



1 Site, as both are more particularly described in Planning Commission Resolution  
2 No \_\_\_\_; and

3 WHEREAS, the City seeks to ensure consistent design approach, high-  
4 standards of design and that the Project's new development is visually compatible  
5 with and complementary to its site and surroundings, Project-specific design  
6 guidelines and a plan review process are proposed for the Project, which are  
7 referred to as the Sports and Entertainment Complex Design Guidelines and  
8 Infrastructure Plan (SEC Development Guidelines); and

9 WHEREAS, the Sports and Entertainment Complex Design Guidelines and  
10 Infrastructure Plan (SEC Development Guidelines) will implement aspects of the  
11 Sports and Entertainment Overlay Zone proposed for the Project Site; and

12 WHEREAS, on May 1, 2020, the Economic and Community Development  
13 Department Director of the City of Inglewood directed Planning Division staff to  
14 prepare various Project approval materials, including the Sports and  
15 Entertainment Complex Design Guidelines and Infrastructure Plan, and  
16 scheduled a public hearing before the Planning Commission; and

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.; and

21 WHEREAS, on June 17, 2020, the Planning Commission conducted the  
22 duly-noticed hearing at the time and place stated above and afforded all persons  
23 interested in the matter of the Sports and Entertainment Complex Design  
24 Guidelines and Infrastructure Plan (SEC Development Guidelines), or any matter  
25 or subject related thereto, an opportunity to be heard by the Planning Commission  
26 and to submit any testimony or evidence in favor or against the proposed Sports  
27 and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
28 Development Guidelines); and

1           WHEREAS, after taking public testimony and fully considering all the  
2 issues, the Planning Commission determined that the proposed Sports and  
3 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
4 Development Guidelines) should be recommended for approval to the City Council  
5 as set forth herein.; and

6           WHEREAS, pursuant to the California Environmental Quality Act, Public  
7 Resources Code section 21000, et seq. (CEQA), the City prepared an  
8 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which  
9 analyzes potential environmental impacts of the Project, including the Sports and  
10 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
11 Development Guidelines. Prior to making a decision on the Sports and  
12 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
13 Development Guidelines), the Planning Commission reviewed and considered the  
14 EIR and recommended that the City Council certify the EIR, make certain  
15 environmental Findings, adopt a Statement of Overriding Considerations  
16 (together, the CEQA Findings), and adopt a Mitigation Monitoring and Reporting  
17 Program (MMRP) for the Project.

18 **SECTION 2.**

19           NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning  
20 Commission based on the entirety of the materials before the Planning  
21 Commission, including without limitation, agenda report to the Planning  
22 Commission, the EIR and all appendices thereto; Resolution No. \_\_ including  
23 the CEQA Findings and MMRP attached as Exhibit C and D thereto, all plans,  
24 drawings, and other materials submitted by the Project Sponsor; minutes,  
25 reports, and public testimony and evidence submitted as part of the City  
26 Council's duly-noticed meetings regarding the IBEC Project; the record of  
27 proceedings prepared in connection with AB 987 pursuant to Public Resources  
28 Code section 21168.6.8; and all other information contained in the City's

1 administrative record concerning the Project (collectively, the Record), which  
2 it has carefully reviewed and considered, the Planning Commission finds as  
3 follows:

4 1. That the foregoing Recitals are true and correct and made a part  
5 of this Resolution.

6 2. That all procedural requirements for the Planning Commission to  
7 recommend approval of the Sports and Entertainment Complex Design  
8 Guidelines and Infrastructure Plan (SEC Development Guidelines) have been  
9 followed.

10 3. That the Sports and Entertainment Complex Design Guidelines  
11 and Infrastructure Plan (SEC Development Guidelines) established  
12 appropriate development standards for the efficient and orderly development  
13 of the Project and adoption of the Sports and Entertainment Complex Design  
14 Guidelines and Infrastructure Plan (SEC Development Guidelines) is  
15 reasonably related to protection of the public health, safety and welfare, as  
16 further described in the Planning Commission Agenda Report and Planning  
17 Commission Resolution No. \_\_\_, which includes a Statement of Overriding  
18 Consideration.

19 4. That as described in Exhibit D to Resolution \_\_\_, which is  
20 incorporated by reference as though fully set forth herein, the Sports and  
21 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
22 Development Guidelines) is consistent with the Inglewood General Plan, as it  
23 is proposed to be amended.

24 5. An EIR has been prepared for the Project, including the proposed  
25 Sports and Entertainment Complex Design Guidelines and Infrastructure  
26 Plan (SEC Development Guidelines), and must be certified by the City Council  
27 prior to final approval of these Sports and Entertainment Complex Design  
28 Guidelines and Infrastructure Plan (SEC Development Guidelines). The

1 Planning Commission as recommended that the City Council certify the EIR  
2 and adopt CEQA Findings including a Statement of Overriding Consideration  
3 for significant and unavoidable impacts of the Project that would remain even  
4 with implementation of feasible mitigation measures specified in the EIR, and  
5 MMRP for the Project in accordance with CEQA as provided in Planning  
6 Commission Resolution No. \_\_\_\_\_.

7 **SECTION 3.**

8 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations  
9 and findings the Planning Commission of the City of Inglewood, California, hereby  
10 recommends that the City Council approve and adopt the Sports and  
11 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
12 Development Guidelines) in the form attached to this Resolution as Exhibit B.

13 BE IT FURTHER RESOLVED, that the Secretary of the Planning  
14 Commission is hereby instructed to forward a certified copy of this resolution to  
15 the Project Sponsor and to the City Council as a report, with the findings and  
16 recommendations of the Planning Commission pertaining to the Sports and  
17 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
18 Development Guidelines).

19 BE IT FURTHER RESOLVED, this resolution, a recommendation to the  
20 City Council to approve the Draft Sports and Entertainment Complex Design  
21 Guidelines and Infrastructure Plan (SEC Development Guidelines) is passed,  
22 approved and adopted this 17th day of June 2020.

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27 **Larry Springs, Chairperson**  
**City Planning Commission**  
**Inglewood, California**

28 **ATTEST:**

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**Evangeline Lane, Secretary  
City Planning Commission  
Inglewood, California**