

1 RESOLUTION NO. _____

2 A RESOLUTION OF THE PLANNING COMMISSION OF
3 THE CITY OF INGLEWOOD, CALIFORNIA,
4 RECOMMENDING TO THE CITY COUNCIL FOR
5 APPROVAL, ZONE CHANGE ZC-2020-001 TO ESTABLISH A
6 SPORTS AND ENTERTAINMENT OVERLAY ZONE AND
7 REZONE CERTAIN PARCELS, AND ZONING CODE
8 AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING
9 AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE
10 TO ESTABLISH REGULATIONS FOR THE SPORTS AND
11 ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER
12 LAND USE CONTROLS.

13 (Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002)

14 SECTION 1.

15 WHEREAS, Murphy's Bowl, LLC (Project Sponsor) seeks the development
16 of the Inglewood Basketball and Entertainment Center (IBEC) that includes an
17 arena calculated to promote the enjoyment and recreation of the public by
18 providing access to the City's residents in the form of spectator sports, specifically
19 basketball, with up to 18,000 fixed seats to host National Basketball Association
20 (NBA) games, and with up to 500 additional temporary seats for other events such
21 as family shows, concerts, corporate and community events, and other sporting
22 events; an up to 85,000-square foot team practice and athletic training facility; up
23 to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports
24 medicine clinic; up to 63,000 square feet of ancillary and related arena uses
25 including retail and dining; an outdoor plaza adjacent to the arena; parking
26 facilities; relocation of a City of Inglewood groundwater well; and various
27 circulation, infrastructure, and other ancillary uses (the Project). The Project will
28 also include a limited-service hotel. The area of the IBEC Project is shown in
Exhibit A;

WHEREAS, the California Government Code section 65860 requires that
the City's zoning ordinances shall be consistent with the General Plan.

1 WHEREAS, the City has determined that implementation of the Project
2 necessitates text amendments to Chapter 12 (Planning and Zoning) of the
3 Inglewood Municipal Code (IMC) and adjustments to and waivers to limited
4 provisions under IMC Chapter 12, and zone changes, as fully set forth in Exhibits
5 B and C (collectively, the “Zone Change ZC-2020-001” and the “Zoning Code
6 Amendment ZCA-2020-002”)

7 WHEREAS, on May 1, 2020, the Economic and Community Development
8 Department Director of the City of Inglewood directed Planning Division staff to
9 prepare various Project approval materials, including the Zone Change ZC-2020-
10 001 and Zoning Code Amendment ZCA-2020-002, and schedule a public hearing
11 before the Planning Commission.

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

16 WHEREAS, on June 17, 2020, the Planning Commission conducted the
17 hearing at the time and place stated in the notice and afforded all persons
18 interested in the matter of the Zone Change ZC-2020-001 and Zoning Code
19 Amendment ZCA-2020-002 to the IMC, or in any matter or subject related thereto,
20 an opportunity to be heard by the Planning Commission and to submit any
21 testimony or evidence in favor or against the proposed Zone Change ZC-2020-001
22 and Zoning Code Amendment ZCA-2020-002; and

23 WHEREAS, after taking public testimony and fully considering all the
24 issues, the Planning Commission determined that Zone Change ZC-2020-001 and
25 Zoning Code Amendment ZCA-2020-002 should be recommended for approval to
26 the City Council as set forth herein.

27 WHEREAS, pursuant to the California Environmental Quality Act, Public
28 Resources Code section 21000, et seq. (CEQA), the City prepared an

1 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which
2 analyzes potential environmental impacts of the Project, including Zone Change
3 ZC-2020-001 and Zoning Code Amendment ZCA-2020-002. Prior to making a
4 recommendation on the Zone Change and Zoning Code Amendment, the Planning
5 Commission reviewed and considered the EIR and recommended that the City
6 Council certify the EIR, make certain environmental Findings, adopt a Statement
7 of Overriding Considerations (together, the CEQA Findings), and adopt a
8 Mitigation Monitoring and Reporting Program (MMRP) for the Project.

9
10 **SECTION 2.**

11 NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning
12 Commission, based on the entirety of the materials before the Planning
13 Commission, including without limitation, agenda reports to the Planning
14 Commission; the EIR and all appendices thereto and supporting information;
15 Resolution No. __ (EIR Certification Resolution) including the CEQA Findings and
16 MMRP attached as Exhibits B and C thereto; all plans, drawings, and other
17 materials submitted by the Project Sponsor; minutes, reports, and public
18 testimony and evidence submitted as part of the City Council's duly-noticed
19 meetings regarding the IBEC Project; the record of proceedings prepared in
20 connection with AB 987 pursuant to Public Resources Code section 21168.6.8; and
21 all other information contained in the City's administrative record concerning the
22 Project (collectively, the Record), which it has carefully reviewed and considered,
23 the Planning Commission finds as follows:

24
25 1. That the foregoing Recitals are true and correct and made a part of
26 this Resolution.

1 2. That all procedural requirements for the Planning Commission to
2 recommend to the City Council approval of the Zone Change ZC-2020-001 and
3 Zoning Code Amendment ZCA-2020-002 have been followed.

4 3. That the proposed Zone Change and Zoning Code Amendment will
5 be consistent with the Inglewood General Plan, the Industrial land use
6 designation, and the Inglewood International Business Park Specific Plan, as each
7 is proposed to be amended, for the reasons set forth in Exhibit D (General Plan
8 Consistency Analysis) to Planning Commission Resolution No. ____ (General Plan
9 Amendment Resolution), which are incorporated herein by reference, and will
10 support, among others, the following objectives:

11 a. Provide for the orderly development and redevelopment of
12 the City while preserving a measure of diversity among its parts.

13 b. Help promote sound economic development and increase
14 employment opportunities for the City's residents by responding to
15 changing economic conditions.

16 c. Help promote Inglewood's image and identity as an
17 independent community within the Los Angeles metropolitan area.

18 4. That the proposed Zone Change will not constitute the granting
19 of a special privilege to a property owner inconsistent with the current or
20 designated uses or limitations of other properties in the vicinity. The addition
21 of the SE Overlay Zone to the base underlying zoning will facilitate the
22 development of a Sports and Entertainment Complex and a hotel, consistent
23 with and complementary to other major event venues and related commercial
24 development in the vicinity. The properties within the Project site that would
25 be designated as C-2A form a group of contiguous properties adjacent to other
26 properties with existing C-2A zoning classifications, are located within the
27 CNEL 65 dB noise contour for the LAX Airport, and would permit commercial
28 uses compatible with the CNEL 65 dB noise contour. Other properties in the

1 immediate vicinity are also located in the CNEL 65 dB noise contour and are
2 subject to similar limitations regarding compatible uses.

3 5. That the proposed Zone Change will be appropriate for the
4 subject property in terms of the adequacy of the site to accommodate land
5 uses permitted by the proposed zone. The Project site is of sufficient size to
6 accommodate the development permitted under the proposed SE Overlay
7 Zone and allow it to function efficiently, and it is well-served by existing
8 transportation infrastructure. Furthermore, the proposed regulations of the
9 SE Overlay Zone, along with the SEC Development Guidelines, as further
10 described in Planning Commission Resolution No. ____ (SEC Development
11 Guidelines Resolution), provide standards and guidelines to ensure that
12 permitted development is accommodated within the Project site and
13 compatible with adjacent uses, including standards to establish setbacks,
14 maximum height, parking and loading requirements, vehicular and
15 pedestrian access, lighting and signage, building massing, and other aspects
16 of the Project.

17 6. That the proposed Zoning Code Amendment will not constitute
18 the establishment of unique standards, offering special privilege to a
19 particular individual or group of individuals, that is inconsistent with the
20 general intent of the provisions of this Chapter or that may be detrimental to
21 the general welfare of the community. The standards to be established in the
22 SE Overlay Zone and SEC Development Guidelines are consistent with the
23 general intent of the Planning and Zoning Code and will facilitate the
24 orderly, well-planned development of the previously underdeveloped Project
25 site with a state-of-the-art entertainment facility and related uses and will
26 enhance the social, cultural, and recreational vitality of the community,
27 promote economic development, and increase employment opportunities for
28 the City's residents. Such facilities and uses are specialty uses with unique

1 characteristics such as venue capacity, anticipated event activity and
2 operations, related or supporting ancillary development, and adjacent uses,
3 which require specialized, specific land use planning considerations. In
4 addition to the standards and regulations to be established in the proposed
5 SE Overlay Zone and SEC Design Guidelines, the Project includes an
6 extensive set of project design features, mitigation measures, and conditions
7 of approval pursuant to AB 987 to ensure that development of the Project will
8 enhance, and not be detrimental to, the general welfare of the community, as
9 further described in the Resolution No. __ (EIR Certification Resolution)
10 including the CEQA Findings and MMRP attached as Exhibits B and C
11 thereto.

12 7. That the proposed Zone Change and Zoning Code Amendment
13 establish appropriate land uses and development standards for the efficient
14 and orderly development of the Project and the adoption of the Zone Change
15 and Zoning Code Amendment is reasonably related to protection of the public
16 health, safety, and welfare, for the reasons described in paragraphs 4, 5, and
17 6 above, and as further described in the Planning Commission Agenda Report
18 and Planning Commission Resolution No. ____ (EIR Certification Resolution),
19 which includes a statement of overriding considerations.

20 8. That an EIR has been prepared for the IBEC Project, including
21 the proposed Zone Change and Zoning Code Amendment, and must be
22 certified by the City Council prior to approval of Zone Change ZC-2020-001
23 and Zoning Code Amendment ZCA-2020-002. The Planning Commission has
24 recommended that the City Council certify the EIR and adopt CEQA
25 Findings including a Statement of Overriding Considerations for significant
26 and unavoidable impacts of the Project that would remain significant even
27 with the implementation of all feasible mitigation measures specified in the
28 EIR, and adopt an MMRP for the Project in accordance with CEQA as

1 provided in Planning Commission Resolution No. ____ (EIR Certification
2 Resolution).

3 **SECTION 3.**

4 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations
5 and findings, the Planning Commission of the City of Inglewood, California,
6 hereby recommends that the City Council approve and adopt Zone Change ZC-
7 2020-001 and Zoning Code Amendment ZCA-2020-002 in the form attached to this
8 Resolution as Exhibit B and Exhibit C.

9 BE IT FURTHER RESOLVED, that the Secretary of the Planning
10 Commission is hereby instructed to forward a certified copy of this Resolution
11 to the Project Sponsor and to the City Council as a report, with the findings,
12 and recommendations of the Planning Commission pertaining to the Zone
13 Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002 attached
14 hereto as Exhibit B and Exhibit C and to forward a certified copy of all
15 related files, data and instruments.

16 BE IT FURTHER RESOLVED, this Resolution, a recommendation to City
17 Council to approve Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-
18 2020-002 to the Inglewood Municipal Code attached hereto as Exhibit B and
19 Exhibit C is passed, approved and adopted this 17th day of June 2020.

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Larry Springs, Chairperson
City Planning Commission
Inglewood, California

23
24 **ATTEST:**

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