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RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 2020-001 (SPA 2020-001) TO AMEND THE INGLEWOOD INTERNATIONAL BUSINESS PARK SPECIFIC PLAN (ADOPTED DECEMBER 21, 1993) FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.

(SPA 2020-001)

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; ~~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

1
2 ~~WHEREAS, California Government Code section 65455 prohibits adoption or~~
3 ~~amendment of a zoning ordinance within an area covered by a specific plan unless it is~~
4 ~~consistent with the adopted specific plan.~~ WHEREAS, a portion of the Project site shown in
5 Exhibit A is located within the area subject to the Inglewood International Business Park
6 Specific Plan; and

7 WHEREAS, implementation of the Project necessitates an amendment to the
8 Inglewood International Business Park Specific Plan (Specific Plan Amendment) attached to
9 this Resolution as Exhibit B, which is incorporated herein by this reference; and

10 WHEREAS, on May 1, 2020, the Economic and Community Development
11 Department Director directed Planning Division staff to prepare various Project approval
12 materials, including the Specific Plan Amendment, and ~~scheduled~~ schedule a public hearing
13 before the Planning Commission; and

14 WHEREAS, the proposal was set for a duly-noticed public hearing before the Planning
15 Commission in the City Council Chambers, Ninth Floor, of the Inglewood City Hall, on the
16 17th day of June 2020, beginning at the hour of 7:00 p.m.; and

17 WHEREAS, on June 17, 2020, the Planning Commission conducted the duly noticed
18 hearing at the time and place stated in the notice and afforded all persons interested in the
19 matter of the proposed ~~amendment~~ Specific Plan Amendment to the Inglewood International
20 Business Park Specific Plan SPA-2020-001, or in any matter or subject related thereto, an
21 opportunity to be heard by the Planning Commission and to submit any testimony or evidence
22 in favor or against the proposed Specific Plan Amendment; and

23 WHEREAS, after taking public testimony and fully considering all the issues, the
24 Planning Commission determined that Specific Plan Amendment SPA-2020-001 should be
25 recommended for approval to the City Council as set forth herein; and

26 WHEREAS, pursuant to the California Environmental Quality Act, Public Resources
27 Code section 21000 et seq. (CEQA), the City prepared an Environmental Impact Report
28 (EA-EIR-2020-45) for the Project (EIR), which analyzes potential environmental impacts of

1 the Project, including the Specific Plan Amendment. Prior to making a recommendation on the
2 Specific Plan Amendment, the Planning Commission reviewed and considered the EIR and
3 recommended that the City Council certify the EIR, make certain environmental Findings,
4 adopt a Statement of Overriding Considerations (together, the CEQA Findings), and adopt a
5 Mitigation Monitoring and Reporting Program (MMRP) for the Project.

6 **SECTION 2.**

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

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

21 2. That all procedural requirements for the Planning Commission to recommend
22 approval of Specific Plan Amendment SPA-2020-001 have been followed.

23 3. That the Specific Plan Amendment SPA-2020-001 substantially complies with
24 applicable requirements of state law, including requirements under Government Code Section
25 65450 et seq.

26 4. ~~2-~~That as described in Exhibit D (General Plan Consistency Analysis) to
27 Planning Commission Resolution ____ (General Plan Amendment Resolution), which is
28 incorporated by reference as though fully set forth herein, the Specific Plan Amendment

1 SPA-2020-001 is consistent with the intent of the Inglewood General Plan in that as it will
2 allocate land in the City to satisfy the multiple needs of residents but recognize that land is a
3 scarce resource is proposed to be conserved rather than wasted and will support the following
4 policies:

5 a. ~~Develop a land use element that facilitates the efficient use of land for~~
6 conservation, development and redevelopment amended.

7 b. ~~Promote Inglewood's image and identity as an independent community within~~
8 the Los Angeles metropolitan area.

9 c. ~~Help promote sound economic development and increase employment~~
10 opportunities for the City's residents.

11 ~~3.~~

12 5. That the proposed Specific Plan Amendment SPA-2020-001 is establishes
13 appropriate for the subject site in terms land uses and development standards for the efficient
14 and orderly development of the adequacy of Project and the site to accommodate the land uses
15 within the Inglewood International Business Park Specific Plan.

16 ~~4. That adoption of the Specific Plan Amendment is consistent with the general~~
17 intent of the provisions of Chapter 12 to promote reasonably related to protection of the public
18 health, safety, comfort, and convenience of the City of Inglewood and therefore will not be
19 detrimental to its general welfare welfare, as further described in the Planning Commission
20 Agenda Report and Planning Commission Resolution No. _____ (EIR Certification Resolution),
21 which includes a Statement of Overriding Considerations.

22 ~~6.~~ 5. That an EIR has been prepared for the IBEC Project, including the proposed
23 Specific Plan Amendment, and must be certified by the City Council prior to approval of the
24 Specific Plan Amendment SPA-2020-001. The Planning Commission has recommended that
25 the City Council certify the EIR and adopt CEQA Findings including a Statement of
26 Overriding Considerations for significant and unavoidable impacts of the Project that would
27 remain significant even with the implementation of all feasible mitigation measures specified
28 in the EIR, and adopt an MMRP for the Project in accordance with CEQA as provided in

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

3 **SECTION 3.**

4 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations and findings,
5 the Planning Commission of the City of Inglewood, California, hereby recommends that the
6 City Council approve and adopt Specific Plan Amendment SPA ~~2020-01~~2020-001 to the
7 Inglewood International Business Park Specific Plan in the form attached to this Resolution as
8 Exhibit ~~--B~~.

9 BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is
10 hereby instructed to forward a certified copy of this ~~resolution~~Resolution to the Project
11 Sponsor and to the City Council as a report, with findings, and recommendations of the
12 Planning Commission pertaining to Specific Plan Amendment SPA-2020-001 attached hereto
13 as Exhibit ~~--B~~ and to forward a certified copy of all related files, data, and instruments.

14 BE IT FURTHER RESOLVED, this ~~resolution~~Resolution, a recommendation to the
15 City Council to approve Specific Plan Amendment SPA-2020-001 as Exhibit ~~--B~~ is passed,
16 approved and adopted this 17th day of June 2020.
17
18

19
20 _____
21 **Larry Springs, Chairperson**
City Planning Commission
Inglewood, California

22 **ATTEST:**
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25

26 _____
27 **Evangeline Lane, Secretary**
City Planning Commission
Inglewood, California
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