


IBEC: DA PC Reso and ZC/ZCA PC Reso

Mindala Wilcox

Thu 6/11/2020 11:47 PM

To: dennis@mcadvise.com <dennis@mcadvise.com>;

C. Loren <cloren@mcadvise.com> <loren@mcadvise.com>; Royce Jones (rkj@kbblaw.com) <rkj@kbblaw.com>; Christopher E. Jackson <cejackson@cityofinglewood.org>; Eddy Ikemefuna <efunn@cityofinglewood.org>; Fred Jackson <fjackson@cityofinglewood.org>;

 2 attachments

DA PC Reso.docx; ZC and ZCA PC Reso.docx;

Dennis,

For your review, attached you will find the following:

- Development Agreement PC Reso
- Zone Change/Zoning Code Amendment PC Reso


Additional documents for your review will follow.

Respectfully,

Mindy Wilcox, AICP : Planning Manager : City of Inglewood

Economic and Community Development Department

Planning Division : One Manchester Boulevard : Inglewood, CA 90301

V(310) 412-5230 : mwilcox@cityofinglewood.org**E**XCELLENCE in Public Service. **C**OMMITMENT to Problem Solving. **D**ETERMINATION to Succeed. PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL.

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 Development Agreement No. _
11 (DA-20__-__)

12 SECTION 1.

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

28 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.

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

25 ATTEST:

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

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Exhibit A
DEVLEOPMENT AGREEMENT

1 RESOLUTION NO. _____

2 A RESOLUTION OF THE PLANNING COMMISSION OF
3 THE CITY OF INGLEWOOD, CALIFORNIA,
4 RECOMMENDING TO THE CITY COUNCIL FOR
5 APPROVAL, ZONE CHANGE ZC-2020-001 TO ESTABLISH A
6 SPORTS AND ENTERTAINMENT ZONE OVERLAY AND
7 ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER
8 12 OF THE INGLEWOOD MUNICIPAL CODE.

8 (Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002)

9 SECTION 1.

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

24 WHEREAS, the California Government Code section 65860 requires that
25 the City's zoning ordinances shall be consistent with the General Plan.

26 WHEREAS, the City has determined that implementation of the Project
27 necessitates text amendments to Chapter 12 (Planning and Zoning) of the
28 Inglewood Municipal Code (IMC) and adjustments to and waivers to limited

1 provisions under IMC Chapter 12, and zone changes, as fully set forth in Sections
2 ___ through ___ below (collectively, the “Zone Change ZC-2020-01” and the
3 “Zoning Code Amendment ZCA-2020-002”)

4 WHEREAS, on May 1, 2020, the Planning and Building Department
5 Director of the City of Inglewood directed Planning and Building Department staff
6 to prepare various Project approval materials, including the Zone Change ZC-
7 2020-001 and Zoning Code Amendment ZCA-202-002 and scheduled a public
8 hearing before the Planning Commission.

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

13 WHEREAS, on June 17, 2020, the Planning Commission conducted the
14 hearing at the time and place stated in the notice and afforded all persons
15 interested in the matter of the Zone Change ZC-2020-001 and Zoning Amendment
16 ZCA-202-002 to the IMC, or in any matter or subject related thereto, an
17 opportunity to be heard by the Planning Commission and to submit any testimony
18 or evidence in favor or against the proposed Zone Change ZC-2020-001 and Zoning
19 Amendment ZCA-202-002; and

20 WHEREAS, after taking public testimony and fully considering all the
21 issues, the Planning Commission determined that Zone Change ZC-2020-001 and
22 Zoning Code Amendment ZCA-2020-002 should be recommended for approval to
23 the City Council as set forth herein.

24 WHEREAS, pursuant to the California Environmental Quality Act, Public
25 Resources Code section 21000, et seq. (CEQA), the City prepared an
26 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which
27 analyzes potential environmental impacts of the Project, including Zone Change
28 ZC-2020-001 and Zoning Code Amendment ZCA-2020-002. Prior to making a

1 recommendation on the Zone Change and Zoning Code Amendment, the Planning
2 Commission reviewed and considered the EIR and recommended that the City
3 Council certify the EIR, make certain environmental Findings, adopt a Statement
4 of Overriding Considerations (together, the CEQA Findings), and adopt a
5 Mitigation Monitoring and Reporting Program (MMRP) for the Project.

6 SECTION 2.

7 NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning
8 Commission, based on the entirety of the materials before the Planning
9 Commission, including without limitation, agenda reports to the Planning
10 Commission, the EIR and all appendices thereto; Resolution No. __ including the
11 CEQA Findings and MMRP attached as Exhibit A thereto, all plans, drawings,
12 and other materials submitted by the Project Sponsor; minutes, reports, and
13 public testimony and evidence submitted as part of the City Council's duly-noticed
14 meetings regarding the IBEC Project; the record of proceedings prepared in
15 connection with AB 987 pursuant to Public Resources Code section 21168.8; and
16 all other information contained in the City's administrative record concerning the
17 Project (collectively, the Record), which it has carefully reviewed and considered,
18 the Planning Commission finds as follows:

19
20 1. That the foregoing Recitals are true and correct and made a part of
21 this Resolution

22 2. That all procedural requirements for the Planning Commission to
23 recommend to the City Council approval of the Zone Change ZC-2020-001 and
24 Zoning Code Amendment ZCA-2020-002 have been followed;

25 3. That the proposed Zone Change and Zoning Code Amendment will
26 be consistent with the Industrial land use designation in that they support the
27 following policies:

28

1 a. Facilitate the allocation of land in the City to satisfy the
2 multiple needs of residents but recognize that land is a scarce resource
3 to be conserved rather than wasted.

4 b. Help promote sound economic development and increase
5 employment opportunities for the City's residents by responding to
6 changing economic conditions.

7 c. Help promote Inglewood's image and identity as an
8 independent community within the Los Angeles metropolitan area.

9 4. That the changes to the text of Chapter 12 and establishment of
10 the SE Overlay Zone will not constitute the granting of a special privilege to a
11 property owner inconsistent with the current or designated uses or limitations
12 of other properties in the vicinity.

13 5. That a change of zone classification to establish the SE Overlay
14 will be appropriate for the subject property in terms of the adequacy of the
15 site to accommodate land uses permitted by the proposed zone.

16 6. That a change to the text of this Chapter will not constitute the
17 establishment of unique standards, offering special privilege to a particular
18 individual or group of individuals, that is inconsistent with the general intent
19 of the provisions of this Chapter or that may be detrimental to the general
20 welfare of the community.

21 7. That an EIR has been prepared for the IBEC Project, including
22 the proposed Zone Change and Zoning Code Amendment, and must be
23 certified by the City Council prior to approval of Zone Change ZC-2020-001
24 and Zoning Code Amendment ZCA-202-002. The Planning Commission has
25 recommended that the City Council certify the EIR and adopt CEQA
26 Findings including a Statement of Overriding Considerations for significant
27 and unavoidable impacts of the Project that would remain significant even
28 with the implementation of all feasible mitigation measures specified in the

1 EIR, and adopt an MMRP for the Project in accordance with CEQA as
2 provided in Planning Commission Resolution No. ____.

3 **SECTION 3.**

4 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations
5 and findings, the Planning Commission of the City of Inglewood, California,
6 hereby recommends that the City Council approve and adopt Zone Change ZC-
7 2020-001 and Zoning Code Amendment ZCA-2020-002 in the form attached to this
8 Resolution as Exhibit A and Exhibit B.

9 BE IT FURTHER RESOLVED, that the Secretary of the Planning
10 Commission is hereby instructed to forward a certified copy of this resolution
11 to the Project Sponsor and to the City Council as a report, with the findings,
12 and recommendations of the Planning Commission pertaining to the Zone
13 Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002 attached
14 hereto as Exhibit A and Exhibit B and to forward a certified copy of all
15 related files, data and instruments.

16 BE IT FURTHER RESOLVED, this resolution, a recommendation to City
17 Council to approve Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-
18 2020-002 to the Inglewood Municipal Code attached hereto as Exhibit A and
19 Exhibit B is passed, approved and adopted this 17th day of June 2020.

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Larry Springs, Chairperson
City Planning Commission
Inglewood, California

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24 **ATTEST:**

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