RESOLUTION NO. ______

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE ZC-2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT ZONE—OVERLAY ZONE AND REZONE CERTAIN PARCELS, AND ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR THE SPORTS AND ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER LAND USE CONTROLS.

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

SECTION 1.

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

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

WHEREAS, the City has determined that implementation of the Project necessitates text amendments to Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code
(IMC) and adjustments to and waivers to limited provisions under IMC Chapter 12, and zone changes, as fully set forth in Sections—through—below Exhibits B and C (collectively, the “Zone Change ZC-2020-012020-001” and the “Zoning Code Amendment ZCA-2020-002”)”

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

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

WHEREAS, on June 17, 2020, the Planning Commission conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-202-0022020-002 to the IMC, or in any matter or subject related thereto, an opportunity to be heard by the Planning Commission and to submit any testimony or evidence in favor or against the proposed Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-202-0022020-002; and

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

WHEREAS, pursuant to the California Environmental Quality Act, Public Resources Code section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which analyzes potential environmental impacts of the Project, including Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002. Prior to making a recommendation on the Zone Change and Zoning Code Amendment, the Planning Commission reviewed and considered the EIR and recommended
that the City Council certify the EIR, make certain environmental Findings, adopt a Statement of Overriding Considerations (together, the CEQA Findings), and adopt a Mitigation Monitoring and Reporting Program (MMRP) for the Project.

SECTION 2.

NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning Commission, based on the entirety of the materials before the Planning Commission, including without limitation, agenda reports to the Planning Commission, the EIR and all appendices thereto and supporting information; Resolution No. ___ (EIR Certification Resolution) including the CEQA Findings and MMRP attached as Exhibit A, Exhibits B and C thereto, all plans, drawings, and other materials submitted by the Project Sponsor, minutes, reports, and public testimony and evidence submitted as part of the City Council’s duly-noticed meetings regarding the IBEC Project; the record of proceedings prepared in connection with AB 987 pursuant to Public Resources Code section 2468.82168.6.8, and all other information contained in the City’s administrative record concerning the Project (collectively, the Record), which it has carefully reviewed and considered, the Planning Commission finds as follows:

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

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

3. That the proposed Zone Change and Zoning Code Amendment will be consistent with the Inglewood General Plan, the Industrial land use designation in that they, and the Inglewood International Business Park Specific Plan, as each is proposed to be amended, for the reasons set forth in Exhibit D (General Plan Consistency Analysis) to Planning Commission Resolution No. ___ (General Plan Amendment Resolution), which are incorporated herein by reference, and will support, among others, the following
policies/objectives:

a. Facilitate the allocation of land in the City to satisfy the multiple needs of residents but recognize that land is a scarce resource to be conserved rather than wasted. Provide for the orderly development and redevelopment of the City while preserving a measure of diversity among its parts.

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

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

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

5. That a change of zone classification to establish the addition of the SE Overlay Zone to the base underlying zoning will facilitate the development of a Sports and Entertainment Complex and a hotel, consistent with and complementary to other major event venues and related commercial development in the vicinity. The properties within the Project site that would be designated as C-2A form a group of contiguous properties adjacent to other properties with existing C-2A zoning classifications, are located within the CNEL 65 dB noise contour for the LAX Airport, and would permit commercial uses compatible with the CNEL 65 dB noise contour. Other properties in the immediate vicinity are also located in the CNEL 65 dB noise contour and are subject to similar limitations regarding compatible uses.

5. That the proposed Zone Change will be appropriate for the subject property in terms of the adequacy of the site to accommodate land uses permitted by the proposed zone. The Project site is of sufficient size to accommodate the development permitted under the proposed SE Overlay Zone and allow it to function efficiently, and it is
well-served by existing transportation infrastructure. Furthermore, the proposed
regulations of the SE Overlay Zone, along with the SEC Development Guidelines, as
further described in Planning Commission Resolution No.____ (SEC Development
Guidelines Resolution), provide standards and guidelines to ensure that permitted
development is accommodated within the Project site and compatible with adjacent uses,
including standards to establish setbacks, maximum height, parking and loading
requirements, vehicular and pedestrian access, lighting and signage, building massing, and
other aspects of the Project.

6. That a change to the text of this Chapter proposed Zoning Code Amendment
will not constitute the establishment of unique standards, offering special privilege to a
particular individual or group of individuals, that is inconsistent with the general intent of
the provisions of this Chapter or that may be detrimental to the general welfare of the
community. The standards to be established in the SE Overlay Zone and SEC
Development Guidelines are consistent with the general intent of the Planning and Zoning
Code and will facilitate the orderly, well-planned development of the previously
underdeveloped Project site with a state-of-the-art entertainment facility and related uses
and will enhance the social, cultural, and recreational vitality of the community, promote
economic development, and increase employment opportunities for the City’s residents.
Such facilities and uses are specialty uses with unique characteristics such as venue
capacity, anticipated event activity and operations, related or supporting ancillary
development, and adjacent uses, which require specialized, specific land use planning
considerations. In addition to the standards and regulations to be established in the
proposed SE Overlay Zone and SEC Design Guidelines, the Project includes an extensive
set of project design features, mitigation measures, and conditions of approval pursuant to
AB 987 to ensure that development of the Project will enhance, and not be detrimental to,
the general welfare of the community, as further described in the Resolution No.____ (EIR
Certification Resolution) including the CEQA Findings and MMRP attached as Exhibits B
and C thereto.
7. That the proposed Zone Change and Zoning Code Amendment establish appropriate land uses and development standards for the efficient and orderly development of the Project and the adoption of the Zone Change and Zoning Code Amendment is reasonably related to protection of the public health, safety, and welfare, for the reasons described in paragraphs 4, 5, and 6 above, and as further described in the Planning Commission Agenda Report and Planning Commission Resolution No. ___ (EIR Certification Resolution), which includes a statement of overriding considerations.

8. That an EIR has been prepared for the IBEC Project, including the proposed Zone Change and Zoning Code Amendment, and must be certified by the City Council prior to approval of Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002. The Planning Commission has recommended that the City Council certify the EIR and adopt CEQA Findings including a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain significant even with the implementation of all feasible mitigation measures specified in the EIR, and adopt an MMRP for the Project in accordance with CEQA as provided in Planning Commission Resolution No. ___ (EIR Certification Resolution).

SECTION 3.

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

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

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

Larry Springs, Chairperson
City Planning Commission
Inglewood, California

ATTEST:

Evangeline Lane, Acting Secretary
City Planning Commission
Inglewood, California