

1 RESOLUTION NO. 1871

2 A RESOLUTION OF THE PLANNING COMMISSION OF
3 THE CITY OF INGLEWOOD, CALIFORNIA,
4 RECOMMENDING TO THE CITY COUNCIL FOR
5 APPROVAL, ZONE CHANGE ZC-2020-001 TO ESTABLISH A
6 SPORTS AND ENTERTAINMENT OVERLAY ZONE AND
7 REZONE CERTAIN PARCELS, AND ZONING CODE
8 AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING
9 AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE
10 TO ESTABLISH REGULATIONS FOR THE SPORTS AND
11 ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER
12 LAND USE CONTROLS.

13 (Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002)

14 SECTION 1.

15 WHEREAS, Murphy's Bowl, LLC (Project Sponsor) seeks the development
16 of the Inglewood Basketball and Entertainment Center (IBEC) that includes an
17 arena calculated to promote the enjoyment and recreation of the public by
18 providing access to the City's residents in the form of spectator sports, specifically
19 basketball, with up to 18,000 fixed seats to host National Basketball Association
20 (NBA) games, and with up to 500 additional temporary seats for other events such
21 as family shows, concerts, corporate and community events, and other sporting
22 events; an up to 85,000-square foot team practice and athletic training facility; up
23 to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports
24 medicine clinic; up to 63,000 square feet of ancillary and related arena uses
25 including retail and dining; an outdoor plaza adjacent to the arena; parking
26 facilities; relocation of a City of Inglewood groundwater well; and various
27 circulation, infrastructure, and other ancillary uses (the Project). The Project will
28 also include a limited-service hotel. The area of the IBEC Project is shown in
Exhibit A;

WHEREAS, the California Government Code section 65860 requires that
the City's zoning ordinances shall be consistent with the General Plan.

1 WHEREAS, the City has determined that implementation of the Project
2 necessitates text amendments to Chapter 12 (Planning and Zoning) of the
3 Inglewood Municipal Code (IMC) and adjustments to and waivers to limited
4 provisions under IMC Chapter 12, and zone changes, as fully set forth in Exhibits
5 B and C (collectively, the "Zone Change ZC-2020-001" and the "Zoning Code
6 Amendment ZCA-2020-002")

7 WHEREAS, on May 1, 2020, the Economic and Community Development
8 Department Director of the City of Inglewood directed Planning Division staff to
9 prepare various Project approval materials, including the Zone Change ZC-2020-
10 001 and Zoning Code Amendment ZCA-2020-002, and schedule a public hearing
11 before the Planning Commission.

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

16 WHEREAS, on June 17, 2020, the Planning Commission conducted the
17 hearing at the time and place stated in the notice and afforded all persons
18 interested in the matter of the Zone Change ZC-2020-001 and Zoning Code
19 Amendment ZCA-2020-002 to the IMC, or in any matter or subject related thereto,
20 an opportunity to be heard by the Planning Commission and to submit any
21 testimony or evidence in favor or against the proposed Zone Change ZC-2020-001
22 and Zoning Code Amendment ZCA-2020-002; and

23 WHEREAS, after taking public testimony and fully considering all the
24 issues, the Planning Commission determined that Zone Change ZC-2020-001 and
25 Zoning Code Amendment ZCA-2020-002 should be recommended for approval to
26 the City Council as set forth herein.

27 WHEREAS, pursuant to the California Environmental Quality Act, Public
28 Resources Code section 21000, et seq. (CEQA), the City prepared an

1 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which
2 analyzes potential environmental impacts of the Project, including Zone Change
3 ZC-2020-001 and Zoning Code Amendment ZCA-2020-002. Prior to making a
4 recommendation on the Zone Change and Zoning Code Amendment, the Planning
5 Commission reviewed and considered the EIR and recommended that the City
6 Council certify the EIR, make certain environmental Findings, adopt a Statement
7 of Overriding Considerations (together, the CEQA Findings), and adopt a
8 Mitigation Monitoring and Reporting Program (MMRP) for the Project.

9
10 **SECTION 2.**

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

24
25 1. That the foregoing Recitals are true and correct and made a part of
26 this Resolution.

1 2. That all procedural requirements for the Planning Commission to
2 recommend to the City Council approval of the Zone Change ZC-2020-001 and
3 Zoning Code Amendment ZCA-2020-002 have been followed.

4 3. That the proposed Zone Change and Zoning Code Amendment will
5 be consistent with the Inglewood General Plan, the Industrial land use
6 designation, and the Inglewood International Business Park Specific Plan, as each
7 is proposed to be amended, for the reasons set forth in Exhibit D (General Plan
8 Consistency Analysis) to Planning Commission Resolution No. 1869 (General Plan
9 Amendment Resolution), which are incorporated herein by reference, and will
10 support, among others, the following objectives:

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

13 b. Help promote sound economic development and increase
14 employment opportunities for the City's residents by responding to
15 changing economic conditions.

16 c. Help promote Inglewood's image and identity as an
17 independent community within the Los Angeles metropolitan area.

18 4. That the proposed Zone Change will not constitute the granting
19 of a special privilege to a property owner inconsistent with the current or
20 designated uses or limitations of other properties in the vicinity. The addition
21 of the SE Overlay Zone to the base underlying zoning will facilitate the
22 development of a Sports and Entertainment Complex and a hotel, consistent
23 with and complementary to other major event venues and related commercial
24 development in the vicinity. The properties within the Project site that would
25 be designated as C-2A form a group of contiguous properties adjacent to other
26 properties with existing C-2A zoning classifications, are located within the
27 CNEL 65 dB noise contour for the LAX Airport, and would permit commercial
28 uses compatible with the CNEL 65 dB noise contour. Other properties in the

1 immediate vicinity are also located in the CNEL 65 dB noise contour and are
2 subject to similar limitations regarding compatible uses.

3 5. That the proposed Zone Change will be appropriate for the
4 subject property in terms of the adequacy of the site to accommodate land
5 uses permitted by the proposed zone. The Project site is of sufficient size to
6 accommodate the development permitted under the proposed SE Overlay
7 Zone and allow it to function efficiently, and it is well-served by existing
8 transportation infrastructure. Furthermore, the proposed regulations of the
9 SE Overlay Zone, along with the SEC Development Guidelines, as further
10 described in Planning Commission Resolution No. 1872 (SEC Development
11 Guidelines Resolution), provide standards and guidelines to ensure that
12 permitted development is accommodated within the Project site and
13 compatible with adjacent uses, including standards to establish setbacks,
14 maximum height, parking and loading requirements, vehicular and
15 pedestrian access, lighting and signage, building massing, and other aspects
16 of the Project.

17 6. That the proposed Zoning Code Amendment will not constitute
18 the establishment of unique standards, offering special privilege to a
19 particular individual or group of individuals that is inconsistent with the
20 general intent of the provisions of this Chapter or that may be detrimental to
21 the general welfare of the community. The standards to be established in the
22 SE Overlay Zone and SEC Development Guidelines are consistent with the
23 general intent of the Planning and Zoning Code and will facilitate the
24 orderly, well-planned development of the previously underdeveloped Project
25 site with a state-of-the-art entertainment facility and related uses and will
26 enhance the social, cultural, and recreational vitality of the community,
27 promote economic development, and increase employment opportunities for
28 the City's residents. Such facilities and uses are specialty uses with unique

1 characteristics such as venue capacity, anticipated event activity and
2 operations, related or supporting ancillary development, and adjacent uses,
3 which require specialized, specific land use planning considerations. In
4 addition to the standards and regulations to be established in the proposed
5 SE Overlay Zone and SEC Design Guidelines, the Project includes an
6 extensive set of project design features, mitigation measures, and conditions
7 of approval pursuant to AB 987 to ensure that development of the Project will
8 enhance, and not be detrimental to, the general welfare of the community, as
9 further described in the Resolution No. 1868 (EIR Certification Resolution)
10 including the CEQA Findings and MMRP attached as Exhibits B and C
11 thereto.

12 7. That the proposed Zone Change and Zoning Code Amendment
13 establish appropriate land uses and development standards for the efficient
14 and orderly development of the Project and the adoption of the Zone Change
15 and Zoning Code Amendment is reasonably related to protection of the public
16 health, safety, and welfare, for the reasons described in paragraphs 4, 5, and
17 6 above, and as further described in the Planning Commission Agenda Report
18 and Planning Commission Resolution No. 1868 (EIR Certification
19 Resolution), which includes a statement of overriding considerations.

20 8. That an EIR has been prepared for the IBEC Project, including
21 the proposed Zone Change and Zoning Code Amendment, and must be
22 certified by the City Council prior to approval of Zone Change ZC-2020-001
23 and Zoning Code Amendment ZCA-2020-002. The Planning Commission has
24 recommended that the City Council certify the EIR and adopt CEQA
25 Findings including a Statement of Overriding Considerations for significant
26 and unavoidable impacts of the Project that would remain significant even
27 with the implementation of all feasible mitigation measures specified in the
28 EIR, and adopt an MMRP for the Project in accordance with CEQA as


1 provided in Planning Commission Resolution No. 1868 (EIR Certification
2 Resolution).

3 **SECTION 3.**

4 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations
5 and findings, the Planning Commission of the City of Inglewood, California,
6 hereby recommends that the City Council approve and adopt Zone Change ZC-
7 2020-001 and Zoning Code Amendment ZCA-2020-002 in the form attached to this
8 Resolution as Exhibit B and Exhibit C.

9 BE IT FURTHER RESOLVED, that the Secretary of the Planning
10 Commission is hereby instructed to forward a certified copy of this Resolution
11 to the Project Sponsor and to the City Council as a report, with the findings,
12 and recommendations of the Planning Commission pertaining to the Zone
13 Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002 attached
14 hereto as Exhibit B and Exhibit C and to forward a certified copy of all
15 related files, data and instruments.

16 BE IT FURTHER RESOLVED, this Resolution, a recommendation to City
17 Council to approve Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-
18 2020-002 to the Inglewood Municipal Code attached hereto as Exhibit B and
19 Exhibit C is passed, approved and adopted this 17th day of June 2020.

20
21 
22 Larry Springs, Chairperson
23 City Planning Commission
Inglewood, California

24 **ATTEST:**

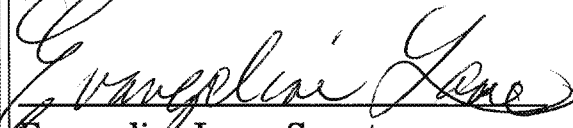
25 
26
27 Evangeline Lane, Secretary
28 City Planning Commission
Inglewood, California

Exhibit A
Subject Site

Exhibit A

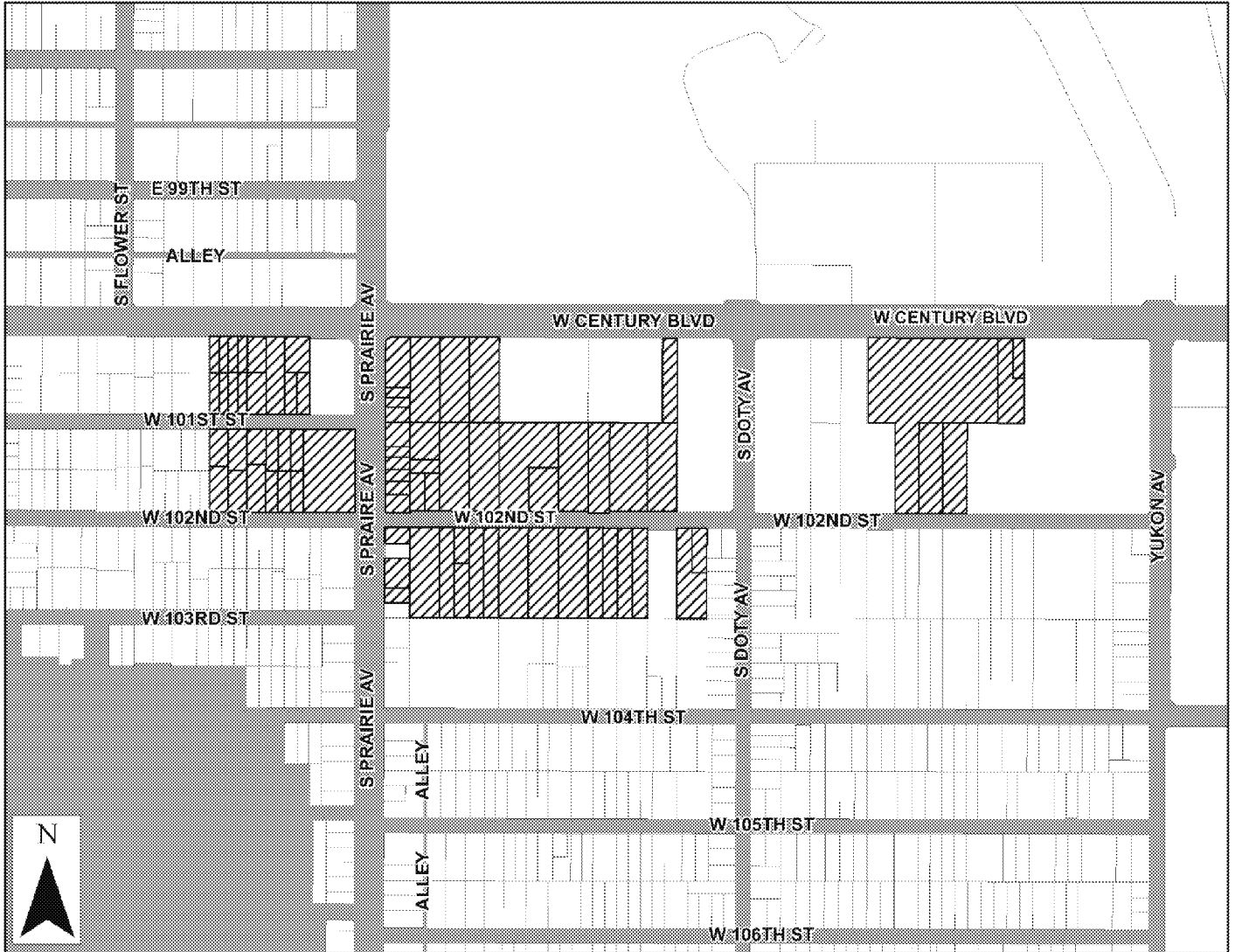


Exhibit B
Zone Change Ordinance

Exhibit B

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; 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:

Exhibit B

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4032001048	4032001913	4032008900	4034004911
4032001005	4032002913	4032008901	4034004912
4032001006	4032002914	4032008902	4034004913
4032001033	4032002915	4032008903	4034005900
4032001039	4032002916	4032008904	4034005901
4032001049	4032002917	4032008905	4034005902
4032001900	4032003912	4032008907	4034005903
4032001901	4032003914	4032008908	4034005904
4032001902	4032003915	4034004900	4034005905
4032001903	4032004913	4034004901	4034005906
4032001904	4032004914	4034004902	4034005907
4032001905	4032007035	4034004903	4034005908
4032001906	4032007901	4034004904	4034005909
4032001907	4032007902	4034004905	4034005910
4032001908	4032007903	4034004906	4034005911
4032001909	4032007905	4034004907	4034005912
4032001910	4032008001	4034004908	
4032001911	4032008034	4034004909	
4032001912	4032008035	4034004910	

; and

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

Exhibit B

Parking), R-3 (Multiple-Family), and R-2 (Limited Multiple-Family), which includes the following properties as listed by Assessor Identification Numbers

4034005900	4034005904	4034005908	4034005912
4034005901	4034005905	4034005909	
4034005902	4034005906	4034005910	
4034005903	4034005907	4034005911	

; and,

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 B depicts the existing Zoning designations with the location of the Sports and Entertainment Overlay Zone (Overlay) and Exhibit C 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 AND REZONE CERTAIN PARCELS, AND ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR THE SPORTS AND ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER LAND USE CONTROLS.

Exhibit B

1 **WHEREAS**, the matter of proposed Zone Change ZCA-2020-001 was
2 presented to the City Council on June _____, 2020, who then scheduled a
3 public hearing for July _____, 2020, and,

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

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

11 **WHEREAS**, after taking public testimony and considering the issues, the
12 City Council determined that the Sports and Entertainment Overlay Zone
13 should be established; and,

14 **WHEREAS**, the City Council has carefully considered all testimony and
15 evidence presented in this matter, and being advised finds as follows:

16 **SECTION 1**

17 Pursuant to the California Environmental Quality Act, Public Resources
18 Code, Section 21000, et seq. (CEQA), the City prepared an Environmental
19 Impact Report (EIR) for the Inglewood Basketball and Entertainment Center
20 (State Clearinghouse No. 2018021056), which analyzed environmental impacts
21 of the proposed project and the associated entitlements. Prior to making a
22 decision on the Zone Change, the City Council reviewed and considered the EIR
23 and pursuant to Resolution No. _____ (City Council EIR Certification
24 Resolution) certified the EIR, made certain environmental findings, adopted a
25 Mitigation Monitoring and Reporting Program, and adopted a Statement of
26 Overriding Considerations for significant and unavoidable impacts of the
27 Project that would remain even with the implementation of necessary
28 mitigation measures specified in the EIR.

Exhibit B

SECTION 2.

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 CEQA 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, 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 will support, among others, the following 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.

Exhibit B

- b. 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 those properties are consistent with the General Plan; and
3. The Zone Change (ZCA-2020-001) 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 for the reasons set forth in Planning Commission Resolution No ____ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.
4. The Zone Change (ZC-2020-001) will be appropriate for the subject property in terms of the adequacy of the site to accommodate land uses permitted by the proposed zone for the reasons set forth in Planning Commission Resolution No ____ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.
5. 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.
6. 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

Exhibit B

1 ZCA-2020-002. The City Council adopted CEQA Findings including a
2 Statement of Overriding Considerations for significant and unavoidable
3 impacts of the Project that would remain significant even with the
4 implementation of all feasible mitigation measures specified in the EIR,
5 and adopted an MMRP for the Project in accordance with CEQA as
6 provided in City Council Resolution No. ____ (EIR Certification
7 Resolution).

8 **SECTION 2.**

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

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

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

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

22 This ordinance to establish a Sports and Entertainment Overlay Zone
23 and to rezone certain other parcels, is passed, approved and adopted by the City
24 Council of the City of Inglewood this ____ day of _____ 2020.

25
26
27
28

JAMES T. BUTTS

Exhibit B

MAYOR OF THE CITY OF
INGLEWOOD, CALIFORNIA

Attest:

YVONNE HORTON
CITY CLERK
(SEAL)

Exhibit A

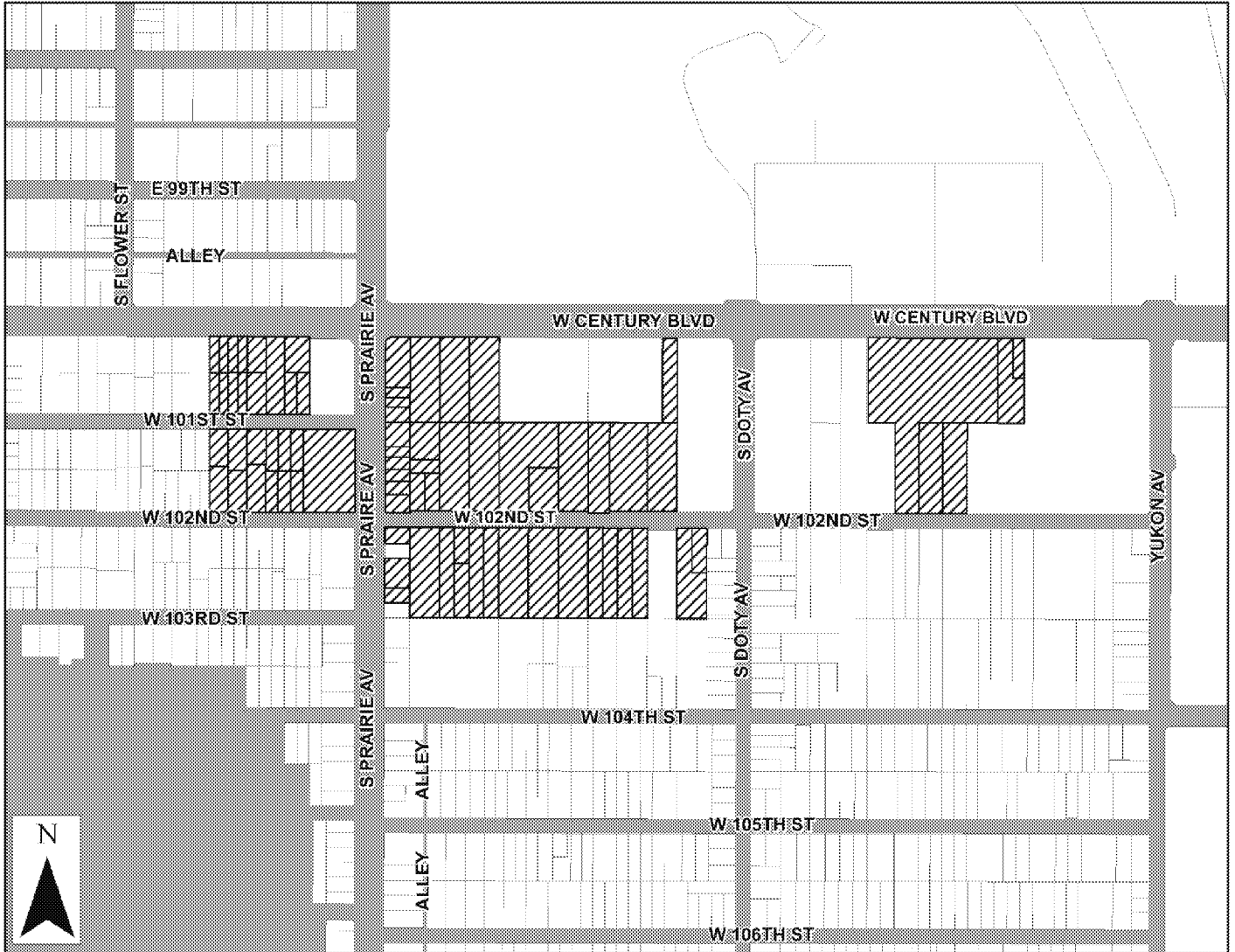


Exhibit B-Zone Change



Exhibit C-Zone Change



Exhibit C
Zone Code Amendment Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12 (PLANNING AND ZONING) OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO ESTABLISH REGULATIONS FOR THE SPORTS AND ENTERTAINMENT OVERLAY ZONE AND ADJUST OTHER LAND USE CONTROLS.

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, on June 17, 2020, the Planning Commission conducted a public hearing for this matter and approved Resolution No. 1871 entitled:

Exhibit C

1 A RESOLUTION OF THE PLANNING COMMISSION OF THE
2 CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO
3 THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE ZC-
4 2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT
5 OVERLAY ZONE AND REZONE CERTAIN PARCELS, AND
6 ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12
7 (PLANNING AND ZONING) OF THE INGLEWOOD
8 MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR
9 THE SPORTS AND ENTERTAINMENT OVERLAY ZONE AND
10 ADJUST OTHER LAND USE CONTROLS.

11
12 **WHEREAS**, the matter of proposed Zoning Code Amendment ZCA-2020-
13 002 was presented to the City Council on June __, 2020, who then scheduled a
14 public hearing for July __, 2020; and,

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

17 **WHEREAS**, the City Council conducted the hearing at the time and place
18 stated in the notice and afforded all persons interested in the matter of the
19 proposed amendment to the Inglewood Municipal Code, or in any matter or
20 subject related thereto, an opportunity to be heard by the City Council and to
21 submit any testimony or evidence in favor or against the proposed Zoning Code
22 Amendment; and,

23 **WHEREAS**, after taking public testimony and considering the issues, the
24 City Council determined that certain changes specified herein, should be made
25 to the text of Chapter 12 of the Inglewood Municipal Code; and,

26 **WHEREAS**, the City Council has carefully considered all testimony and
27 evidence presented in this matter, and being advised finds as follows:

28 **SECTION 1.**

Exhibit C

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, including this Zoning Code Amendment. Prior to making a decision on the Zoning Code Amendment, 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 for significant and unavoidable impacts of the Project that would remain even with the implementation of necessary mitigation measures specified in the EIR.

SECTION 2.

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 CEQA 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) That the proposed Zoning Code Amendment will be consistent with the Inglewood General Plan, the Industrial land use designation, and

Exhibit C

the Inglewood International Business Park Specific Plan, as each is amended, 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, and will support, among others, the following objectives:

- a. Provide for the orderly development and redevelopment of the City while preserving a measure of diversity among its parts.
- b. Help promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions.
- c. Promote Inglewood's image and identity as an independent community within the Los Angeles metropolitan area.

2) A change to the text of Chapter 12 to establish regulations for the Sports and Entertainment Overlay Zone will not constitute the establishment of unique standards, offering special privilege to a particular individual or group of individuals, that is inconsistent with the general intent of the provisions of the Planning and Zoning Code or that may be detrimental to the general welfare of the community, for the reasons set forth in Planning Commission Resolution No ____ (Zone Change and Zoning Code Amendment Resolution), which are incorporated herein by reference.

3) That an EIR has been prepared for the IBEC Project, including the proposed Zoning Code Amendment, and was certified by the City Council prior to approval of Zoning Code Amendment ZCA-2020-002. The City Council certified the EIR and 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

Exhibit C

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 3.

WHEREAS, at the conclusion of the public hearing, the City Council determined that the Zoning Code Amendment specified herein should be approved.

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

The Inglewood Municipal Code, Chapter 12 (Planning and Zoning), is hereby amended by adding Article 17.5, Sports and Entertainment Overlay Zone, to read as follows:

Article 17.5. Sports and Entertainment Overlay Zone

Section 12-38.90 Purpose

The Sports and Entertainment Overlay Zone ("SE Overlay Zone") is established to provide for the orderly development of a Sports and Entertainment Complex in a comprehensively planned manner, along with a hotel of no fewer than 100, and no greater than 150, guestrooms, within the boundaries shown on the map adopted by the City Council by Ordinance _____, as part of this SE Overlay Zone.

Section 12-38.91 Definitions

(A) "Arena" shall mean a sports, entertainment, and public gathering facility with indoor seating capacity of no more than 18,500 attendees operated to host events including, but not limited to, sporting events, concerts, entertainment events, exhibitions, conventions, conferences, meetings, banquets, civic and community events, social, recreation, or leisure events, celebrations, and other similar events or activities, including the sale of food and drink for consumption on-site or off-site and the sale of alcoholic beverages

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1 for consumption on-site, the sale of merchandise, souvenirs, and novelties and
2 similar items, and other uses, events, or activities as are customary and usual
3 in connection with the operation of such facility.

4 (B) “Event Center Structure” shall mean a multi-purpose facility that
5 includes an Arena and may include any of the following uses:

6 (1) Professional office;

7 (2) Athletic practice and training facilities;

8 (3) Medical office or outpatient clinic and accessory uses;

9 (4) Other non-Arena uses that support the Arena and are
10 located in the Event Center Structure.

11 (C) “Event Center Supporting Structure” shall mean a structure
12 located within the boundaries of the SE Overlay Zone but not within the Event
13 Center Structure, which may include any of the following uses:

14 (1) Retail uses, including, but not limited to, the sale or rental
15 of products or services;

16 (2) Dining uses, including restaurants, bars, cafes, catering
17 services, and outdoor eating areas, including the sale of food
18 and drink for consumption on-site or off-site and the sale of
19 alcoholic beverages for consumption on-site;

20 (3) Community-serving uses for cultural, exhibition,
21 recreational, or social purposes.

22 (D) “Infrastructure and Ancillary Structures and Uses” shall mean any
23 uses or structures, temporary or permanent, that are Accessory to, reasonably
24 related to, or maintained in connection with the operation and conduct of an
25 Event Center Structure or Event Center Supporting Structure, including,
26 without limitation, open space and plazas, pedestrian walkways and bridges,
27 transportation and circulation facilities, public or private parking facilities
28 (surface, subsurface, or structured), signage, outdoor theaters, broadcast,

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filming, recording, transmission, production and communications facilities and equipment, and events and activities held or conducted outside of the Event Center Structure that include, but are not limited to, any event or activity otherwise permitted in the Event Center Structure.

(E) "Sports and Entertainment Complex" shall mean a development that includes the following:

(1) Event Center Structure;

(2) Event Center Supporting Structures;

(3) Infrastructure and Ancillary Structures and Uses; and

(4) Any other uses that the Economic and Community

Development Department Director determines are similar, related, or accessory to the aforementioned uses.

(F) "SEC Development Guidelines" shall have the meaning given in Section 12-38.94.

Section 12-38.92 Applicability

(A) This Article is applicable to the development of a Sports and Entertainment Complex and a hotel of no fewer than 100, and no greater than 150, guestrooms on properties located in the SE Overlay Zone. Except as otherwise provided in this Article and/or in the SEC Development Guidelines, the provisions of the Inglewood Municipal Code (IMC), Chapter 12 (Planning and Zoning) shall apply. This Article and the SEC Development Guidelines shall control in the event of a conflict with other provisions of IMC Chapter 12. In the event of a conflict between this Article and the SEC Development Guidelines, the SEC Development Guidelines shall control.

(B) All other development in the SE Overlay Zone shall be governed by the applicable provisions of Chapter 12, including the provisions of the applicable underlying zoning district.

Section 12-38.93 Permitted Uses

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The following uses shall be permitted in the SE Overlay Zone and shall be exempt from the Special Use Permit provisions of Article 25 of this Chapter:

(A) A Sports and Entertainment Complex subject to specific requirements for the following uses:

1. Onsite Sales and Service of Alcoholic Beverages

The onsite (including in the plaza area adjacent to the Event Center Structure) sale, service, and consumption of alcoholic beverages, including beer, wine, and distilled spirits, within the Sports and Entertainment Complex is permitted, subject to compliance with the following requirements:

- a. Any establishment or operator within the Sports and Entertainment Complex serving or selling alcoholic beverages shall maintain the applicable license from the California Department of Alcohol Beverage Control ("ABC").
- b. Alcoholic beverages may be purchased, served, or consumed within any licensed establishment and its designated outdoor areas and any additional licensed designated areas, subject to compliance with all applicable ABC license conditions.
- c. Alcoholic beverages may be sold, served, or consumed from the hours of 6:00 AM to 2:00 AM.
- d. All persons engaged in the sale or service of alcoholic beverages shall be at least 18 years old and must successfully complete a certified training program in responsible methods and skills for serving and selling alcoholic beverages with recurrent training not less than once every three years.

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- 1 e. Any areas where alcohol is sold, served or consumed shall
2 be monitored by security equipment, security personnel or
3 supervisory personnel.

4 2. **Outdoor Restaurants or Dining Areas**

5 Outdoor restaurants or dining areas shall be permitted within
6 the Sports and Entertainment Complex subject to compliance
7 with the following requirements:

- 8 a. The perimeter of outdoor dining areas of any establishment
9 selling or serving alcoholic beverages shall be defined by
10 physical barriers.
11 b. Vehicle drive-through service, or service windows or order
12 pick-up windows along any public right-of-way shall be
13 prohibited.

14 3. **Communications Facilities**

15 Communications systems, facilities, antennas, and any related
16 equipment for the following purposes may be installed, placed,
17 or used within the Sports and Entertainment Complex:

- 18 a. Broadcasts or transmissions from or related to the
19 Sports and Entertainment Complex;
20 b. Communications with or transmissions to attendees,
21 employees, or visitors of the Sports and Entertainment
22 Complex;
23 c. Reception and distribution or exhibition of broadcasts or
24 transmissions within the Sports and Entertainment
25 Complex;
26 d. Operation of on-site equipment, facilities, structures
27 or uses;

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- e. Communications related to events and operations within the Sports and Entertainment Complex;
f. Emergency services and communications; and
g. Communications services, including telecommunications services, for large-scale events hosted within the Sports and Entertainment Complex.

(B) One (1) hotel of no fewer than 100, and no greater than 150, guestrooms, subject to compliance with Section 12-16.1 except as provided under this Article.

Section 12-38.94 Sports and Entertainment Complex Development

Guidelines and Review

(A) SEC Development Guidelines. Development of a Sports and Entertainment Complex within the SE Overlay Zone shall be subject to the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan ("SEC Development Guidelines"), adopted by the City Council by Resolution No. _____ as the SEC Development Guidelines as may be amended from time to time as provided therein.

(B) Standards, Requirements, and Process. The SEC Development Guidelines establish specific design standards for the development of a Sports and Entertainment Complex within the SE Overlay Zone, the requirements for on-site and off-site Infrastructure to be provided, and the review and permitting process for the Sports and Entertainment Complex and Infrastructure.

(C) SEC Design Guidelines. The SEC Design Guidelines portion of the SEC Development Guidelines, includes, without limitation, standards for site design, features and design elements for buildings and structures, landscaping, signage, and lighting, parking, loading and circulation and sustainability, and shall apply in lieu of any contrary provisions in the Inglewood Municipal Code,

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1 including without limitation the Site Plan Review process in Article 18.1 of this
2 Chapter.

3 (D) The SEC Infrastructure Plan portion of the SEC Development
4 Guidelines establishes the infrastructure improvements required to be provided
5 for the Sports and Entertainment Complex and includes, without limitation,
6 wet and dry utilities, streets and sidewalks, traffic signals, and City water well
7 relocation. The SEC Infrastructure Plan shall prevail in the event of any
8 conflict between it and any provisions in Article 22 (Subdivision Regulations) of
9 this Chapter. Within the SE Overlay Zone, (a) the provisions of Section 12-66
10 and Sections 12-66.1 through 12-66.5 are waived and any requirement that a
11 Tentative Parcel Map precede filing of a Parcel Map shall not apply; (b) Section
12 12-66.6 requiring a parcel map to be filed and recorded prior to specified
13 transactions and issuance of building permits is waived and shall not apply; (c)
14 Section 12-7.1 shall not be applied to require a parcel map prior to issuance of
15 building permits; and (d) Except as provided above, a parcel map shall be
16 reviewed and approved in accordance with Section 12-66.5.

17 (E) Review and Approval of SEC Design Drawings and SEC
18 Improvement Plans.

19 (1) Any application for SEC Design Review under the SEC
20 Design Guidelines shall be submitted for review and
21 approval to the Economic and Community Development
22 Department Director in accordance with the standards and
23 requirements established in the SEC Development
24 Guidelines. Such review and approval shall be required
25 prior to the issuance of any building permit(s) for the
26 development of a Sports and Entertainment Complex. SEC
27 Design Review shall not be required for the repair or
28 replacement with the same or comparable type of structural

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element or material to any portion of an existing building or for interior improvements within an existing building provided that there is no concurrent exterior alteration, building enlargement or increase in parking needs.

(2) Any application for review and approval of SEC Improvement Plans under the SEC Infrastructure Plan shall be submitted to the Public Works Director for review and approval of off-site improvements and to the Economic and Community Development Department Director for review and approval of on-site improvements, in accordance with the standards and requirements established in the SEC Development Guidelines.

(3) SEC Design Drawings and SEC Improvement Plans submitted under the SEC Development Guidelines shall be approved unless materially inconsistent with the applicable standards established in this Article 17.5 and the SEC Development Guidelines, as more particularly provided therein.

Section 12-38.95 Development Standards

Section 12-38.95.1 Setbacks

Front yard, side yard, and rear yard for the Sports and Entertainment Complex shall conform to the requirements of the SEC Design Guidelines.

Section 12-38.95.2 Height

(A) The Event Center Structure including any appurtenances thereon shall not exceed one hundred fifty (150) feet in height.

(B) Any building or structure other than the Event Center Structure shall not exceed one hundred (100) feet in height.

Section 12-38.95.3 Street Frontage

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Minimum street frontage requirements shall not apply to the development of permitted uses within the SE Overlay Zone.

Section 12-38.95.4 Lot Size

Minimum lot size requirements shall not apply to the development of permitted uses within the SE Overlay Zone.

Section 12-38.95.5 Development Limitations

Development of a Sports and Entertainment Complex shall be consistent with the size standards established in the SEC Design Guidelines.

Section 12-38.95.6 Walls and Fences

(A) Walls and fences within the Sports and Entertainment Complex shall be consistent with the standards established in the SEC Design Guidelines.

(B) Review and Approval. SEC Design Review Approval of any fence or wall pursuant to the SEC Design Guidelines shall constitute an approval and permit from the Planning Division for the purposes of compliance with Section 12-93.5, Article 24 of this Chapter.

Section 12-38.96 Parking and Loading Requirements

Section 12-38.96.1 Parking Requirements

The aggregate amount of off-street parking spaces provided and maintained in connection with each of the following uses shall be not less than the following, except as may be reduced through the application of shared parking permitted by Section 12-38.96.2:

(A) Event Center Structure. One (1) parking space for each five (5) seats in the Arena, inclusive of any temporary seating capacity, plus one (1) space for each three hundred (300) square feet of gross floor area of Professional office.

(B) Event Center Supporting Structures. Sixty (60) parking spaces, plus one (1) additional parking space for each additional four hundred

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(400) square feet of gross floor area in excess of fourteen thousand (14,000) square feet of gross floor area, based on the combined gross floor area of all uses within the Event Center Supporting Structures.

(C) Hotel. Two (2) parking spaces, plus one (1) parking space for each bedroom or other room that can be used for sleeping purposes up to ninety (90) rooms, plus one (1) parking space for each additional two (2) bedrooms or other rooms that can be used for sleeping purposes in excess of ninety (90) rooms.

(D) No additional parking shall be required for any other uses within the Event Center Structure described in Section 12-38.91(B) or any Infrastructure and Ancillary Structures and Uses described in Section 12-38.91(D).

Section 12-38.96.2 Shared Parking

The parking requirements for any Event Center Supporting Structure or use therein may be satisfied through shared parking of spaces provided for the Arena use, provided that substantial evidence, as determined by the Economic and Community Development Department Director, demonstrates that the peak parking demand for such Event Center Supporting Structure or use therein does not occur during the same period as the peak parking demand for the Arena use, or that the same parking spaces will be used for multiple Sports and Entertainment Complex uses.

Section 12-38.96.3 Location of Parking

(A) Required parking for the Sports and Entertainment Complex may be located on any lot or property within the SE Overlay Zone.

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(B) The hotel use shall provide and maintain its required on-site parking in a lot exclusively for the hotel use based on the calculation described above in Section 12-38.96.1(C).

Section 12-38.96.4 Parking Standards

For the Sports and Entertainment Complex, the provisions of the SEC Design Guidelines for Parking and Circulation shall apply in lieu of the design standards and requirements for parking spaces and facilities set forth in Sections 12-42.1, 12-53, 12-54.4, 12-55.4, and 12-55.5 of Article 19 of this Chapter.

Section 12-38.96.5 Loading Facilities

(A) Event Center Structure. A minimum of four loading spaces shall be provided for the Event Center Structure. Loading spaces may be provided in a below grade structure.

(B) Event Center Supporting Structures. A minimum of one loading space per 10,000 square feet of gross floor area, based on the combined gross floor area of all Event Center Supporting Structures.

(C) For the Sports and Entertainment Complex, the provisions of the SEC Design Guidelines for Loading shall apply in lieu of the design standards and requirements for loading set forth in Article 19 of this Chapter.

Section 12-38.97 Signs

(A) In lieu of the standards and requirements regarding signs set forth in Sections 12-75, 12-76, 12-77 (and subsections thereto), 12-80, and 12-80.5 of Article 23 of this Chapter, signs for a Sports and Entertainment Complex in the SE Overlay Zone shall be subject to this Article 17.5.

(B) Signs within the Sports and Entertainment Complex shall be permitted or exempted from the permit requirement of Section 12-72 of Article 23 of this Chapter, as set forth in the SEC Design Guidelines.

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(C) Prohibited Signs. Signs that create the following conditions shall be prohibited:

(1) Traffic Safety Hazard. Any sign or device which by design or location resembles or conflicts with any traffic control sign or device. Any sign or device that creates a potential safety hazard by obstructing views of pedestrian and vehicular traffic at street intersections or driveways or by creating glare or other hazardous distraction.

(2) Infrastructure Hazard. Any sign that is erected within six (6) feet horizontally or twelve (12) feet vertically of any overhead electric conductors exceeding seven hundred fifty (750) volts.

(D) Review and Approval. SEC Design Review Approval of any sign pursuant to the SEC Design Guidelines shall constitute a sign approval and permit from the Planning Division for the purposes of Section 12-72, Article 23 of this Chapter.

An application for review of any sign pursuant to the SEC Design Guidelines shall include the following information:

(1) Location and sign area of each sign;

(2) Total signage area;

(3) Illumination information including signage refresh rate, scrolling, brightness, and hours of illumination, as applicable.

Section 12-38.98 Public Art

The provisions of Section 12-4.1 shall not apply to development of the Sports and Entertainment Complex. The location of any public art to be provided shall be determined through the SEC Design Review under the SEC Development Guidelines.

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SECTION 4: The Inglewood Municipal Code Chapter 12, Planning and Zoning, is hereby amended by adding Section 12-1.76.1, and Section 12-1.104.1, to read as follows:

Section 12-1.76.1. Sports and Entertainment Complex.

"Sports and Entertainment Complex" shall mean the same as defined in Section 12-38.91(E).

Section 12-1.104.1. SEC Development Guidelines.

"SEC Development Guidelines" shall mean the same as defined in Section 12-38.94(A).

SECTION 5: Parking Outside the SE Overlay Zone. A parking lot, public parking area, or facility, or any entity providing same, may provide off-street parking for the Sports and Entertainment Complex, outside the SE Overlay Zone, notwithstanding any contrary provisions in Inglewood Municipal Code Chapter 12, Planning and Zoning, Article 19 (Parking Regulations).

SECTION 6: Lot Line Adjustments. The lot lines of adjacent parcels within the SE Overlay Zone may be adjusted at the request of the property owners, or by City on its own initiative as to City owned property, in accordance with the provisions of Government Code Section 66412(d), and pursuant to the procedures in this Section. Such action shall be a ministerial approval made by the Economic and Community Development Department Director, or his or her designee, who shall approve a lot line adjustment if he or she finds that (i) the adjusted lot conforms with the general plan and zoning, and (ii) all owners of an interest in the subject real property have consented to the lot line adjustment. No conditions or exactions shall be imposed on the approval of the lot line adjustment except to conform to the general plan, zoning and building

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ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure or easements. No tentative map, parcel map or final map shall be required as a condition to the approval of a lot line adjustment. The adjusted lot lines shall be shown in a recorded notice of merger of lot line adjustment or a certificate of compliance.

SECTION 7

The City Council concurs with the Planning Commission recommendation and does hereby approve Zoning Code Amendment No. ZCA-2020-00, to establish regulations for the Sports and Entertainment Overlay Zone and adjust other land use controls, 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.

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This ordinance to amend Chapter 12 of the IMC, to establish regulations for the Sports and Entertainment Overlay Zone and adjust other land use controls is passed, approved and adopted by the City Council of the City of Inglewood this __ day of July 2020.

Exhibit C

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

Attest:

YVONNE HORTON
CITY CLERK
(SEAL)