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RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THAT A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF INGLEWOOD AND MURPHY'S BOWL, LLC, CONCERNING THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (IBEC) BE APPROVED

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

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 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 area of the IBEC Project is shown in Exhibit A.

WHEREAS, the California Government Code Section 65864 *et seq.* (the Development Agreement Statute) authorizes the City of Inglewood (City)

1 to 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
3 that 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
6 for purposes of developing the Project, substantially in the form attached to
7 this 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
10 approval of a disposition and development agreement (DDA) between the
11 City and Project Sponsor, which provides for the City's conveyance of real
12 property currently held by the City (City Parcels) to Project Sponsor for
13 purposes of developing the Project. The DDA also provides a process pursuant
14 to which certain private property (the Private Parcels) not presently owned
15 by the City or the Project Sponsor may be acquired by City, including, if the
16 City determines, in its sole discretion, to exercise its power of eminent
17 domain.

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

22 WHEREAS, on June 17, 2020, the Planning Commission conducted the
23 hearing at the time and place stated above and afforded all persons
24 interested in the matter of the Development Agreement DA-20-___, or in any
25 matter or subject related thereto, an opportunity to be heard by the Planning
26 Commission and to submit any testimony or evidence in favor of or against
27 the proposed Development Agreement.

28 WHEREAS, after taking public testimony and fully considering all the
issues, the Planning Commission determined that the proposed Development

1 Agreement should be recommended for approval to the City Council as set
2 forth 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
10 certain environmental Findings, adopt a Statement of Overriding
11 Considerations, (together, the CEQA Findings), and adopt a Mitigation
12 Monitoring and 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. ____
18 including the CEQA Findings; and MMRP attached as Exhibit – thereto, all
19 plans, drawings, and other materials submitted by the Project Sponsor;
20 minutes, reports, and public testimony and evidence submitted as part of the
21 City Council’s duly-noticed meetings regarding the IBEC Project; the record
22 of proceedings prepared in connection with AB 987 pursuant to Public
23 Resources Code section 21168.6.8; and all other information contained in the
24 City’s administrative record concerning the Project (collectively, the Record),
25 which it has carefully reviewed and considered, the Planning Commission
26 finds as 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
7 Parcels upon entry into the DDA, which City and Project Sponsor would
8 enter into concurrently with the Development Agreement. The private
9 Parcels would not be subject to the Development Agreement unless and until
10 a legal or quietable interest in the property is acquired by the Project
11 Sponsor.

12 4. The Development Agreement is consistent with the General
13 Plan and the Inglewood International Business Park Specific Plan (IIBP
14 Specific Plan), as both are proposed to be amended, and the Project and the
15 approvals required for implementation of the Project, are, on balance,
16 consistent with the General Plan and IIBP Specific Plan, as both are
17 proposed to be amended as described in Exhibit ___ to the Agenda Report,
18 which is incorporated by reference as though fully set forth herein.

19 5. The Development Agreement will help assure the efficient,
20 orderly, and compatible development of the Project. The adoption of the
21 Development Agreement is reasonably related to protection of the public
22 health, safety, and welfare, as further described in the Planning Commission
23 Agenda Report and Planning Commission Resolution No. ___, which includes
24 a statement of overriding considerations.

25 6. An EIR has been prepared for the IBEC Project, including the
26 proposed Development Agreement, and must be certified by the City Council
27 prior to final approval of the Development Agreement DA-2020-___. The
28 Planning Commission has recommended that the City Council certify the EIR
and adopt the CEQA Findings, including a Statement of Overriding

1 Considerations for significant and unavoidable impacts of the Project that
2 would remain significant even with the implementation of all feasible
3 mitigation measures specified in the EIR, and adopt an MMRP for the Project
4 in accordance with CEQA as provided in Planning Commission Resolution
5 No.____.

6 **SECTION 3.**

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

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

18 BE IT FURTHER RESOLVED, this resolution, a recommendation to
19 the City Council to approve the Development Agreement No. DA-20__ is
20 passed, approved and adopted this 17th day of June 2020.

21
22
23 **Larry Springs, Chairperson**
24 **City Planning Commission**
25 **Inglewood, California**

26 ATTEST:

27
28 _____
Evangeline Lane, Secretary

1 **City Planning Commission**
2 **Inglewood, California**

3 **Exhibit A**

4 **DEVLEOPMENT AGREEMENT**

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