springs, Chairman  
City Planning Commission  
Inglewood, California**

**Attest:**

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

## EXHIBIT A

### TEXT AMENDMENTS TO THE INGLEWOOD INTERNATIONAL BUSINESS PARK SPECIFIC PLAN

Added text is shown in **bold underline**.

#### Section 1.

The “Relationship to Other Plans” subsection on pages 2 and 3 of Section I (“INTRODUCTION”) of the Inglewood International Business Park Specific Plan is amended to add a new Section C, to read as follows:

#### **C. Relationship to Sports and Entertainment Overlay Zone**

**In furtherance of the General Plan amendment adopted by Resolution No. \_\_\_\_\_ regarding sports and entertainment facilities, the City on \_\_\_\_\_, 2020 adopted Ordinance No. \_\_\_\_\_, creating the Sports and Entertainment Overlay Zone, and undertook several other actions to approve and facilitate the development of a sports and entertainment facility project referred to as the Inglewood Basketball and Entertainment Center project (the “IBEC Project”), the boundaries of which include certain parcels within the IIBP Specific Plan area, Parcels 4032007900, 4032007901, 4032007902, 4032007903, 4032007905, 4032007035, 4032008901, 4032008908, 4032008900, 4032008902, 4032008904, 4032008905, 4032008001, 4032008907, 4032008903, and 4032008035 (the “IBEC Project Related Parcels”). By doing so the City intends, as provided below, that if developed in connection with the IBEC Project the IBEC Project Related Parcels shall be excluded from the IIBP Specific Plan, but otherwise the provisions of the IIBP Specific Plan shall apply.**

#### Section 2.

The “Description of the Inglewood International Business Park” subsection on page 3 of Section I (“INTRODUCTION”) of the Inglewood International Business Park Specific Plan is amended to read as follows:

[...]

The IIBP is located in the southern portion of the City of Inglewood. The area boundaries are 102nd Street to the north, Yukon Avenue to the east, 104th Street to the south, and Prairie Avenue to the west. The area is bisected by the north-south running Doty Avenue (Figure 2). **Provided, however, if applicable in connection with the development of the IBEC Project, the IBEC Project Related Parcels shall be excluded from the IIBP Specific Plan.**

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Exhibit A

