

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 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:

Exhibit A

1	4032001048	4032001913	4032008034	4034004909
2	4032001005	4032002913	4032008035	4034004910
3	4032001006	4032002914	4032008900	4034004911
4	4032001033	4032002915	4032008901	4034004912
5	4032001039	4032002916	4032008902	4034004913
6	4032001049	4032002917	4032008903	4034005900
7	4032001900	4032003912	4032008904	4034005901
8	4032001901	4032003914	4032008905	4034005902
9	4032001902	4032003915	4032008907	4034005903
10	4032001903	4032004913	4032008908	4034005904
11	4032001904	4032004914	4034004900	4034005905
12	4032001905	4032007035	4034004901	4034005906
13	4032001906	4032007900	4034004902	4034005907
14	4032001907	4032007901	4034004903	4034005908
15	4032001908	4032007902	4034004904	4034005909
16	4032001909	4032007903	4034004905	4034005910
17	4032001910	4032007904	4034004906	4034005911
18	4032001911	4032007905	4034004907	4034005912
19	4032001912	4032008001	4034004908	

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

23 **WHEREAS**, the Zoning designations of thirteen (13) of the site parcels
24 are inconsistent with the existing Commercial/Industrial General Plan Land
25 Use designations whereby they have Zoning designations of P-1 (Automobile
26 Parking), R-3 (Multiple-Family), and R-2 (Limited Multiple-Family); and

27 **WHEREAS**, until such time that the City comprehensively updates the
28 General Plan and associated Zoning designations, which would resolve any

Exhibit A

1 inconsistencies citywide, the propose project entitlements present an
2 opportunity to resolve such inconsistencies on the site; and

3 WHEREAS, the attached Exhibit A depicts the existing Zoning designations
4 with the location of the Sports and Entertainment Overlay (Overlay) and
5 Exhibit B depicts the proposed C-2A (Airport Commercial) Zoning designations
6 along with the Overlay; and

7 **WHEREAS**, on June 17, 2020, the Planning Commission conducted a
8 public hearing for this matter and approved Resolution No. ____ entitled:

9
10 **A RESOLUTION OF THE PLANNING COMMISSION OF THE**
11 **CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO**
12 **THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE ZC-**
13 **2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT**
14 **OVERLAY ZONE IN CHAPTER 12 OF THE INGLEWOOD**
15 **MUNICIPAL CODE (IMC) AND TO REZONE CERTAIN**
16 **PARCELS IN THE PROJECT SITE TO CONFORM WITH THE**
17 **EXISTING GENERAL PLAN LAND USE DESIGNATION.**

18 **WHEREAS**, Resolution No. __ was presented to the City Council on _____,
19 2020, who then scheduled a public hearing for _____, 2020, and,

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

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

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

Exhibit A

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

3 **SECTION 1**

4 Pursuant to the California Environmental Quality Act, Public Resources
5 Code, Section 21000, et seq. (CEQA), the City prepared an Environmental Impact
6 Report (EIR) for the Inglewood Basketball and Entertainment Center (State
7 Clearinghouse No. 2018021056), which analyzed environmental impacts of the
8 proposed project and the associated entitlements. Prior to making a decision on
9 the Zone Change, the City Council reviewed and considered the EIR and
10 pursuant to Resolution No. _____ certified the EIR, made certain environmental
11 findings, adopted a Mitigation Monitoring and Reporting Program, and adopted
12 a Statement of Overriding Considerations for significant and unavoidable
13 impacts of the Project that would remain even with the implementation of
14 necessary mitigation measures specified in the EIR.

15 **SECTION 1.**

16 1. The Zone Change to establish the SE Overlay Zone and rezoning of certain
17 properties to make them consistent with the land use designation will be
18 consistent with the Industrial land use designation as amended in that it
19 will bring zoned properties that did not conform with the General Plan,
20 into conformance and the Overlay will support the following policies:

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

Exhibit A

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

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

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

9 3. That the establishment of the SE Overlay Zone will not constitute the
10 granting of a special privilege to a property owner inconsistent with the
11 current or designated uses or limitations of other properties in the vicinity
12 because the Overlay will not reduce available development options for
13 properties located within it.

14 4. That the consistency zone changes will not constitute the granting of a
15 special privilege to a property owner inconsistent with the current or
16 designated uses or limitations of other properties in the vicinity because
17 the consistency zone changes do not change the permissible development
18 options on those sites because any development proposal would be required
19 to conform with the land use designation.

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

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

Exhibit A

1 **SECTION 2.**

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

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

8 This ordinance to establish a Sports and Entertainment Overlay Zone and
9 to rezone certain properties that are inconsistent with the underlying General
10 Plan land use designation, is passed, approved and adopted by the City Council
11 of the City of Inglewood this ____ day of _____ 2020.

12
13
14
15 _____
16 **JAMES T. BUTTS**
17 **MAYOR OF THE CITY OF**
18 **INGLEWOOD, CALIFORNIA**

19 **Attest:**

20
21 _____
22 **YVONNE HORTON**
23 **CITY CLERK**
24 **(SEAL)**