

**Exhibit AB**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONE CHANGE ZC-2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT OVERLAY ZONE IN CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE AND TO REZONE CERTAIN PARCELS IN THE PROJECT SITE TO CONFORM WITH THE EXISTING GENERAL PLAN LAND USE DESIGNATION.**

**ZC-2020-001**

**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 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; and

**WHEREAS**, a City initiated proposal was made to establish a Sports and Entertainment Overlay Zone in one (1) area of the City which includes the following properties as listed by Assessor Identification Numbers:-

4032001048                      4032001005                      4032001006                      4032001033

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1	4032001039	4032002915	4032008900	4034004910
2	4032001049	4032002916	4032008901	4034004911
3	4032001900	4032002917	4032008902	4034004912
4	4032001901	4032003912	4032008903	4034004913
5	4032001902	4032003914	4032008904	4034005900
6	4032001903	4032003915	4032008905	4034005901
7	4032001904	4032004913	4032008907	4034005902
8	4032001905	4032004914	4032008908	4034005903
9	4032001906	4032007035	4034004900	4034005904
10	4032001907	<del>4032007900</del>	4034004901	4034005905
11	4032001908	4032007901	4034004902	4034005906
12	4032001909	4032007902	4034004903	4034005907
13	4032001910	4032007903	4034004904	4034005908
14	4032001911	<del>4032007904</del>	4034004905	4034005909
15	4032001912	4032007905	4034004906	4034005910
16	4032001913	4032008001	4034004907	4034005911
17	4032002913	4032008034	4034004908	4034005912
18	4032002914	4032008035	4034004909	

19 \_\_\_\_\_; and

20       **WHEREAS**, the State Legislature passed SB 1333 (2018) which requires that all  
21 charter cities resolve inconsistencies between Zoning designations and General Plan Land  
22 Use designations within a reasonable time; and

23       **WHEREAS**, the Zoning designations of thirteen (13) of the site parcels are  
24 inconsistent with the existing Commercial/Industrial General Plan Land Use designations  
25 whereby they have Zoning designations of P-1 (Automobile Parking), R-3  
26 (Multiple-Family), and R-2 (Limited Multiple-Family), which includes the following  
27 properties as listed by Assessor Identification Numbers

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- 1 4034005900
- 2 4034005901
- 3 4034005902
- 4 4034005903
- 5 4034005904
- 6 4034005905
- 7 4034005906
- 8 4034005907
- 9 4034005908
- 10 4034005909
- 11 4034005910
- 12 4034005911
- 13 4034005912

14

15 ; and

16 **WHEREAS**, until such time that the City comprehensively updates the General Plan  
17 and associated Zoning designations, which would resolve any inconsistencies citywide, the  
18 ~~propose project~~Project entitlements present an opportunity to resolve such inconsistencies  
19 on the site; and

20 **WHEREAS**, the attached Exhibit AB depicts the existing Zoning designations with  
21 the location of the Sports and Entertainment Overlay Zone (Overlay) and Exhibit BC depicts  
22 the proposed C-2A (Airport Commercial) Zoning designations along with the Overlay; and

23 **WHEREAS**, on June 17, 2020, the Planning Commission conducted a public  
24 hearing for this matter and approved Resolution No. \_\_\_\_\_ entitled:

25

26 **A RESOLUTION OF THE PLANNING COMMISSION OF THE**  
27 **CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO**  
28 **THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE**  
**ZC-2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT**  
**OVERLAY ZONE INAND REZONE CERTAIN PARCELS, AND**  
**ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12**

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**(PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE (IMC) AND TO REZONE CERTAIN PARCELS IN THE PROJECT SITE TO CONFORM WITH THE EXISTING GENERAL PLAN ESTABLISH REGULATIONS FOR THE SPORTS AND ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER LAND USE DESIGNATION CONTROLS.**

**WHEREAS**, Resolution No.        the matter of proposed Zone Change ZCA-2020-001 was presented to the City Council on June       , 2020, who then scheduled a public hearing for July       , 2020, and,

**WHEREAS**, notice of the time and place of the hearing was given as required by law; and,

**WHEREAS**, the City Council conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the proposed Zone Change, or in any matter or subject related thereto, an opportunity to ~~appear before~~ be heard by the City Council ~~and be heard~~ and to submit any testimony or evidence in favor or against the proposed Zone Change; and,

**WHEREAS**, after taking public testimony and considering the issues, the City Council determined that the Sports and Entertainment Overlay Zone should be established; and,

**WHEREAS**, the City Council has carefully considered all testimony and evidence presented in this matter, and being advised finds as follows:

**SECTION 1**

Pursuant to the California Environmental Quality Act, Public Resources Code, Section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report (EIR) for the Inglewood Basketball and Entertainment Center (State Clearinghouse No. 2018021056), which analyzed environmental impacts of the proposed project and the associated entitlements. Prior to making a decision on the Zone Change, the City Council reviewed and considered the EIR and pursuant to Resolution No.        (City Council EIR Certification Resolution) certified the EIR, made certain environmental findings, adopted a Mitigation Monitoring and Reporting Program, and adopted a Statement of Overriding Considerations

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1 for significant and unavoidable impacts of the Project that would remain even with the  
2 implementation of necessary mitigation measures specified in the EIR.

3 **SECTION 12.**

4 Based on the entirety of the materials before the City Council, including without  
5 limitation, agenda reports to the City Council and Planning Commission; the EIR and all  
6 appendices thereto and supporting information; Resolution No. \_\_\_\_\_ (EIR Certification  
7 Resolution) including the CEQA Findings and MMRP attached as Exhibits B and C thereto;  
8 all plans, drawings, and other materials submitted by the Project Sponsor; minutes, reports,  
9 and public testimony and evidence submitted as part of the Planning Commission's and City  
10 Council's duly-noticed meetings regarding the IBEC Project; the record of proceedings  
11 prepared in connection with AB 987 pursuant to Public Resources Code section 21168.6.8;  
12 and all other information contained in the City's administrative record concerning the Project  
13 (collectively, the Record), which it has carefully reviewed and considered, the City Council  
14 finds as follows:

15 1. The proposed Zone Change to establish the SE Overlay Zone and Zone and rezoning of  
16 certain properties to make them consistent with the land use designation will be  
17 consistent with the Inglewood General Plan, the Industrial land use designation, and  
18 the Inglewood International Business Park Specific Plan, as each is amended in that it  
19 , for the reasons set forth in Exhibit D to Planning Commission Resolution No. \_\_\_\_\_  
20 (Planning Commission General Plan Amendment Resolution), which are incorporated  
21 herein by reference, will bring zoned properties that did not conform with the  
22 General Plan; land use designation into conformance, and the Overlay will support,  
23 among others, the following policies/objectives:

- 24 a. Promote the development of sports and entertainment facilities and related  
25 uses on underutilized land, in appropriate locations, creating economic  
26 development and employment opportunities for the City's residents.
- 27 b. ~~Facilitates the allocation of land in the City to satisfy the multiple needs of~~  
28 ~~residents but recognize that land is a scarce resource to be conserved rather~~

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~~than wasted.~~ Provide for the orderly development and redevelopment of the City while preserving a measure of diversity among its parts.

c. Helps promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions.

d. Helps promote Inglewood's image and identity as an independent community within the Los Angeles metropolitan area.

2. That the rezoning of certain properties to make them consistent with the General Plan land use designation is necessary to ensure the site is consistent with the General Plan; and

3. That the establishment of the SE Overlay Zone 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 ~~because for the Overlay will not reduce available development options for properties located within it~~ reasons set forth in Planning Commission Resolution No. \_\_\_\_ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.

4. That the consistency zone changes 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 ~~because for the consistency zone changes do not change the permissible development options on those sites because any development proposal would be required to conform with the land use designation~~ reasons set forth in Planning Commission Resolution No. \_\_\_\_ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.

5. That the establishment of the SE Overlay Zone will be appropriate for the subject property in terms of the adequacy of the site to accommodate land uses permitted by the proposed zone ~~because for the site is sufficiently large to accommodate adequate parking and related facilities to allow it to function efficiently~~ reasons set forth in

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1           Planning Commission Resolution No. \_\_\_\_\_ (Zone Change and Zoning Code  
2           Amendment Resolution), which are incorporated herein by reference.

3 6.       That the rezoning of properties that are inconsistent with the General Plan land use  
4       designation is appropriate for the site because pursuant to SB 1333, charter cities are  
5       required to resolve such inconsistencies within a reasonable time.

6 7.       That an EIR has been prepared for the IBEC Project, including the proposed Zone  
7       Change, and was certified by the City Council prior to approval of Zone Change  
8       ZC-2020-001 and Zoning Code Amendment ZCA-2020-002. The City Council  
9       adopted CEQA Findings including a Statement of Overriding Considerations for  
10       significant and unavoidable impacts of the Project that would remain significant even  
11       with the implementation of all feasible mitigation measures specified in the EIR, and  
12       adopted an MMRP for the Project in accordance with CEQA as provided in City  
13       Council Resolution No. \_\_\_\_\_ (EIR Certification Resolution).

14 **SECTION 2.**

15       WHEREAS, at the conclusion of the public hearing, the City Council determined that  
16       the Zone Change specified herein should be approved.

17 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD,**  
18 **CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

19       The City Council concurs with the Planning Commission recommendation and does  
20       hereby approve Zone Change No. ZC-2020-001, to establish a Sports and Entertainment  
21       Overlay Zone and rezone certain other parcels, under the provisions of Chapter 12, Article 27  
22       of the Inglewood Municipal Code.

23       The City Clerk shall certify to the passage and adoption of this ordinance and to its  
24       approval by the City Council and shall cause the same to be published in accordance with the  
25       City Charter and thirty days from the final passage and adoption, this ordinance shall be in full  
26       force and effect.

27       This ordinance to establish a Sports and Entertainment Overlay Zone and to rezone  
28       ~~certain properties that are inconsistent with the underlying General Plan land use~~

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1 ~~designation~~ other parcels, is passed, approved and adopted by the City Council of the City of  
2 Inglewood this \_\_\_\_ day of \_\_\_\_\_ 2020.

3  
4  
5  
6 \_\_\_\_\_  
7 **JAMES T. BUTTS**  
8 **MAYOR OF THE CITY OF**  
9 **INGLEWOOD, CALIFORNIA**

10 **Attest:**

11 \_\_\_\_\_  
12 **YVONNE HORTON**  
13 **CITY CLERK**  
14 **(SEAL)**