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RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THAT A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF INGLEWOOD AND MURPHY’S BOWL, LLC, CONCERNING THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER (IBEC) BE APPROVED

**Development Agreement No. _
(DA-20____-__)**

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.

WHEREAS, the California Government Code Section 65864 *et seq.* (the Development Agreement Statute) authorizes the City of Inglewood (City) to enter into binding agreements with any person having a legal or equitable interest in real property for the purposes of governing the development of that property within the jurisdiction of the City.

1 WHEREAS, pursuant to the Development Agreement Statute, the Project Sponsor
2 seeks to enter into a development agreement with the City for purposes of developing the
3 Project, substantially in the form attached to this Resolution as Exhibit AB (the
4 Development Agreement).

5 WHEREAS, it is proposed that the City take a number of actions in furtherance of
6 the Project and Development Agreement, including the approval of a disposition and
7 development agreement (DDA) between the City and Project Sponsor, which provides for
8 the City's conveyance of real property currently held by the City (City Parcels) to Project
9 Sponsor for purposes of developing the Project. The DDA also provides a process pursuant
10 to which certain private property (the Private Parcels) not presently owned by the City or
11 the Project Sponsor may be acquired by City, including, if the City determines, in its sole
12 discretion, to exercise its power of eminent domain.

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

17 WHEREAS, on June 17, 2020, the Planning Commission conducted the hearing at
18 the time and place stated above and afforded all persons interested in the matter of the
19 Development Agreement DA-20-___, or in any matter or subject related thereto, an
20 opportunity to be heard by the Planning Commission and to submit any testimony or
21 evidence in favor of or against the proposed Development Agreement.

22 WHEREAS, after taking public testimony and fully considering all the issues, the
23 Planning Commission determined that the proposed Development Agreement should be
24 recommended for approval to the City Council as set forth herein.

25 WHEREAS, pursuant to the California Environmental Quality Act, Public
26 Resources Code section 21000 et seq. (CEQA), the City prepared an Environmental
27 Impact Report (EA-EIR-2020-45) for the Project (EIR), which analyzes potential
28 environmental impacts of the Project, including the Development Agreement. Prior to
making a recommendation on the Development Agreement, the Planning Commission

1 reviewed and considered the EIR and recommended that the City Council certify the EIR,
2 make certain environmental Findings, adopt a Statement of Overriding Considerations,
3 (together, the CEQA Findings), and adopt a Mitigation Monitoring and Reporting Program
4 (MMRP) for the Project.

5 **SECTION 2.**

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

18
19 1. The foregoing Recitals are true and correct and made a part of this
20 Resolution.

21 2. All procedural requirements for the Planning Commission to recommend to
22 the City Council approval of the Development Agreement have been followed.

23 3. The Development Agreement substantially complies with applicable
24 requirements of the Development Agreement Statute. Specifically, the Project Sponsor
25 would have a legal or equitable interest in the City Parcels upon entry into the DDA, which
26 City and Project Sponsor would enter into concurrently with the Development Agreement.
27 The private Parcels would not be subject to the Development Agreement unless and until a
28 legal or ~~quietable~~ equitable interest in the property is acquired by the Project Sponsor.

4. The Development Agreement is consistent with the General Plan, the

1 Industrial land use designation, and the Inglewood International Business Park Specific
2 Plan (IIBP Specific Plan), as ~~both are each~~ is proposed to be amended, and the Project and
3 the approvals required for implementation of the Project, are, on balance, consistent with
4 the General Plan and IIBP Specific Plan, as both are proposed to be amended as described
5 in Exhibit ~~_____ to the Agenda Report~~ D (General Plan Consistency Analysis) to Planning
6 Commission Resolution No. _____ (General Plan Amendment Resolution), which is
7 incorporated by reference as though fully set forth herein.

8 5. The Development Agreement will help ~~assure~~ ensure the efficient, ~~and~~
9 orderly, ~~and compatible~~ development of the Project. The adoption of the Development
10 Agreement is reasonably related to protection of the public health, safety, and welfare, as
11 further described in the Planning Commission Agenda Report and Planning Commission
12 Resolution No. _____ (EIR Certification Resolution), which includes a ~~statement~~ Statement
13 of ~~overriding considerations~~ Overriding Considerations.

14 6. An EIR has been prepared for the IBEC Project, including the proposed
15 Development Agreement, and must be certified by the City Council prior to final approval
16 of the Development Agreement DA-2020-_____. The Planning Commission has
17 recommended that the City Council certify the EIR and adopt the CEQA Findings,
18 including a Statement of Overriding Considerations for significant and unavoidable
19 impacts of the Project that would remain significant even with the implementation of all
20 feasible mitigation measures specified in the EIR, and adopt an MMRP for the Project in
21 accordance with CEQA as provided in Planning Commission Resolution No. _____ (EIR
22 Certification Resolution).

23 **SECTION 3.**

24 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations and
25 findings, the Planning Commission of the City of Inglewood, California, hereby
26 recommends that the City Council approve and adopt the Development Agreement
27 DA-20_____ substantially in the form attached to this Resolution as Exhibit AB.

28 BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is
hereby instructed to forward a certified copy of this ~~resolution~~ Resolution to the Project

1 Sponsor and the City Council as a report, with the findings and recommendations of the
2 Planning Commission pertaining to the Development Agreement attached hereto as
3 Exhibit AB, and to forward such certified copy of all related files, data, and instruments, to
4 the City Council.

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14 BE IT FURTHER RESOLVED, this ~~resolution~~ Resolution, a recommendation to
15 the City Council to approve the Development Agreement No. DA-20-___ is passed,
16 approved and adopted this 17th day of June 2020.

17
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19 _____
20 **Larry Springs, Chairperson**
21 **City Planning Commission**
22 **Inglewood, California**

23 ATTEST:

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

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Exhibit AB

DEVELOPMENT DEVELOPMENT AGREEMENT