RESOLUTION NO. __

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL FOR APPROVAL SPORTS AND ENTERTAINMENT COMPLEX DESIGN GUIDELINES AND INFRASTRUCTURE PLAN (SEC DEVELOPMENT GUIDELINES) FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.

SECTION 1.

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; 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

WHEREAS, implementation of the Project necessitates a Zone Change (No. 2020-001) and Zoning Code Amendment (No. 2020-002) including establishing a Sports and Entertainment Overlay Zone, rezoning certain parcels, and establishing regulations for the Sports and Entertainment Overlay Zone and
adjustment of other land use controls, as more particularly described in Planning
Commission Resolution No. ____ (Zone Change and Zoning Code Amendment
Resolution); and

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

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

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

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

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

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

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

SECTION 2.

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

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

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

3. That the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) establish appropriate development standards for the efficient and orderly development of the Project and adoption of the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) is reasonably related to protection of the public health, safety and welfare, as further described in the Planning Commission Agenda Report and Planning Commission Resolution No. (EIR Certification Resolution), which includes a Statement of Overriding Considerations.

4. That as described in Exhibit D (General Plan Consistency Findings) to Resolution ____ (General Plan Amendment Resolution), which is incorporated by reference as though fully set forth herein, the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) is consistent with the Inglewood General Plan, the Industrial land use designation, and the Inglewood International Business Park Specific Plan, as each is proposed to be amended.
5. An EIR has been prepared for the Project, including the proposed Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines), and must be certified by the City Council prior to final approval of these Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines). The Planning Commission has recommended that the City Council certify the EIR and adopt CEQA Findings including a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain even with implementation of feasible mitigation measures specified in the EIR, and MMRP for the Project in accordance with CEQA as provided in Planning Commission Resolution No. ______ (EIR Certification Resolution).

SECTION 3.

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

BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is hereby instructed to forward a certified copy of this Resolution to the Project Sponsor and to the City Council as a report, with the findings and recommendations of the Planning Commission pertaining to the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) attached hereto as Exhibit B and to forward a certified copy of all related files, data and instruments.
BE IT FURTHER RESOLVED, this Resolution, a recommendation to the City Council to approve the Draft Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) is passed, approved and adopted this 17th day of June 2020.

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Larry Springs, Chairperson
City Planning Commission
Inglewood, California

ATTEST:

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Evangeline Lane, Secretary
City Planning Commission
Inglewood, California