RESOLUTION NO. 1869

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
RECOMMENDING TO THE CITY COUNCIL FOR
APPROVAL AMENDMENTS TO THE LAND USE,
CIRCULATION, AND SAFETY ELEMENTS OF THE
INGLEWOOD GENERAL PLAN FOR THE
INGLEWOOD BASKETBALL AND ENTERTAINMENT
CENTER PROJECT.

(Case No. GPA-2020-003)

SECTION 1.

WHEREAS, Section 65302, subdivision (a) of the California Government
Code requires certain elements to be included in the City of Inglewood General
Plan (General Plan);

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;
WHEREAS, the majority of the Project Site is designated as Industrial in the General Plan Land Use Element; a small approximately 2.7-acre area of the Project Site is designated as Commercial that is adjacent to S. Prairie Avenue, just south of W. Century Boulevard, comprised of Parcels with Assessor Identification Numbers:

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Parcel Identification</th>
</tr>
</thead>
<tbody>
<tr>
<td>4032-001-005</td>
<td>4032-001-904</td>
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<tr>
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<tr>
<td>4032-001-901</td>
<td>4032-001-910</td>
</tr>
</tbody>
</table>

WHEREAS, implementation of the Project necessitates text and map amendments to the General Plan, including certain text and map amendments to the General Plan Land Use, Circulation, and Safety Elements attached to this Resolution as Exhibits B, C-1, C-2, and C-3 which are incorporated herein by this reference (collectively, the General Plan Amendments);

WHEREAS, on May 1, 2020, the Economic and Community Development Department Director of the City of Inglewood directed Planning Division staff to prepare various Project approval materials, including the General Plan Amendments, and schedule a public hearing before the Planning Commission;

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

WHEREAS, on June 17, 2020, the Planning Commission conducted the hearing at the time and place stated above and afforded all persons interested in the matter of the General Plan Amendments, GPA-2020-003, or in any matter or subject related thereto, an opportunity to be heard by the Planning
Commission and to submit any testimony or evidence in favor of or against the proposed General Plan Amendments;

WHEREAS, after taking public testimony and fully considering all the issues, the Planning Commission determined that the proposed General Plan Amendments should be recommended for approval to the City Council as set forth herein; and

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

SECTION 2.

NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning Commission, based on the entirety of the materials before the Planning Commission, including without limitation, agenda reports to the Planning Commission; the EIR and all appendices thereto and supporting information; Resolution No. 1868 (EIR Certification Resolution) including the CEQA Findings and MMRP attached as Exhibits B and C, respectively, thereto; all plans, drawings, and other materials submitted by the Project Sponsor; minutes, reports, and public testimony and evidence submitted as part of the 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 Planning Commission finds as follows:

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

2. That all procedural requirements for the Planning Commission to recommend to the City Council approval of the General Plan Amendments have been followed.

3. The General Plan Amendments substantially comply with applicable requirements of state law and will ensure internal consistency of the General Plan as required by California Government Code Section 65300.5.

4. As described in Exhibit D (General Plan Consistency Findings), which is incorporated by reference as though fully set forth herein, the General Plan Amendments are in general conformity with the General Plan, as it is proposed to be amended, and the Project and the approvals required for implementation of the Project, are, on balance, consistent with the General Plan, as it is proposed to be amended.

5. The General Plan Amendments establish appropriate land uses and development standards for the efficient and orderly development of the Project and the adoption of the Amendments is reasonably related to the protection of the public health, safety, and welfare, as further described in the Planning Commission Agenda Report and Planning Commission Resolution No. 1868 (EIR Certification Resolution), which includes a Statement of Overriding Considerations.

6. An EIR has been prepared for the IBEC Project, including the proposed General Plan Amendments, and must be certified by the City Council prior to final approval of these General Plan Amendments, GPA 2020-003. The Planning Commission has recommended that the City Council certify the EIR
and adopt 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 adopt an MMRP for the Project in accordance with CEQA as provided in Planning Commission Resolution No. 1868 (EIR Certification Resolution).

SECTION 3.

BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations and findings the Planning Commission of the City of Inglewood, California, hereby recommends that the City Council approve and adopt the General Plan Amendments in the form attached to this Resolution as Exhibits B, C-1, C-2, and C-3.

BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is hereby instructed to forward a certified copy of this Resolution to the Project Sponsor and to the City Council as a report, with the findings and recommendations of the Planning Commission pertaining to the General Plan Amendments attached hereto as Exhibits B, C-1, C-2, and C-3 and to forward a certified copy of all related files, data and instruments.
BE IT FURTHER RESOLVED, this Resolution, a recommendation to the City Council to approve General Plan Amendment No. 2020-003 (GPA-2020-003) attached hereto as Exhibits B, C-1, C-2, and C-3, is passed, approved and adopted, this 17th day of June 2020.

Attest:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Larry Springs, Chairman
City Planning Commission
Inglewood, California
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
also include a limited-service hotel. The area of the IBEC Project is shown in Exhibit A; and

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

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

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

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

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

WHEREAS, after taking public testimony and fully considering all the issues, the Planning Commission determined that Specific Plan Amendment SPA-2020-001 should be recommended for approval to the City Council as set forth herein; and
WHEREAS, pursuant to the California Environmental Quality Act, Public Resources Code section 21000 et seq. (CEQA), the City prepared an Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which analyzes potential environmental impacts of the Project, including the Specific Plan Amendment. Prior to making a recommendation on the Specific Plan Amendment, the Planning Commission reviewed and considered the EIR and recommended that the City Council certify the EIR, make certain environmental Findings, adopt a Statement of Overriding Considerations (together, the CEQA Findings), and adopt a Mitigation Monitoring and Reporting Program (MMRP) for the Project.

SECTION 2.

NOW, THEREFORE, BE IT RESOLVED, by the Inglewood Planning Commission based on the entirety of the materials before the Planning Commission, including without limitation, agenda reports to the Planning Commission; the EIR and all appendices thereto and supporting information; Resolution No. 1868 (EIR Certification Resolution) including the CEQA Findings and MMRP attached as Exhibit B and C, respectively, thereto; all plans, drawings, and other materials submitted by the Project Sponsor; minutes, reports, and public testimony and evidence submitted as part of the 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 Planning Commission finds as follows:

1. That the foregoing Recitals are true and correct and made part of this Resolution.
2. That all procedural requirements for the Planning Commission to recommend approval of Specific Plan Amendment SPA-2020-001 have been followed.

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

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

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

6. That an EIR has been prepared for the IBEC Project, including the proposed Specific Plan Amendment, and must be certified by the City Council prior to approval of the Specific Plan Amendment SPA-2020-001. The Planning Commission has recommended that the City Council certify the EIR and adopt 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 adopt an MMRP for the Project in accordance with CEQA as provided in Planning Commission Resolution No. 1868 (EIR Certification Resolution).
SECTION 3.

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

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

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

ATTEST:

[Signatures]

Larry Springs, Chairperson
City Planning Commission
Inglewood, California

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California
RESOLUTION NO. 1871

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.

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

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 (NBA) 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:

WHEREAS, the California Government Code section 65860 requires that the City's zoning ordinances shall be consistent with the General Plan.
WHEREAS, the City has determined that implementation of the Project necessitates text amendments to Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code (IMC) and adjustments to and waivers to limited provisions under IMC Chapter 12, and zone changes, as fully set forth in Exhibits B and C (collectively, the “Zone Change ZC-2020-001” and the “Zoning Code Amendment ZCA-2020-002”)

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

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

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

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

WHEREAS, pursuant to the California Environmental Quality Act, Public Resources Code section 21000, et seq. (CEQA), the City prepared an
Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which analyzes potential environmental impacts of the Project, including Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002. Prior to making a recommendation on the Zone Change and Zoning Code Amendment, the Planning Commission reviewed and considered the EIR and recommended that the City Council certify the EIR, make certain environmental Findings, adopt a Statement of Overriding Considerations (together, the CEQA Findings), and adopt a Mitigation Monitoring and Reporting Program (MMRP) for the Project.

SECTION 2.

NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning Commission, based on the entirety of the materials before the Planning Commission, including without limitation, agenda reports to the Planning Commission; the EIR and all appendices thereto and supporting information; Resolution No. 1868 (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 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 Planning Commission finds as follows:

1. That the foregoing Recitals are true and correct and made a part of this Resolution.
2. That all procedural requirements for the Planning Commission to recommend to the City Council approval of the Zone Change ZC-2020-001 and Zoning Code Amendment ZCA-2020-002 have been followed.

3. That the proposed Zone Change and Zoning Code Amendment will be consistent with the Inglewood General Plan, the Industrial land use designation, and the Inglewood International Business Park Specific Plan, as each is proposed to be amended, for the reasons set forth in Exhibit D (General Plan Consistency Analysis) to Planning Commission Resolution No. 1869 (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. Help promote Inglewood’s image and identity as an independent community within the Los Angeles metropolitan area.

4. That the proposed Zone Change 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. The addition of the SE Overlay Zone to the base underlying zoning will facilitate the development of a Sports and Entertainment Complex and a hotel, consistent with and complementary to other major event venues and related commercial development in the vicinity. The properties within the Project site that would be designated as C-2A form a group of contiguous properties adjacent to other properties with existing C-2A zoning classifications, are located within the CNEL 65 dB noise contour for the LAX Airport, and would permit commercial uses compatible with the CNEL 65 dB noise contour. Other properties in the
immediate vicinity are also located in the CNEL 65 dB noise contour and are subject to similar limitations regarding compatible uses.

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

6. That the proposed Zoning Code Amendment 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 this Chapter or that may be detrimental to the general welfare of the community. The standards to be established in the SE Overlay Zone and SEC Development Guidelines are consistent with the general intent of the Planning and Zoning Code and will facilitate the orderly, well-planned development of the previously underdeveloped Project site with a state-of-the-art entertainment facility and related uses and will enhance the social, cultural, and recreational vitality of the community, promote economic development, and increase employment opportunities for the City's residents. Such facilities and uses are specialty uses with unique
characteristics such as venue capacity, anticipated event activity and
operations, related or supporting ancillary development, and adjacent uses,
which require specialized, specific land use planning considerations. In
addition to the standards and regulations to be established in the proposed
SE Overlay Zone and SEC Design Guidelines, the Project includes an
extensive set of project design features, mitigation measures, and conditions
of approval pursuant to AB 987 to ensure that development of the Project will
enhance, and not be detrimental to, the general welfare of the community, as
further described in the Resolution No. 1868 (EIR Certification Resolution)
including the CEQA Findings and MMRP attached as Exhibits B and C
thereto.

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

8. That an EIR has been prepared for the IBEC Project, including
the proposed Zone Change and Zoning Code Amendment, and must be
certified by the City Council prior to approval of Zone Change ZC-2020-001
and Zoning Code Amendment ZCA-2020-002. The Planning Commission has
recommended that the City Council certify the EIR and adopt 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 adopt an MMRP for the Project in accordance with CEQA as
provided in Planning Commission Resolution No. 1868 (EIR Certification Resolution).

SECTION 3.

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

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

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

Larry Springs, Chairperson
City Planning Commission
Inglewood, California

ATTEST:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California
RESOLUTION NO. 1872

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL FOR APPROVAL SPORTS AND ENTERTAINMENT COMPLEX DESIGN GUIDELINES AND INFRASTRUCTURE PLAN (SEC DEVELOPMENT GUIDELINES) FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.

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

WHEREAS, implementation of the Project necessitates a Zone Change (No. 2020-001) and Zoning Code Amendment (No. 2020-002) including establishing a Sports and Entertainment Overlay Zone, rezoning certain parcels, and establishing regulations for the Sports and Entertainment Overlay Zone and
adjustment of other land use controls, as more particularly described in Planning Commission Resolution No. 1871 (Zone Change and Zoning Code Amendment Resolution); and

WHEREAS, the City seeks to ensure consistent design approach, high standards of design and that the Project’s new development is visually compatible with and complementary to its site and surroundings, and therefore Project-specific design guidelines and a plan review process are proposed for the Project, which are referred to as the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines); and

WHEREAS, the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) will implement aspects of the Sports and Entertainment Overlay Zone proposed for the Project site; and

WHEREAS, on May 1, 2020, the Economic and Community Development Department Director of the City of Inglewood directed Planning Division staff to prepare various Project approval materials, including the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines), and schedule a public hearing before the Planning Commission; and

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

WHEREAS, on June 17, 2020, the Planning Commission conducted the duly-noticed hearing at the time and place stated above and afforded all persons interested in the matter of the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines), or any matter or subject related thereto, an opportunity to be heard by the Planning Commission and to submit any testimony or evidence in favor or against the proposed Sports
and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines); and

WHEREAS, after taking public testimony and fully considering all the issues, the Planning Commission determined that the proposed Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) should be recommended for approval to the City Council as set forth herein; and

WHEREAS, pursuant to the California Environmental Quality Act, Public Resources Code section 21000, et seq. (CEQA), the City prepared an Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which analyzes potential environmental impacts of the Project, including the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines). Prior to making a decision on the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines), the Planning Commission reviewed and considered the EIR and recommended that the City Council certify the EIR, make certain environmental Findings, adopt a Statement of Overriding Considerations (together, the CEQA Findings), and adopt a Mitigation Monitoring and Reporting Program (MMRP) for the Project.

SECTION 2.

NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning Commission based on the entirety of the materials before the Planning Commission, including without limitation, agenda reports to the Planning Commission; the EIR and all appendices thereto and supporting information; Resolution No. 1868 (EIR Certification Resolution) including the CEQA Findings and MMRP attached as Exhibit 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 City Council’s duly-
1 noticed meetings regarding the IBEC Project; the record of proceedings
2 prepared in connection with AB 987 pursuant to Public Resources Code section
3 21168.6.8; and all other information contained in the City's administrative
4 record concerning the Project (collectively, the Record), which it has carefully
5 reviewed and considered, the Planning Commission finds as follows:
6
7 1. That the foregoing Recitals are true and correct and made a part
8 of this Resolution.
9
10 2. That all procedural requirements for the Planning Commission to
11 recommend approval of the Sports and Entertainment Complex Design
12 Guidelines and Infrastructure Plan (SEC Development Guidelines) have been
13 followed.
14
15 3. That the Sports and Entertainment Complex Design Guidelines
16 and Infrastructure Plan (SEC Development Guidelines) establish appropriate
17 development standards for the efficient and orderly development of the Project
18 and adoption of the Sports and Entertainment Complex Design Guidelines and
19 Infrastructure Plan (SEC Development Guidelines) is reasonably related to
20 protection of the public health, safety and welfare, as further described in the
21 Planning Commission Agenda Report and Planning Commission Resolution
22 No. 1868 (EIR Certification Resolution), which includes a Statement of
23 Overriding Considerations.
24
25 4. That as described in Exhibit D (General Plan Consistency
26 Findings) to Resolution 1869 (General Plan Amendment Resolution), which is
27 incorporated by reference as though fully set forth herein, the Sports and
28 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC
29 Development Guidelines) is consistent with the Inglewood General Plan, the
30 Industrial land use designation, and the Inglewood International Business
31 Park Specific Plan, as each is proposed to be amended.
5. An EIR has been prepared for the Project, including the proposed
Sports and Entertainment Complex Design Guidelines and Infrastructure
Plan (SEC Development Guidelines), and must be certified by the City Council
prior to final approval of these Sports and Entertainment Complex Design
Guidelines and Infrastructure Plan (SEC Development Guidelines). The
Planning Commission has recommended that the City Council certify the EIR
and adopt CEQA Findings including a Statement of Overriding Considerations
for significant and unavoidable impacts of the Project that would remain even
with implementation of feasible mitigation measures specified in the EIR, and
MMRP for the Project in accordance with CEQA as provided in Planning
Commission Resolution No. 1868 (EIR Certification Resolution).

SECTION 3.

BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations
and findings the Planning Commission of the City of Inglewood, California, hereby
recommends that the City Council approve and adopt the Sports and
Entertainment Complex Design Guidelines and Infrastructure Plan (SEC
Development Guidelines) in the form attached to this Resolution as Exhibit B.

BE IT FURTHER RESOLVED, that the Secretary of the Planning
Commission is hereby instructed to forward a certified copy of this Resolution to
the Project Sponsor and to the City Council as a report, with the findings and
recommendations of the Planning Commission pertaining to the Sports and
Entertainment Complex Design Guidelines and Infrastructure Plan (SEC
Development Guidelines) attached hereto as Exhibit B and to forward a certified
copy of all related files, data and instruments.

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BE IT FURTHER RESOLVED, this Resolution, a recommendation to the City Council to approve the Draft Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) is passed, approved and adopted this 17th day of June 2020.

Larry Springe, Chairperson
City Planning Commission
Inglewood, California

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California
RESOLUTION NO. 1873

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; 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
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.

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

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

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

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

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

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

SECTION 2.

NOW, THEREFORE, BE IT RESOLVED, by the Inglewood Planning Commission, based on the entirety of the materials before the Planning Commission, including without limitation, agenda reports to the Planning Commission; the EIR and all appendices thereto and supporting information; Resolution No. 1868 (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 City Council's duly-noticed meetings regarding the IBEC Project; the record of proceedings prepared in connection with the requirements of 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 Planning Commission finds as follows:
1. The foregoing Recitals are true and correct and made a part of this Resolution.

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

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

4. The Development Agreement is consistent with the General Plan, the Industrial land use designation, and the Inglewood International Business Park Specific Plan (IIBP Specific Plan), as each is proposed to be amended, and the Project and the approvals required for implementation of the Project, are, on balance, consistent with the General Plan and IIBP Specific Plan, as both are proposed to be amended as described in Exhibit D (General Plan Consistency Analysis) to Planning Commission Resolution No.1869 (General Plan Amendment Resolution), which is incorporated by reference as though fully set forth herein.

5. The Development Agreement will help ensure the efficient and orderly development of the Project. The adoption of the Development Agreement is reasonably related to protection of the public health, safety, and welfare, as further described in the Planning Commission Agenda Report and Planning Commission Resolution No. 1868 (EIR Certification Resolution), which includes a Statement of Overriding Considerations.

6. An EIR has been prepared for the IBEC Project, including the proposed Development Agreement, and must be certified by the City Council.
prior to final approval of the Development Agreement DA-20-_. The Planning Commission has recommended that the City Council certify the EIR and adopt the 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 adopt an MMRP for the Project in accordance with CEQA as provided in Planning Commission Resolution No.1868 (EIR Certification Resolution).

SECTION 3.

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

BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is hereby instructed to forward a certified copy of this Resolution to the Project Sponsor and the City Council as a report, with the findings and recommendations of the Planning Commission pertaining to the Development Agreement attached hereto as Exhibit B, and to forward such certified copy of all related files, data, and instruments, to the City Council.

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

Larry Springs, Chairperson
City Planning Commission
Inglewood, California

ATTEST:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California
RESOLUTION NO. 1868

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT (EA-EIR-2020-045), ADOPT ENVIRONMENTAL FINDINGS, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.

(EA-EIR-2020-045)

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; an 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, the California Environmental Quality Act, Public Resources Code section 21000, et seq. (CEQA) requires preparation of an Environmental Impact Report (EIR) analyzing the potential environmental impacts of the Project prior to approval of the Project; and

WHEREAS, on February 20, 2018, the City circulated a Notice of Preparation (NOP) that described the Project and potential environmental impacts. The NOP was published and was distributed to local, regional, and State agencies. The NOP stated that the City would prepare an EIR to evaluate the potentially significant impacts of the Project; and

WHEREAS, on March 12, 2018, the City held a Public Scoping Meeting and public comment was taken on the Project and potential environmental impacts of the Project; and

WHEREAS, the City prepared a Draft EIR to assess the environmental impacts of the Project taking into account the comments received by the City on the NOP and at the Public Scoping Meeting; and

WHEREAS, the City filed and distributed a Notice of Completion and Availability for the Draft EIR (State Clearinghouse No. 2018021056) on December 27, 2019; and

WHEREAS, the Draft EIR was circulated for public review and to the appropriate agencies and interested parties from December 27, 2019 to March 24, 2020; and

WHEREAS, pursuant to CEQA, the City prepared a Final EIR (June 2020), which included responses to comments received on the Draft EIR and edits to the Draft EIR. The Final EIR consists of the Introduction, Response to Comments, Revisions to the Draft EIR, and the Mitigation Monitoring and Reporting Program (MMRP); and

WHEREAS, the Final EIR does not include significant new information requiring recirculation of the Draft EIR; and
WHEREAS, the Draft EIR and Final EIR are incorporated herein by reference and together constitute the EIR for the Project; and

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

WHEREAS, the EIR was transmitted to the Planning Commission prior to the hearing; and

WHEREAS, on June 17, 2020, the Planning Commission conducted the hearing at the time and place stated above and afforded all persons interested in the matter of the EIR, or in any matter or subject related thereto, an opportunity to be heard by the Planning Commission and to submit testimony or evidence in favor of or against the EIR and Project; and

WHEREAS, after taking public testimony and fully considering all the issues, the Planning Commission determined that EIR should be recommended for certification to the City Council as set forth herein; and

WHEREAS, the Planning Commission determined that the Findings and Statement of Overriding Considerations (CEQA Findings) and the MMRP, attached to this Resolution as Exhibit B and Exhibit C, respectively, should be recommended for adoption to the City Council.

SECTION 2.

NOW, THEREFORE, BE IT RESOLVED, by the Inglewood Planning Commission, based on the entirety of the materials before the Planning Commission, including without limitation, agenda reports to the Planning Commission, the EIR and all appendices thereto and supporting information: this Resolution and its attached exhibits, all plans, drawings, and other materials submitted by the Project Sponsor: minutes, reports, and public testimony and evidence submitted as part of the City Council’s duly-noticed meetings regarding the IBEC Project: the record of proceedings prepared in

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1 connection with AB 987 pursuant to Public Resources Code section 21168.6.8;
2 and all other information contained in the City's administrative record
3 concerning the Project (collectively, the Record), which it has carefully reviewed
4 and considered, the Planning Commission finds as follows:
5 1. That the foregoing Recitals are true and correct and made part of
6 this Resolution.
7 2. That all procedural requirements for the Planning Commission to
8 recommend to the City Council certification of the EIR have been followed.
9 3. That the EIR, as prepared for the Project, complies with CEQA and
10 the State and local environmental guidelines and regulations.
11 4. That the Planning Commission has independently reviewed and
12 considered the information contained in the EIR, including the written
13 comments received during the EIR public review period and the oral and written
14 comments received at the public hearings, prior to making its recommendation.
15 5. That the EIR reflects the City's independent judgement and
16 analysis on the potential environmental impacts of the Project. The EIR
17 adequately discloses information to the decisionmakers and the public related to
18 the environmental impacts of the Project.
19 6. That the EIR adequately describes the Project, its environmental
20 impacts, mitigation measures and a reasonable range of alternatives to the
21 Project.
22 7. That the public review period provided all interested jurisdictions,
23 agencies, organizations, and individuals the opportunity to submit comments
24 regarding the Draft EIR.
25 8. That the mitigation measures which have been identified for the
26 Project were identified in the EIR. The final mitigation measures are described
27 in the MMRP. Each of the mitigation measures identified in the MMRP, and
28 contained in the EIR is incorporated into the Project. The impacts of the Project
have been mitigated to the maximum extent feasible by the mitigation measures identified in the MMRP and contained in the EIR.

9. That the Responses to Comments in the Draft EIR, as set forth in the Final EIR, are adequate and complete.

10. That the Final EIR contains additions, clarifications, modifications and other information in its responses to comments on the Draft EIR and also incorporates minor revisions to the Draft EIR based on information obtained since the Draft EIR was issued.

11. That, as described in the CEQA Findings and MMRP attached as Exhibit B and C, which are incorporated by reference as though fully set forth herein, the EIR identifies certain significant environmental impacts of the Project, many of which can be reduced to a level of less than significant based on feasible mitigation measures identified in the EIR and as set forth in the CEQA Findings and MMRP. However, as further described in Exhibit B, a Statement of Overriding Considerations has been prepared for certain impacts of the Project that remain significant and unavoidable even after the adoption of all feasible mitigation measures specified in the EIR and the MMRP.

12. That the MMRP identifies the significant impacts of the Project, corresponding mitigation measures, and designates the City department responsible for implementation and monitoring of the required mitigation measures.

13. That any changes and additional information in the Final EIR are not considered significant new information as that term is defined under CEQA such that recirculation of the Draft EIR would be required. (See CEQA Guidelines, § 15088.5.) Any changes and additional information do not indicate that any new significant environmental impacts not previously evaluated in the Draft EIR would result from the Project nor do they reflect a substantial increase in the severity of any previously identified environmental impact.
Further, no feasible mitigation measures considerably different from those previously analyzed in the Draft EIR have been proposed that would clearly lessen the significant environmental impacts of the Project, and no feasible alternatives considerably different from those analyzed in the Draft EIR have been proposed that would clearly lessen the significant environmental impacts of the Project. Accordingly, the Planning Commission hereby finds and determines that recirculation of the EIR for further public review and comment is not required under CEQA.

SECTION 3.

BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations and findings the Planning Commission of the City of Inglewood, California, hereby recommends that the City Council:

a. Certify the EIR based on the facts and findings set forth in this Resolution;

b. Approve and adopt the CEQA Findings including a Statement of Overriding Considerations, for those Project impacts that remain significant and unavoidable after the adoption of all feasible mitigation measures specified in the EIR and the MMRP, as attached to this Resolution as Exhibit B.

c. Approve and adopt the MMRP attached to this Resolution as Exhibit C.

BE IT FURTHER RESOLVED, that the Secretary of the Planning Commission is hereby instructed to forward a certified copy of this resolution to the Project Sponsor and to the City Council as a report, with the findings and recommendations of the Planning Commission pertaining to the Environmental Impact Report (EA·EIR·2020·45) and to forward a certified copy of all related files, data and instruments.
BE IT FURTHER RESOLVED, that this Resolution recommending certification of the Environmental Impact Report (EA-EIR-2020-45), adoption of CEQA Findings and Statement of Overriding Considerations, and adoption of the MMRP, is passed, approved and adopted this 17th day of June 2020.

Larry Springs, Chairperson
City Planning Commission
Inglewood, California

ATTEST

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California