

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 Project will also include a limited-service hotel. The area of the IBEC Project is shown in Exhibit A; and

Exhibit B

1 **WHEREAS**, a City initiated proposal was made to establish a Sports
2 and Entertainment Overlay Zone in one (1) area of the City which includes the
3 following properties as listed by Assessor Identification Numbers:

4				
5	4032001048	4032001913	4032008900	4034004911
6	4032001005	4032002913	4032008901	4034004912
7	4032001006	4032002914	4032008902	4034004913
8	4032001033	4032002915	4032008903	4034005900
9	4032001039	4032002916	4032008904	4034005901
10	4032001049	4032002917	4032008905	4034005902
11	4032001900	4032003912	4032008907	4034005903
12	4032001901	4032003914	4032008908	4034005904
13	4032001902	4032003915	4034004900	4034005905
14	4032001903	4032004913	4034004901	4034005906
15	4032001904	4032004914	4034004902	4034005907
16	4032001905	4032007035	4034004903	4034005908
17	4032001906	4032007901	4034004904	4034005909
18	4032001907	4032007902	4034004905	4034005910
19	4032001908	4032007903	4034004906	4034005911
20	4032001909	4032007905	4034004907	4034005912
21	4032001910	4032008001	4034004908	
22	4032001911	4032008034	4034004909	
23	4032001912	4032008035	4034004910	

24 ; and

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

Exhibit B

1 **WHEREAS**, the Zoning designations of thirteen (13) of the site parcels
2 are inconsistent with the existing Commercial/Industrial General Plan Land
3 Use designations whereby they have Zoning designations of P-1 (Automobile
4 Parking), R-3 (Multiple-Family), and R-2 (Limited Multiple-Family), which
5 includes the following properties as listed by Assessor Identification Numbers

6
7 4034005900

8 4034005901

9 4034005902

10 4034005903

11 4034005904

12 4034005905

13 4034005906

14 4034005907

15 4034005908

16 4034005909

17 4034005910

18 4034005911

19 4034005912

20
21 ; and

22 **WHEREAS**, until such time that the City comprehensively updates the
23 General Plan and associated Zoning designations, which would resolve any
24 inconsistencies citywide, the Project entitlements present an opportunity to
25 resolve such inconsistencies on the site; and

26 **WHEREAS**, the attached Exhibit B depicts the existing Zoning
27 designations with the location of the Sports and Entertainment Overlay Zone
28

Exhibit B

1 (Overlay) and Exhibit C depicts the proposed C-2A (Airport Commercial)
2 Zoning designations along with the Overlay; and

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

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

16 **WHEREAS**, the matter of proposed Zone Change ZCA-2020-001 was
17 presented to the City Council on June _____, 2020, who then scheduled a
18 public hearing for July _____, 2020, and,

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

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

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

Exhibit B

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

13 **SECTION 2.**

14 Based on the entirety of the materials before the City Council, including
15 without limitation, agenda reports to the City Council and Planning
16 Commission; the EIR and all appendices thereto and supporting information;
17 Resolution No. __ (EIR Certification Resolution) including the CEQA Findings
18 and MMRP attached as Exhibits B and C thereto; all plans, drawings, and other
19 materials submitted by the Project Sponsor; minutes, reports, and public
20 testimony and evidence submitted as part of the Planning Commission's and
21 City 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 it
25 has carefully reviewed and considered, the City Council finds as follows:

- 26 1. The proposed Zone Change to establish the SE Overlay Zone and
27 rezoning of certain properties to make them consistent with the land use
28 designation will be consistent with the Inglewood General Plan, the

Exhibit B

1 Industrial land use designation, and the Inglewood International
2 Business Park Specific Plan, as each is amended, for the reasons set forth
3 in Exhibit D to Planning Commission Resolution No.____ (Planning
4 Commission General Plan Amendment Resolution), which are
5 incorporated herein by reference, will bring zoned properties that did not
6 conform with the General Plan land use designation into conformance,
7 and will support, among others, the following objectives:

- 8 a. Promote the development of sports and entertainment facilities
9 and related uses on underutilized land, in appropriate locations,
10 creating economic development and employment opportunities for
11 the City's residents.
 - 12 b. Provide for the orderly development and redevelopment of the City
13 while preserving a measure of diversity among its parts.
 - 14 c. Helps promote sound economic development and increase
15 employment opportunities for the City's residents by responding to
16 changing economic conditions.
 - 17 d. Helps promote Inglewood's image and identity as an independent
18 community within the Los Angeles metropolitan area.
- 19 2. That the rezoning of certain properties to make them consistent with the
20 General Plan land use designation is necessary to ensure the site is
21 consistent with the General Plan; and
- 22 3. That the establishment of the SE Overlay Zone will not constitute the
23 granting of a special privilege to a property owner inconsistent with the
24 current or designated uses or limitations of other properties in the
25 vicinity for the reasons set forth in Planning Commission Resolution No
26 ____ (Zone Change and Zoning Code Amendment Resolution), which are
27 incorporated herein by reference.
- 28

Exhibit B

- 1 4. That the consistency zone changes will not constitute the granting of a
2 a special privilege to a property owner inconsistent with the current or
3 designated uses or limitations of other properties in the vicinity for the
4 reasons set forth in Planning Commission Resolution No. ____ (Zone
5 Change and Zoning Code Amendment Resolution), which are
6 incorporated herein by reference.
- 7 5. That the establishment of the SE Overlay Zone will be appropriate for
8 the subject property in terms of the adequacy of the site to accommodate
9 land uses permitted by the proposed zone for the reasons set forth in
10 Planning Commission Resolution No ____ (Zone Change and Zoning Code
11 Amendment Resolution), which are incorporated herein by reference.
- 12 6. That the rezoning of properties that are inconsistent with the General
13 Plan land use designation is appropriate for the site because pursuant to
14 SB 1333, charter cities are required to resolve such inconsistencies within
15 a reasonable time.
- 16 7. That an EIR has been prepared for the IBEC Project, including the
17 proposed Zone Change, and was certified by the City Council prior to
18 approval of Zone Change ZC-2020-001 and Zoning Code Amendment
19 ZCA-2020-002. The City Council adopted CEQA Findings including a
20 Statement of Overriding Considerations for significant and unavoidable
21 impacts of the Project that would remain significant even with the
22 implementation of all feasible mitigation measures specified in the EIR,
23 and adopted an MMRP for the Project in accordance with CEQA as
24 provided in City Council Resolution No. ____ (EIR Certification
25 Resolution).

26 **SECTION 2.**

27 WHEREAS, at the conclusion of the public hearing, the City Council
28 determined that the Zone Change specified herein should be approved.

Exhibit B

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

3 The City Council concurs with the Planning Commission
4 recommendation and does hereby approve Zone Change No. ZC-2020-001, to
5 establish a Sports and Entertainment Overlay Zone and rezone certain other
6 parcels, under the provisions of Chapter 12, Article 27 of the Inglewood
7 Municipal Code.

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

12 This ordinance to establish a Sports and Entertainment Overlay Zone
13 and to rezone certain other parcels, is passed, approved and adopted by the City
14 Council of the City of Inglewood this ____ day of _____ 2020.

15
16
17
18 _____
19 **JAMES T. BUTTS**
20 **MAYOR OF THE CITY OF**
21 **INGLEWOOD, CALIFORNIA**

22 **Attest:**

23
24 _____
25 **YVONNE HORTON**
26 **CITY CLERK**
27 **(SEAL)**
28