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

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

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

WHEREAS, the Zoning designations of thirteen (13) of the site parcels are inconsistent with the existing Commercial/Industrial General Plan Land Use designations whereby they have Zoning designations of P-1 (Automobile Parking), R-3 (Multiple-Family), and R-2 (Limited Multiple-Family), which includes the following properties as listed by Assessor Identification Numbers:
WHEREAS, until such time that the City comprehensively updates the General Plan and associated Zoning designations, which would resolve any inconsistencies citywide, the project entitlements present an opportunity to resolve such inconsistencies on the site; and

WHEREAS, the attached Exhibit AB depicts the existing Zoning designations with the location of the Sports and Entertainment Overlay Zone (Overlay) and Exhibit BC depicts the proposed C-2A (Airport Commercial) Zoning designations along with the Overlay; and

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE ZC-2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT OVERLAY ZONE IN AND REZONE CERTAIN PARCELS, AND ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12
Exhibit AB

(PHANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE (IMC) AND TO REZONE CERTAIN PARCELS IN THE PROJECT SITE TO CONFORM WITH THE EXISTING GENERAL PLAN ESTABLISH REGULATIONS FOR THE SPORTS AND ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER LAND USE DESIGNATION CONTROLS.

WHEREAS, Resolution No. ___the matter of proposed Zone Change ZCA-2020-001 was presented to the City Council on June ____, 2020, who then scheduled a public hearing for July ____ , 2020, and,

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

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

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

Pursuant to the California Environmental Quality Act, Public Resources Code, Section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report (EIR) for the Inglewood Basketball and Entertainment Center (State Clearinghouse No. 2018021056), which analyzed environmental impacts of the proposed project and the associated entitlements. Prior to making a decision on the Zone Change, the City Council reviewed and considered the EIR and pursuant to Resolution No. ____ (City Council EIR Certification Resolution) certified the EIR, made certain environmental findings, adopted a Mitigation Monitoring and Reporting Program, and adopted a Statement of Overriding Considerations.
Exhibit AB

for significant and unavoidable impacts of the Project that would remain even with the implementation of necessary mitigation measures specified in the EIR.

SECTION 12.

Based on the entirety of the materials before the City Council, including without limitation, agenda reports to the City Council and Planning Commission; the EIR and all appendices thereto and supporting information; Resolution No. ___ (EIR Certification Resolution) including the CEOA Findings and MMRP attached as Exhibits 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 Planning Commission’s and 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 City Council finds as follows:

1. The proposed Zone Change to establish the SE Overlay Zone and rezoning of certain properties to make them consistent with the land use designation will be consistent with the Inglewood General Plan, the Industrial land use designation, and the Inglewood International Business Park Specific Plan, as each is amended in that it is for the reasons set forth in Exhibit D to Planning Commission Resolution No. ___ (Planning Commission General Plan Amendment Resolution), which are incorporated herein by reference, will bring zoned properties that did not conform with the General Plan, land use designation into conformance, and the Overlay will support, among others, the following policies/objectives:

   a. Promote the development of sports and entertainment facilities and related uses on underutilized land, in appropriate locations, creating economic development and employment opportunities for the City’s residents.

   b. Facilitates the allocation of land in the City to satisfy the multiple needs of residents but recognize that land is a scarce resource to be conserved rather
Exhibit AB

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

c. Helps promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions.

d. Helps promote Inglewood's image and identity as an independent community within the Los Angeles metropolitan area.

2. That the rezoning of certain properties to make them consistent with the General Plan land use designation is necessary to ensure the site is consistent with the General Plan; and

3. That the establishment of the SE Overlay Zone will not constitute the granting of a special privilege to a property owner inconsistent with the current or designated uses or limitations of other properties in the vicinity because the Overlay will not reduce available development options for properties located within its reasons set forth in Planning Commission Resolution No.____ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.

4. That the consistency zone changes will not constitute the granting of a special privilege to a property owner inconsistent with the current or designated uses or limitations of other properties in the vicinity because the consistency zone changes do not change the permissible development options on those sites because any development proposal would be required to conform with the land use designation reasons set forth in Planning Commission Resolution No.____ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.

5. That the establishment of the SE Overlay Zone will be appropriate for the subject property in terms of the adequacy of the site to accommodate land uses permitted by the proposed zone because the site is sufficiently large to accommodate adequate parking and related facilities to allow it to function efficiently reasons set forth in
Exhibit AB

Planning Commission Resolution No. _____ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.

6. That the rezoning of properties that are inconsistent with the General Plan land use designation is appropriate for the site because pursuant to SB 1333, charter cities are required to resolve such inconsistencies within a reasonable time.

7. That an EIR has been prepared for the IBEC Project, including the proposed Zone Change, and was certified by the City Council prior to approval of Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002. The City Council adopted CEQA Findings including a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain significant even with the implementation of all feasible mitigation measures specified in the EIR, and adopted an MMRP for the Project in accordance with CEQA as provided in City Council Resolution No. _____ (EIR Certification Resolution).

SECTION 2.

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

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

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

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

This ordinance to establish a Sports and Entertainment Overlay Zone and to rezone certain properties that are inconsistent with the underlying General Plan land use
designated other parcels, is passed, approved and adopted by the City Council of the City of
Inglewood this _____ day of __________ 2020.

JAMES T. BUTTS
MAYOR OF THE CITY OF
INGLEWOOD, CALIFORNIA

Attest:

YVONNE HORTON
CITY CLERK
(SEAL)