

1 RESOLUTION NO. 20-108

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 INGLEWOOD, CALIFORNIA, ADOPTING SPORTS AND  
4 ENTERTAINMENT COMPLEX DESIGN GUIDELINES AND  
5 INFRASTRUCTURE PLAN (SEC DEVELOPMENT  
6 GUIDELINES) FOR THE INGLEWOOD BASKETBALL AND  
7 ENTERTAINMENT CENTER.

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

23 WHEREAS, implementation of the Project necessitates a Zone  
24 Change (No. 2020-001) and Zoning Code Amendment (No. 2020-002) including  
25 establishing a Sports and Entertainment Overlay Zone, rezoning certain parcels,  
26 and establishing regulations for the Sports and Entertainment Overlay Zone and  
27 adjustment of other land use controls, as more particularly described in  
28 Ordinance No. 20-12 (Zone Change) and Ordinance No. 20-13 (Zoning Code  
Amendment); and

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

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

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

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

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

28

1 WHEREAS, pursuant to the California Environmental Quality Act, Public  
2 Resources Code, Section 21000 et seq. (CEQA), including without limitation  
3 Section 21168.6.8, the City prepared an Environmental Impact Report (EIR) for  
4 the Project, including the SEC Development Guidelines, (State Clearinghouse No.  
5 2018021056), which analyzed environmental impacts of the proposed Project.  
6 Prior to making a recommendation on the Project (including the SEC  
7 Development Guidelines), the Planning Commission reviewed and considered the  
8 EIR and recommended that the City Council certify the EIR, make certain  
9 environmental findings and adopt a Statement of Overriding Considerations for  
10 significant and unavoidable impacts of the Project that would remain even with  
11 the implementation of necessary mitigation measures (together, the CEQA  
12 Findings), and adopt a Mitigation Monitoring and Reporting Program for the  
13 Project; and

14 WHEREAS, the Planning Commission considered the SEC Development  
15 Guidelines and testimony and information received at the public hearing relating  
16 to the Project, including without limitation the oral and written reports from City  
17 staff, oral reports from City consultants, and the EIR. After taking public  
18 testimony and fully considering all the issues, the Planning Commission  
19 determined that the proposed Sports and Entertainment Complex Design  
20 Guidelines and Infrastructure Plan (SEC Development Guidelines) should be  
21 recommended for approval to the City Council and approved Resolution No. 1872  
22 entitled:

23  
24 A RESOLUTION OF THE PLANNING COMMISSION OF  
25 THE CITY OF INGLEWOOD, CALIFORNIA,  
26 RECOMMENDING THAT THE CITY COUNCIL FOR  
27 APPROVAL SPORTS AND ENTERTAINMENT COMPLEX  
28 DESIGN GUIDELINES AND INFRASTRUCTURE PLAN  
(SEC DEVELOPMENT GUIDELINES) FOR THE  
INGLEWOOD BASKETBALL AND ENTERTAINMENT  
CENTER.

1  
2 WHEREAS, the matter of the proposed SEC Development Guidelines  
3 was presented to the City Council on July 7, 2020 who then scheduled a public  
4 hearing for July 21, 2020; and,

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

7 WHEREAS, the City Council conducted the public hearing at the time and  
8 place stated above and afforded all persons interested in the matter of the SEC  
9 Development Guidelines, or any matter or subject related thereto, an opportunity  
10 to be heard by the City Council and to submit any testimony or evidence in favor  
11 of or against the SEC Development Guidelines.

12 **SECTION 1.**

13 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City  
14 of Inglewood, California, that the City Council has carefully considered all  
15 testimony and evidence presented in this matter, and being advised finds as  
16 follows:

17 Based on the entirety of the materials before the City Council, including  
18 without limitation, agenda reports to the City Council and the Planning  
19 Commission; the EIR and all appendices thereto and supporting information;  
20 Planning Commission Resolution No. 1872; City Council Resolution No. 20-105  
21 (EIR Certification Resolution) including the CEQA Findings and Statement of  
22 Overriding Considerations and MMRP attached as Exhibits B and C thereto;  
23 all plans, drawings, and other materials submitted by the Project Sponsor;  
24 minutes, reports, and public testimony and evidence submitted as part of the  
25 Planning Commission's and City Council's duly-noticed meetings regarding  
26 the IBEC Project; the record of proceedings prepared in connection with the  
27 requirements of AB 987 pursuant to Public Resources Code section 21168.6.8;  
28 and all other information contained in the City's administrative record

1 concerning the Project (collectively, the Record), which it has carefully  
2 reviewed and considered, the City Council finds as follows:

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

5 2. That all procedural requirements for the Planning Commission to  
6 recommend approval of, and for the City Council to approve, the Sports and  
7 Entertainment Complex Design Guidelines and Infrastructure Plan (SEC  
8 Development Guidelines) have been followed.

9 3. That the Sports and Entertainment Complex Design Guidelines  
10 and Infrastructure Plan (SEC Development Guidelines) establish appropriate  
11 development standards for the efficient and orderly development of the Project  
12 and adoption of the Sports and Entertainment Complex Design Guidelines and  
13 Infrastructure Plan (SEC Development Guidelines) is reasonably related to  
14 protection of the public health, safety and welfare, as further described in the  
15 City Council Agenda Report and City Council Resolution No. 20-105 (EIR  
16 Certification Resolution), which includes a Statement of Overriding  
17 Considerations.

18 4. That the Basic Site Plan Drawings referenced in the SEC  
19 Development Guidelines were included in the record before the Planning  
20 Commission as an attachment to the Planning Commission Agenda Report,  
21 and are attached in the same form to the City Council Agenda Report.

22 5. That as described in Exhibit D (General Plan Consistency  
23 Findings) to City Council Resolution No. 20-106 (General Plan Amendment  
24 Resolution), which is incorporated by reference as though fully set forth herein,  
25 the Sports and Entertainment Complex Design Guidelines and Infrastructure  
26 Plan (SEC Development Guidelines) is consistent with the Inglewood General  
27 Plan, the Industrial land use designation, and the Inglewood International  
28 Business Park Specific Plan, as each is amended.

1           6.     An EIR has been prepared for the Project, including the proposed  
2 Sports and Entertainment Complex Design Guidelines and Infrastructure  
3 Plan (SEC Development Guidelines). Prior to final approval of the SEC  
4 Development Guidelines, the City Council certified the EIR and adopted CEQA  
5 Findings including a Statement of Overriding Considerations for significant  
6 and unavoidable impacts of the Project that would remain even with  
7 implementation of feasible mitigation measures specified in the EIR, and  
8 MMRP for the Project in accordance with CEQA as provided in City Council  
9 Resolution No. 20-105 (EIR Certification Resolution).

10 **SECTION 2.**

11           BE IT FURTHER RESOLVED, that pursuant to the foregoing  
12 recitations and findings, the City Council of the City of Inglewood, California,  
13 hereby approves the SEC Development Guidelines as set forth in Exhibit "B"  
14 attached hereto.

15 **SECTION 3.**

16           The City Clerk shall certify to the passage and adoption of this resolution  
17 and to its approval by the City Council and this Resolution shall be in full force  
18 and effect immediately upon adoption.

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1           This resolution to approve the SEC Development Guidelines is passed,  
2 approved and adopted this 21<sup>st</sup> day of July 2020.

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6   
7 James T. Butts  
8 Mayor

9  
10 ATTEST:

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12   
13 Yvonne Horton  
14 City Clerk

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES)       SS.  
CITY OF INGLEWOOD       )

I, YVONNE HORTON, City Clerk of the City of Inglewood, California do hereby certify that the whole number of members of the CITY COUNCIL of said city is five; that the Foregoing resolution, being Resolution No. 20-108 is the full, true and correct original of Resolution No. 20-108 of the said City of Inglewood, California entitled;

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, ADOPTING SPORTS AND ENTERTAINMENT COMPLEX DESIGN GUIDELINES AND INFRASTRUCTURE PLAN (SEC DEVELOPMENT GUIDELINES) FOR THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.**



which was duly passed and adopted by the said City Council, approved and signed by the Mayor of said city, and attested by the City Clerk of said City, all at a regular meeting of said Council held on the 21<sup>st</sup> day of July, 2020 and that the same was so passed and adopted by the following vote:

Ayes: Council Members Dotson, Padilla, Morales, Franklin and Mayor Butts, Jr.; and

Noes: None.

WITNESS my hand and the seal of said City the 27<sup>th</sup> day of July, 2020.

(SEAL)

  
  
\_\_\_\_\_  
City Clerk of the City of Inglewood