

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

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

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

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

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

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

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

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

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

5 **SECTION 3.**

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

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

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

20
21
22 **Larry Springs, Chairperson**
23 **City Planning Commission**
24 **Inglewood, California**

25 ATTEST:

26
27 _____
28 **Evangeline Lane, Secretary**
City Planning Commission
Inglewood, California

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Exhibit A
DEVLEOPMENT AGREEMENT