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RESOLUTION NO. 1870

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; and various
circulation, infrastructure and other ancillary uses (the Project). The Project will

1 also include a limited-service hotel. The area of the IBEC Project is shown in
2 Exhibit A; and

3 WHEREAS, a portion of the Project site shown in Exhibit A is located
4 within the area subject to the Inglewood International Business Park Specific
5 Plan; and

6 WHEREAS, implementation of the Project necessitates an amendment to
7 the Inglewood International Business Park Specific Plan (Specific Plan
8 Amendment) attached to this Resolution as Exhibit B, which is incorporated
9 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
12 approval materials, including the Specific Plan Amendment, and schedule a public
13 hearing before the Planning Commission; and

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

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

25 WHEREAS, after taking public testimony and fully considering all the
26 issues, the Planning Commission determined that Specific Plan Amendment SPA-
27 2020-001 should be recommended for approval to the City Council as set forth
28 herein; and

1 WHEREAS, pursuant to the California Environmental Quality Act, Public
2 Resources Code section 21000 et seq. (CEQA), the City prepared an
3 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which
4 analyzes potential environmental impacts of the Project, including the Specific
5 Plan Amendment. Prior to making a recommendation on the Specific Plan
6 Amendment, the Planning Commission reviewed and considered the EIR and
7 recommended that the City Council certify the EIR, make certain environmental
8 Findings, adopt a Statement of Overriding Considerations (together, the CEQA
9 Findings), and adopt a Mitigation Monitoring and Reporting Program (MMRP) for
10 the Project.

11 **SECTION 2.**

12 NOW, THEREFORE, BE IT RESOLVED, by the Inglewood Planning
13 Commission based on the entirety of the materials before the Planning
14 Commission, including without limitation, agenda reports to the Planning
15 Commission; the EIR and all appendices thereto and supporting information;
16 Resolution No. 1868 (EIR Certification Resolution) including the CEQA
17 Findings and MMRP attached as Exhibit B and C, respectively, thereto; all
18 plans, drawings, and other materials submitted by the Project Sponsor;
19 minutes, reports, and public testimony and evidence submitted as part of the
20 City Council's duly-noticed meetings regarding the IBEC Project; the record
21 of proceedings prepared in connection with AB 987 pursuant to Public
22 Resources Code section 21168.6.8; and all other information contained in the
23 City's administrative record concerning the Project (collectively, the Record),
24 which it has carefully reviewed and considered, the Planning Commission
25 finds as follows:

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

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

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

7 4. That as described in Exhibit D (General Plan Consistency Analysis)
8 to Planning Commission Resolution 1869 (General Plan Amendment Resolution),
9 which is incorporated by reference as though fully set forth herein, the Specific
10 Plan Amendment SPA-2020-001 is consistent with the Inglewood General Plan as
11 it is proposed to be amended.

12 5. That the Specific Plan Amendment SPA-2020-001 establishes
13 appropriate land uses and development standards for the efficient and orderly
14 development of the Project and the adoption of the Specific Plan Amendment is
15 reasonably related to protection of the public health, safety, and welfare, as
16 further described in the Planning Commission Agenda Report and Planning
17 Commission Resolution No. 1868 (EIR Certification Resolution), which includes a
18 Statement of Overriding Considerations.

19 6. That an EIR has been prepared for the IBEC Project, including the
20 proposed Specific Plan Amendment, and must be certified by the City Council
21 prior to approval of the Specific Plan Amendment SPA-2020-001. The Planning
22 Commission has recommended that the City Council certify the EIR and adopt
23 CEQA Findings including a Statement of Overriding Considerations for
24 significant and unavoidable impacts of the Project that would remain significant
25 even with the implementation of all feasible mitigation measures specified in the
26 EIR, and adopt an MMRP for the Project in accordance with CEQA as provided in
27 Planning Commission Resolution No. 1868 (EIR Certification Resolution).

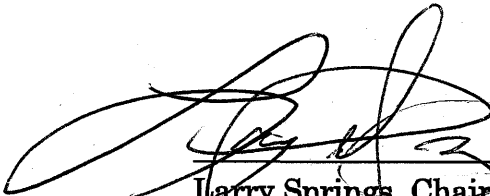
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1 **SECTION 3.**

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

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

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

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19 Larry Springs, Chairperson
20 City Planning Commission
Inglewood, California

21 **ATTEST:**

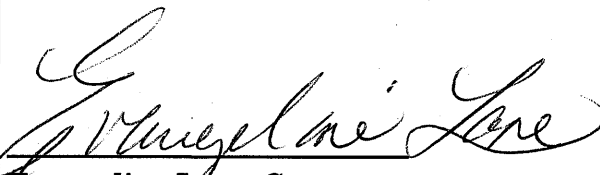
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25 Evangeline Lane, Secretary
26 City Planning Commission
Inglewood, California
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Exhibit A
Subject Site

Exhibit A

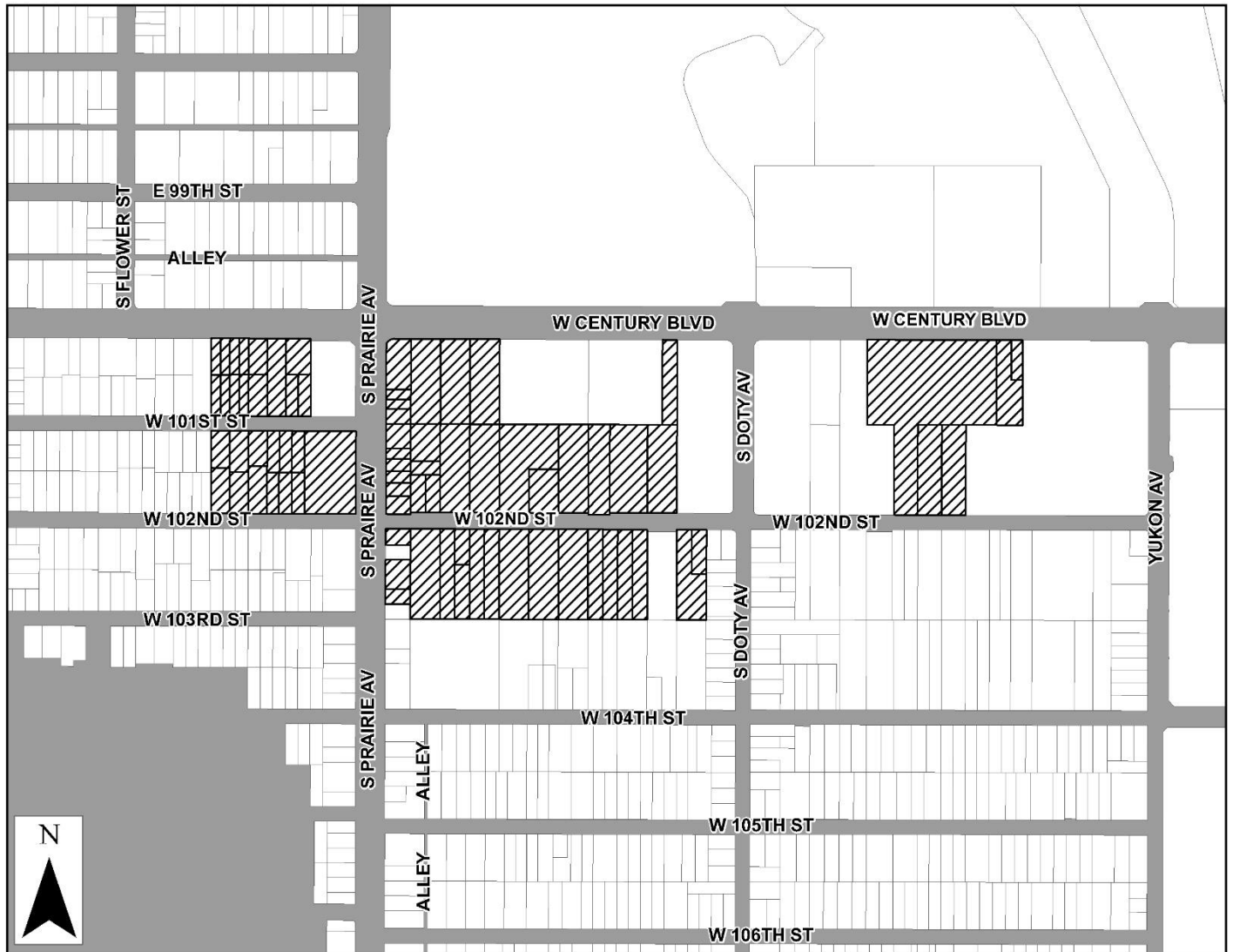


Exhibit B
Text Amendments to the Inglewood International Business Park Specific Plan

EXHIBIT B

TEXT AMENDMENTS TO THE INGLEWOOD INTERNATIONAL BUSINESS PARK SPECIFIC PLAN

Added text is shown in **bold underline**.

Section 1.

The “Relationship to Other Plans” subsection on pages 2 and 3 of Section I (“INTRODUCTION”) of the Inglewood International Business Park Specific Plan is amended to add a new Section C, to read as follows:

C. Relationship to IBEC Project and Sports and Entertainment Overlay Zone

In furtherance of the General Plan amendment adopted by Resolution No. _____ regarding sports and entertainment facilities, the City on _____, 2020, adopted Ordinance No. _____, creating the Sports and Entertainment Overlay Zone, and undertook several other actions to approve and facilitate the development of a sports and entertainment facility project referred to as the Inglewood Basketball and Entertainment Center project (the “IBEC Project”), the boundaries of which include certain parcels within the IIBP Specific Plan area, Parcels 4032007900, 4032007901, 4032007902, 4032007903, 4032007904, 4032007905, 4032007035, 4032008900, 4032008901, 4032008902, 4032008903, 4032008904, 4032008905, 4032008907, 4032008908, 4032008001, 4032008034, and 4032008035 (the “IBEC Project Related Parcels”). By doing so the City intends, as provided below, that if developed in connection with the IBEC Project the IBEC Project Related Parcels shall be excluded from the IIBP Specific Plan, but otherwise the provisions of the IIBP Specific Plan shall apply.

Section 2.

The “Description of the Inglewood International Business Park” subsection on page 3 of Section I (“INTRODUCTION”) of the Inglewood International Business Park Specific Plan is amended to read as follows:

[...]

The IIBP is located in the southern portion of the City of Inglewood. The area boundaries are 102nd Street to the north, Yukon Avenue to the east, 104th Street to the south, and Prairie Avenue to the west. The area is bisected by the north-south running Doty Avenue (Figure 2). **Provided, however, if applicable in connection with the development of the IBEC Project, the IBEC Project Related Parcels shall be excluded from the IIBP Specific Plan.**
