EXHIBIT A

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:

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

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

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

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

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

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
OVERLAY ZONE IN CHAPTER 12 OF THE INGLEWOOD
MUNICIPAL CODE (IMC) AND TO REZONE CERTAIN
PARCELS IN THE PROJECT SITE TO CONFORM WITH THE
EXISTING GENERAL PLAN LAND USE DESIGNATION.

WHEREAS, Resolution No. ___ was presented to the City Council on _____,
2020, who then scheduled a public hearing for _____, 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 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. ____ certified the EIR, made certain environmental findings, adopted a Mitigation Monitoring and Reporting Program, and adopted a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain even with the implementation of necessary mitigation measures specified in the EIR.

SECTION 1.

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

   a. Promote the development of sports and entertainment facilities and related uses on underutilized land, in appropriate locations, creating economic development and employment opportunities for the City’s residents.

   b. Facilitates 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.
Exhibit A

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 the Overlay will not reduce available development options for properties located within it.

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 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.

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 the site is sufficiently large to accommodate adequate parking and related facilities to allow it to function efficiently.

6. That the rezoning of properties that are inconsistent with the General Plan land use designation is appropriate for the site because pursuant to SB 1333, charter cities are required to resolve such inconsistencies within a reasonable time.
SECTION 2.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

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

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

JAMES T. BUTTS
MAYOR OF THE CITY OF INGLEWOOD, CALIFORNIA

Attest:

YVONNE HORTON
CITY CLERK
(SEAL)