

1 RESOLUTION NO. _____
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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; and various circulation, infrastructure, and other ancillary
26 uses (the Project). The Project will also include a limited-service hotel. The area
27 of the IBEC 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 B (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 proposed Development Agreement was set for a duly-
18 noticed public hearing before the Planning Commission in the City Council
19 Chambers, Ninth Floor, of the Inglewood City Hall, on the 17th day of June
20 2020, beginning at the hour 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 and supporting information;
18 Resolution No. ___ (EIR Certification Resolution) including the CEQA
19 Findings and MMRP attached as Exhibits B and C thereto; all plans, drawings,
20 and other materials submitted by the Project Sponsor; minutes, reports, and
21 public testimony and evidence submitted as part of the City Council's duly-
22 noticed meetings regarding the IBEC Project; the record of proceedings
23 prepared in connection with the requirements of AB 987 pursuant to Public
24 Resources Code section 21168.6.8; and all other information contained in the
25 City's administrative record concerning the Project (collectively, the Record),
26 which it has carefully reviewed and considered, the Planning Commission
27 finds as follows:

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

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

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

13 4. The Development Agreement is consistent with the General Plan,
14 the Industrial land use designation, and the Inglewood International Business
15 Park Specific Plan (IIBP Specific Plan), as each is proposed to be amended, and
16 the Project and the approvals required for implementation of the Project, are,
17 on balance, consistent with the General Plan and IIBP Specific Plan, as both
18 are proposed to be amended as described in Exhibit D (General Plan
19 Consistency Analysis) to Planning Commission Resolution No.____ (General
20 Plan Amendment Resolution), which is incorporated by reference as though
21 fully set forth herein.

22 5. The Development Agreement will help ensure the efficient and
23 orderly development of the Project. The adoption of the Development
24 Agreement is reasonably related to protection of the public health, safety, and
25 welfare, as further described in the Planning Commission Agenda Report and
26 Planning Commission Resolution No. ____ (EIR Certification Resolution), which
27 includes a Statement of Overriding Considerations.

28 6. An EIR has been prepared for the IBEC Project, including the
proposed Development Agreement, and must be certified by the City Council

1 prior to final approval of the Development Agreement DA-20-___. The
2 Planning Commission has recommended that the City Council certify the EIR
3 and adopt the CEQA Findings, including a Statement of Overriding
4 Considerations for significant and unavoidable impacts of the Project that
5 would remain significant even with the implementation of all feasible
6 mitigation measures specified in the EIR, and adopt an MMRP for the Project
7 in accordance with CEQA as provided in Planning Commission Resolution
8 No.__(EIR Certification Resolution).

9 **SECTION 3.**

10 BE IT FURTHER RESOLVED, that pursuant to the foregoing
11 recitations and findings, the Planning Commission of the City of Inglewood,
12 California, hereby recommends that the City Council approve and adopt the
13 Development Agreement DA-20-__ substantially in the form attached to this
14 Resolution as Exhibit B.

15 BE IT FURTHER RESOLVED, that the Secretary of the Planning
16 Commission is hereby instructed to forward a certified copy of this Resolution
17 to the Project Sponsor and the City Council as a report, with the findings and
18 recommendations of the Planning Commission pertaining to the Development
19 Agreement attached hereto as Exhibit B, and to forward such certified copy of
20 all related files, data, and instruments, to the City Council.

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1 BE IT FURTHER RESOLVED, this Resolution, a recommendation to
2 the City Council to approve the Development Agreement No. DA-20-___ is
3 passed, approved and adopted this 17th day of June 2020.

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5 _____
6 **Larry Springs, Chairperson**
7 **City Planning Commission**
8 **Inglewood, California**

9 ATTEST:

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11 _____
12 **Evangeline Lane, Secretary**
13 **City Planning Commission**
14 **Inglewood, California**

Exhibit B

DEVELOPMENT AGREEMENT

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