

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

1 adjustment of other land use controls, as more particularly described in Planning
2 Commission Resolution No. ____ (Zone Change and Zoning Code Amendment
3 Resolution); and

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

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

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

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

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

1 and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC
2 Development Guidelines); and

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

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

20 **SECTION 2.**

21 NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning
22 Commission based on the entirety of the materials before the Planning
23 Commission, including without limitation, agenda reports to the Planning
24 Commission; the EIR and all appendices thereto and supporting information;
25 Resolution No. __ (EIR Certification Resolution) including the CEQA Findings
26 and MMRP attached as Exhibit B and C thereto; all plans, drawings, and other
27 materials submitted by the Project Sponsor; minutes, reports, and public
28 testimony and evidence submitted as part of the City Council's duly-noticed

1 meetings regarding the IBEC Project; the record of proceedings prepared in
2 connection with AB 987 pursuant to Public Resources Code section 21168.6.8;
3 and all other information contained in the City's administrative record
4 concerning the Project (collectively, the Record), which it has carefully
5 reviewed and considered, the Planning Commission finds as follows:

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

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

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

21 4. That as described in Exhibit D (General Plan Consistency
22 Findings) to Resolution ___ (General Plan Amendment Resolution), which is
23 incorporated by reference as though fully set forth herein, the Sports and
24 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC
25 Development Guidelines) is consistent with the Inglewood General Plan, the
26 Industrial land use designation, and the Inglewood International Business
27 Park Specific Plan, as each is proposed to be amended.

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1 5. An EIR has been prepared for the Project, including the proposed
2 Sports and Entertainment Complex Design Guidelines and Infrastructure
3 Plan (SEC Development Guidelines), and must be certified by the City Council
4 prior to final approval of these Sports and Entertainment Complex Design
5 Guidelines and Infrastructure Plan (SEC Development Guidelines). The
6 Planning Commission has recommended that the City Council certify the EIR
7 and adopt CEQA Findings including a Statement of Overriding Considerations
8 for significant and unavoidable impacts of the Project that would remain even
9 with implementation of feasible mitigation measures specified in the EIR, and
10 MMRP for the Project in accordance with CEQA as provided in Planning
11 Commission Resolution No. ____ (EIR Certification Resolution).

12 **SECTION 3.**

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

18 BE IT FURTHER RESOLVED, that the Secretary of the Planning
19 Commission is hereby instructed to forward a certified copy of this Resolution to
20 the Project Sponsor and to the City Council as a report, with the findings and
21 recommendations of the Planning Commission pertaining to the Sports and
22 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC
23 Development Guidelines) attached hereto as Exhibit B and to forward a certified
24 copy of all related files, data and instruments.

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1 BE IT FURTHER RESOLVED, this Resolution, a recommendation to the
2 City Council to approve the Draft Sports and Entertainment Complex Design
3 Guidelines and Infrastructure Plan (SEC Development Guidelines) is passed,
4 approved and adopted this 17th day of June 2020.

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

10 **ATTEST:**

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