

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

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3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING  
5 THAT THE CITY COUNCIL FOR APPROVAL SPORTS AND  
6 ENTERTAINMENT COMPLEX DESIGN GUIDELINES AND  
7 INFRASTRUCTURE PLAN (SEC DEVELOPMENT  
8 GUIDELINES) FOR THE INGLEWOOD BASKETBALL AND  
9 ENTERTAINMENT CENTER.

10 SECTION 1.

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

24 WHEREAS, implementation of the Project necessitates a Zone Change (No.  
25 2020-001) and Zoning Code Amendment (No. 2020-002) including establishment  
26 ~~of establishing a Sports and Entertainment Overlay Zone that would Apply to the entire Project~~  
27 ~~Site, rezoning certain parcels, and establishing regulations for the Sports and Entertainment~~  
28 ~~Overlay Zone and adjustment of other land use controls, as both are more particularly~~  
described in Planning Commission Resolution No. -- (Zone Change and Zoning Code  
Amendment Resolution); and

1           WHEREAS, the City seeks to ensure consistent design approach, high- standards of  
2 design and that the Project’s new development is visually compatible with and complementary  
3 to its site and surroundings, and therefore Project-specific design guidelines and a plan review  
4 process are proposed for the Project, which are referred to as the Sports and Entertainment  
5 Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines); and

6           WHEREAS, the Sports and Entertainment Complex Design Guidelines and  
7 Infrastructure Plan (SEC Development Guidelines) will implement aspects of the Sports and  
8 Entertainment Overlay Zone proposed for the Project ~~Site~~site; and

9           WHEREAS, on May 1, 2020, the Economic and Community Development  
10 Department Director of the City of Inglewood directed Planning Division staff to prepare  
11 various Project approval materials, including the Sports and Entertainment Complex Design  
12 Guidelines and Infrastructure Plan (SEC Development Guidelines), and ~~scheduled~~schedule a  
13 public hearing before the Planning Commission; and

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

17           WHEREAS, on June 17, 2020, the Planning Commission conducted the duly-noticed  
18 hearing at the time and place stated above and afforded all persons interested in the matter of  
19 the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
20 Development Guidelines), or any matter or subject related thereto, an opportunity to be heard  
21 by the Planning Commission and to submit any testimony or evidence in favor or against the  
22 proposed Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
23 Development Guidelines); and

24           WHEREAS, after taking public testimony and fully considering all the issues, the  
25 Planning Commission determined that the proposed Sports and Entertainment Complex  
26 Design Guidelines and Infrastructure Plan (SEC Development Guidelines) should be  
27 recommended for approval to the City Council as set forth herein-; and

28           WHEREAS, pursuant to the California Environmental Quality Act, Public Resources

1 Code section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report  
2 (EA-EIR-2020-45) for the Project (EIR), which analyzes potential environmental impacts of  
3 the Project, including the Sports and Entertainment Complex Design Guidelines and  
4 Infrastructure Plan (SEC Development Guidelines). Prior to making a decision on the Sports  
5 and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development  
6 Guidelines), the Planning Commission reviewed and considered the EIR and recommended  
7 that the City Council certify the EIR, make certain environmental Findings, adopt a Statement  
8 of Overriding Considerations (together, the CEQA Findings), and adopt a Mitigation  
9 Monitoring and Reporting Program (MMRP) for the Project.

10 **SECTION 2.**

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

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

25 2. That all procedural requirements for the Planning Commission to  
26 recommend approval of the Sports and Entertainment Complex Design Guidelines and  
27 Infrastructure Plan (SEC Development Guidelines) have been followed.

28 3. That the Sports and Entertainment Complex Design Guidelines and

1 Infrastructure Plan (SEC Development Guidelines) ~~established~~establish appropriate  
2 development standards for the efficient and orderly development of the Project and  
3 adoption of the Sports and Entertainment Complex Design Guidelines and Infrastructure  
4 Plan (SEC Development Guidelines) is reasonably related to protection of the public  
5 health, safety and welfare, as further described in the Planning Commission Agenda  
6 Report and Planning Commission Resolution No. \_\_\_\_ (EIR Certification Resolution),  
7 which includes a Statement of Overriding ~~Consideration~~Considerations.

8 4. That as described in Exhibit D (General Plan Consistency Findings) to  
9 Resolution \_\_\_\_ (General Plan Amendment Resolution), which is incorporated by  
10 reference as though fully set forth herein, the Sports and Entertainment Complex Design  
11 Guidelines and Infrastructure Plan (SEC Development Guidelines) is consistent with the  
12 Inglewood General Plan, the Industrial land use designation, and the Inglewood  
13 International Business Park Specific Plan, as ~~it~~each is proposed to be amended.

14 5. An EIR has been prepared for the Project, including the proposed Sports  
15 and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development  
16 Guidelines), and must be certified by the City Council prior to final approval of these  
17 Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
18 Development Guidelines). The Planning Commission ~~as~~has recommended that the City  
19 Council certify the EIR and adopt CEQA Findings including a Statement of Overriding  
20 ~~Consideration~~Considerations for significant and unavoidable impacts of the Project that  
21 would remain even with implementation of feasible mitigation measures specified in the  
22 EIR, and MMRP for the Project in accordance with CEQA- as provided in Planning  
23 Commission Resolution No. \_\_\_\_ (EIR Certification Resolution).

24 **SECTION 3.**

25 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations and findings  
26 the Planning Commission of the City of Inglewood, California, hereby recommends that the  
27 City Council approve and adopt the Sports and Entertainment Complex Design Guidelines and  
28 Infrastructure Plan (SEC Development Guidelines) in the form attached to this Resolution as

1 Exhibit B.

2 BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is  
3 hereby instructed to forward a certified copy of this ~~resolution~~Resolution to the Project  
4 Sponsor and to the City Council as a report, with the findings and recommendations of the  
5 Planning Commission pertaining to the Sports and Entertainment Complex Design Guidelines  
6 and Infrastructure Plan (SEC Development Guidelines) attached hereto as Exhibit B and to  
7 forward a certified copy of all related files, data and instruments.

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12 BE IT FURTHER RESOLVED, this ~~resolution~~Resolution, a recommendation to the  
13 City Council to approve the Draft Sports and Entertainment Complex Design Guidelines and  
14 Infrastructure Plan (SEC Development Guidelines) is passed, approved and adopted this 17th  
15 day of June 2020.

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

21 **ATTEST:**

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

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