

ORDINANCE NO. 20-12

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 intended 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:

1				
2	4032001048	4032001913	4032008900	4034004911
3	4032001005	4032002913	4032008901	4034004912
4	4032001006	4032002914	4032008902	4034004913
5	4032001033	4032002915	4032008903	4034005900
6	4032001039	4032002916	4032008904	4034005901
7	4032001049	4032002917	4032008905	4034005902
8	4032001900	4032003912	4032008907	4034005903
9	4032001901	4032003914	4032008908	4034005904
10	4032001902	4032003915	4034004900	4034005905
11	4032001903	4032004913	4034004901	4034005906
12	4032001904	4032004914	4034004902	4034005907
13	4032001905	4032007035	4034004903	4034005908
14	4032001906	4032007901	4034004904	4034005909
15	4032001907	4032007902	4034004905	4034005910
16	4032001908	4032007903	4034004906	4034005911
17	4032001909	4032007905	4034004907	4034005912
18	4032001910	4032008001	4034004908	
19	4032001911	4032008034	4034004909	
20	4032001912	4032008035	4034004910	

21 ; and

22 **WHEREAS**, the State Legislature passed SB 1333 (2018) which requires  
23 that all charter cities resolve inconsistencies between Zoning designations and  
24 General Plan Land Use designations within a reasonable time; and

25 **WHEREAS**, the Zoning designations of thirteen (13) of the site parcels  
26 are inconsistent with the existing Commercial/Industrial General Plan Land  
27 Use designations whereby they have Zoning designations of P-1 (Automobile  
28

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

4 4034005900	4034005904	4034005908	4034005912
5 4034005901	4034005905	4034005909	
6 4034005902	4034005906	4034005910	
7 4034005903	4034005907	4034005911	

8  
9 ; and,

10 **WHEREAS**, until such time that the City comprehensively updates the  
11 General Plan and associated Zoning designations, which would resolve any  
12 inconsistencies citywide, the Project entitlements present an opportunity to  
13 resolve such inconsistencies on the site; and

14 **WHEREAS**, the attached Exhibit B depicts the existing Zoning  
15 designations with the location of the Sports and Entertainment Overlay Zone  
16 (Overlay) and Exhibit C depicts the proposed C-2A (Airport Commercial) Zoning  
17 designations along with the Overlay; and

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

22 **WHEREAS**, on June 17, 2020, the Planning Commission conducted the  
23 hearing at the time and place stated above and afforded all persons interested  
24 in this matter, or in any matter or subject related thereto, an opportunity to be  
25 heard by the Planning Commission and to submit any testimony or evidence in  
26 favor or against the proposal; and

27 **WHEREAS**, pursuant to the California Environmental Quality Act,  
28 Public Resources Code, Section 21000 et. Seq. (CEQA), including without

1 limitation Section 21168.6.8, the City prepared an Environmental Impact  
2 Report (EIR) for the Project, including Zone Change ZC-2020-001 (State  
3 Clearinghouse No. 2018021056) which analyzed environmental impacts of the  
4 proposed Project. Prior to making a recommendation on the Project (including  
5 the Zone Change ZC-2020-001) the Planning Commission reviewed and  
6 considered the EIR and recommended that the City Council certify the EIR,  
7 make certain environmental findings and adopt a Statement of Overriding  
8 Considerations for significant and unavoidable impacts of the Project that would  
9 remain even with the implementation of necessary mitigation measures  
10 (together, the CEQA Findings), and adopt a Mitigation Monitoring and  
11 Reporting Program (MMRP) for the Project; and,

12       **WHEREAS**, the Planning Commission considered the Zone Change and  
13 testimony and information received at the public hearing relating to the Project,  
14 including without limitation the oral and written reports from City staff, oral  
15 reports from City consultants, and the EIR. After taking public testimony and  
16 considering the issues, the Planning Commission adopted and approved  
17 Resolution No. 1871 entitled:

18  
19       **A RESOLUTION OF THE PLANNING COMMISSION OF THE**  
20       **CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO**  
21       **THE CITY COUNCIL FOR APPROVAL, ZONE CHANGE ZC-**  
22       **2020-001 TO ESTABLISH A SPORTS AND ENTERTAINMENT**  
23       **OVERLAY ZONE AND REZONE CERTAIN PARCELS, AND**  
24       **ZONING CODE AMENDMENT ZCA-2020-002 TO CHAPTER 12**  
25       **(PLANNING AND ZONING) OF THE INGLEWOOD**  
26       **MUNICIPAL CODE TO ESTABLISH REGULATIONS FOR THE**  
27       **SPORTS AND ENTERTAINMENT OVERLAY ZONE AND**  
28       **ADJUST OTHER LAND USE CONTROLS.**

26       **WHEREAS**, the matter of proposed Zone Change ZCA-2020-001 was  
27 presented to the City Council on July 7, 2020, who then scheduled a public  
28 hearing for July 21, 2020, and,

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

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

8       WHEREAS, after taking public testimony and considering the issues, the  
9 City Council determined that the Sports and Entertainment Overlay Zone should  
10 be established; and,

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

13 **SECTION 1**

14       Pursuant to the California Environmental Quality Act, Public Resources  
15 Code, Section 21000, et seq. (CEQA), the City prepared an Environmental Impact  
16 Report (EIR) for the Inglewood Basketball and Entertainment Center (State  
17 Clearinghouse No. 2018021056), which analyzed environmental impacts of the  
18 proposed project and the associated entitlements. Prior to making a decision on  
19 the Zone Change, the City Council reviewed and considered the EIR and  
20 pursuant to Resolution No. 20-105 (City Council EIR Certification Resolution)  
21 certified the EIR, made certain environmental findings, adopted a Mitigation  
22 Monitoring and Reporting Program, and adopted a Statement of Overriding  
23 Considerations for significant and unavoidable impacts of the Project that would  
24 remain even with the implementation of necessary mitigation measures specified  
25 in the EIR.

26 **SECTION 2.**

27       Based on the entirety of the materials before the City Council, including  
28 without limitation, agenda reports to the City Council and Planning Commission;

1 the EIR and all appendices thereto and supporting information; Planning  
2 Commission Resolution No. 1871; City Council Resolution No. 20-105 (EIR  
3 Certification Resolution) including the CEQA Findings and Statement of  
4 Overriding Considerations and MMRP attached as Exhibits B and C thereto; all  
5 plans, drawings, and other materials submitted by the Project Sponsor; minutes,  
6 reports, and public testimony and evidence submitted as part of the Planning  
7 Commission's and City Council's duly-noticed meetings regarding the IBEC  
8 Project; the record of proceedings prepared in connection with AB 987 pursuant  
9 to Public Resources Code section 21168.6.8; and all other information contained  
10 in the City's administrative record concerning the Project (collectively, the  
11 Record), which it has carefully reviewed and considered, the City Council finds  
12 as follows:

13 1. The proposed Zone Change to establish the SE Overlay Zone and rezoning  
14 of certain properties to make them consistent with the land use  
15 designation will be consistent with the Inglewood General Plan, the  
16 Industrial land use designation, and the Inglewood International Business  
17 Park Specific Plan, as amended, for the reasons set forth in Exhibit D  
18 (General Plan Consistency Analysis) to City Council Resolution No. 20-106  
19 (General Plan Amendment Resolution), which are incorporated herein by  
20 reference, will bring zoned properties that did not conform with the  
21 General Plan land use designation into conformance, and will support,  
22 among others, the following objectives:

- 23 a. Promote the development of sports and entertainment facilities and  
24 related uses on underutilized land, in appropriate locations,  
25 creating economic development and employment opportunities for  
26 the City's residents.
- 27 b. Provide for the orderly development and redevelopment of the City  
28 while preserving a measure of diversity among its parts.

1 c. Helps promote sound economic development and increase  
2 employment opportunities for the City's residents by responding to  
3 changing economic conditions.

4 d. Helps promote Inglewood's image and identity as an independent  
5 community within the Los Angeles metropolitan area.

6 2. That the rezoning of certain properties to make them consistent with the  
7 General Plan land use designation is necessary to ensure those properties  
8 are consistent with the General Plan; and

9 3. The Zone Change (ZCA-2020-001) will not constitute the granting of a  
10 special privilege to a property owner inconsistent with the current or  
11 designated uses or limitations of other properties in the vicinity for the  
12 reasons set forth in Planning Commission Resolution No 1871 (Zone  
13 Change and Zoning Code Amendment Resolution), which are incorporated  
14 herein by reference.

15 4. The Zone Change (ZC-2020-001) will be appropriate for the subject  
16 property in terms of the adequacy of the site to accommodate land uses  
17 permitted by the proposed zone for the reasons set forth in Planning  
18 Commission Resolution No 1871 (Zone Change and Zoning Code  
19 Amendment Resolution), which are incorporated herein by reference.

20 5. That the rezoning of properties that are inconsistent with the General Plan  
21 land use designation is appropriate for the site in order to resolve such  
22 inconsistencies and make the zoning on this site consistent with the  
23 General Plan land use designations.

24 6. That an EIR has been prepared for the IBEC Project, including the  
25 proposed Zone Change, and was certified by the City Council prior to  
26 approval of Zone Change ZC-2020-001. The City Council adopted CEQA  
27 Findings including a Statement of Overriding Considerations for  
28 significant and unavoidable impacts of the Project that would remain

1 significant even with the implementation of all feasible mitigation  
2 measures specified in the EIR, and adopted an MMRP for the Project in  
3 accordance with CEQA as provided in City Council Resolution No. 20-105  
4 (EIR Certification Resolution).

5 **SECTION 2.**

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

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

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

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

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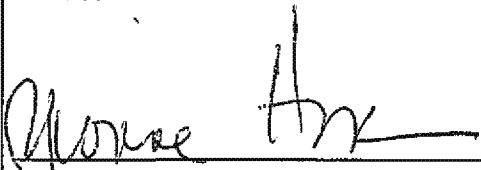
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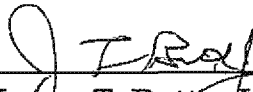
1 This ordinance to establish a Sports and Entertainment Overlay Zone and to  
2 rezone certain other parcels, was **INTRODUCED** at the City Council meeting on  
3 the 21<sup>st</sup> day of July 2020, by Mayor James, T. Butts, Jr.

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6   
7 James T. Butts, Jr., Mayor  
City of Inglewood

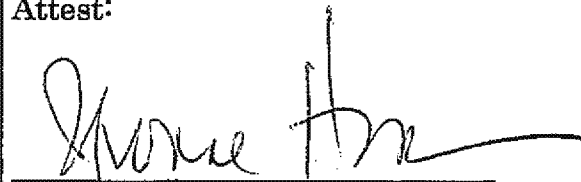
8 Attest:

9  
10   
11 Yvonne Horton, City Clerk  
12

13  
14 After the second reading, this ordinance was **PASSED, APPROVED, and**  
15 **ADOPTED** at the regular meeting of the Inglewood City Council on the 28th  
16 day of July 2020.

17  
18   
19 James T. Butts, Jr., Mayor  
City of Inglewood

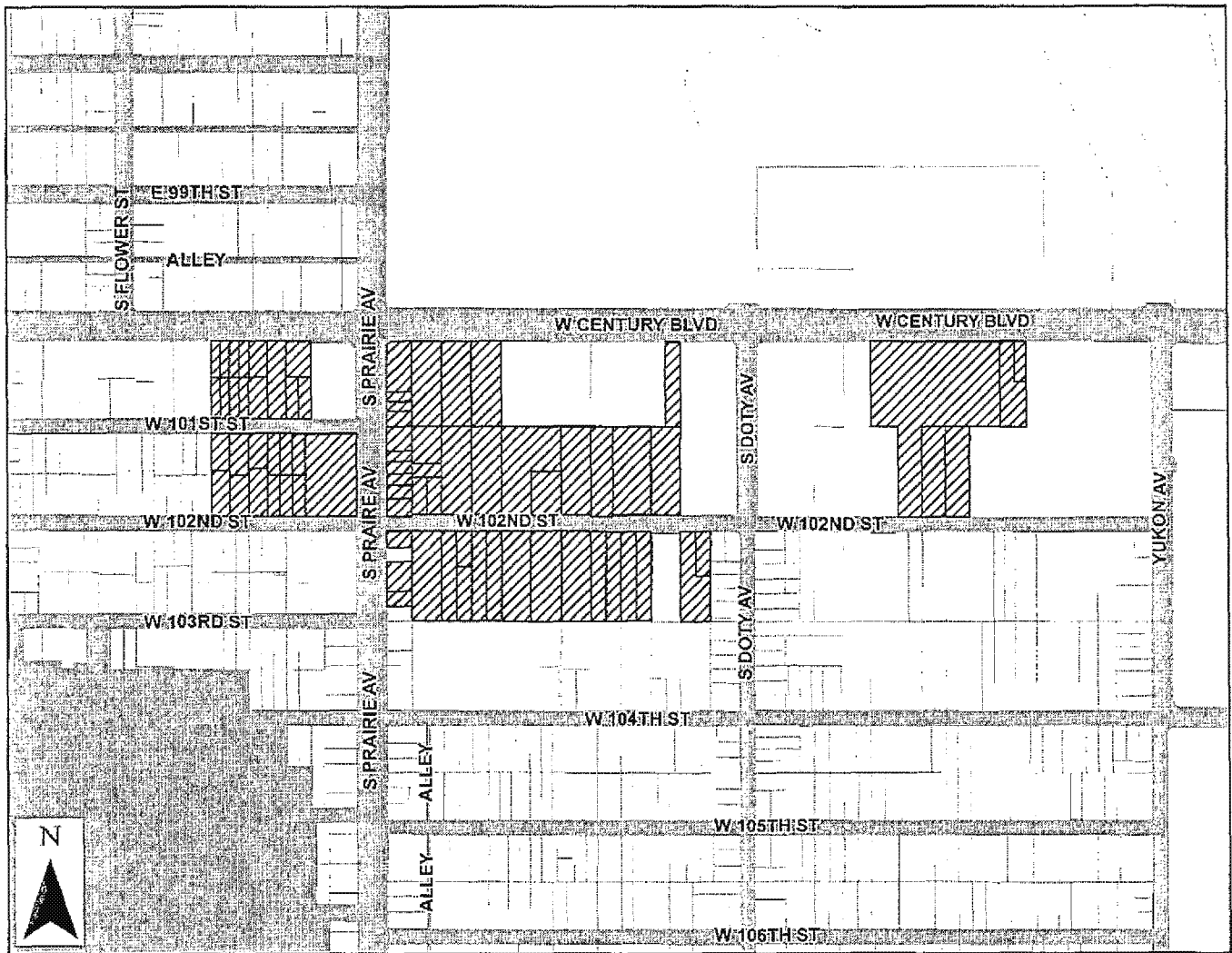
20 Attest:

21  
22   
23 Yvonne Horton, City Clerk  
24 (SEAL)  
25  
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28

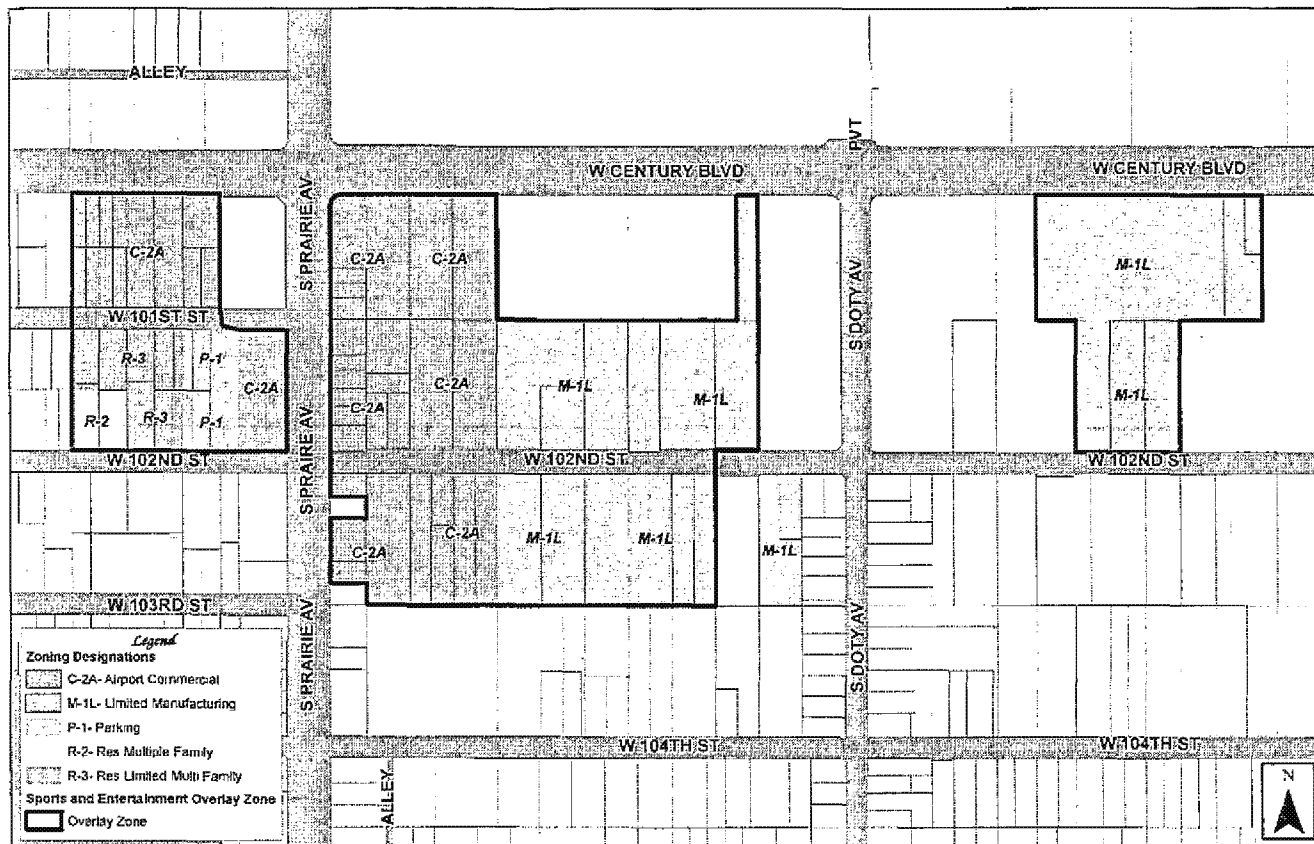
ZC Ordinance

Exhibit A:

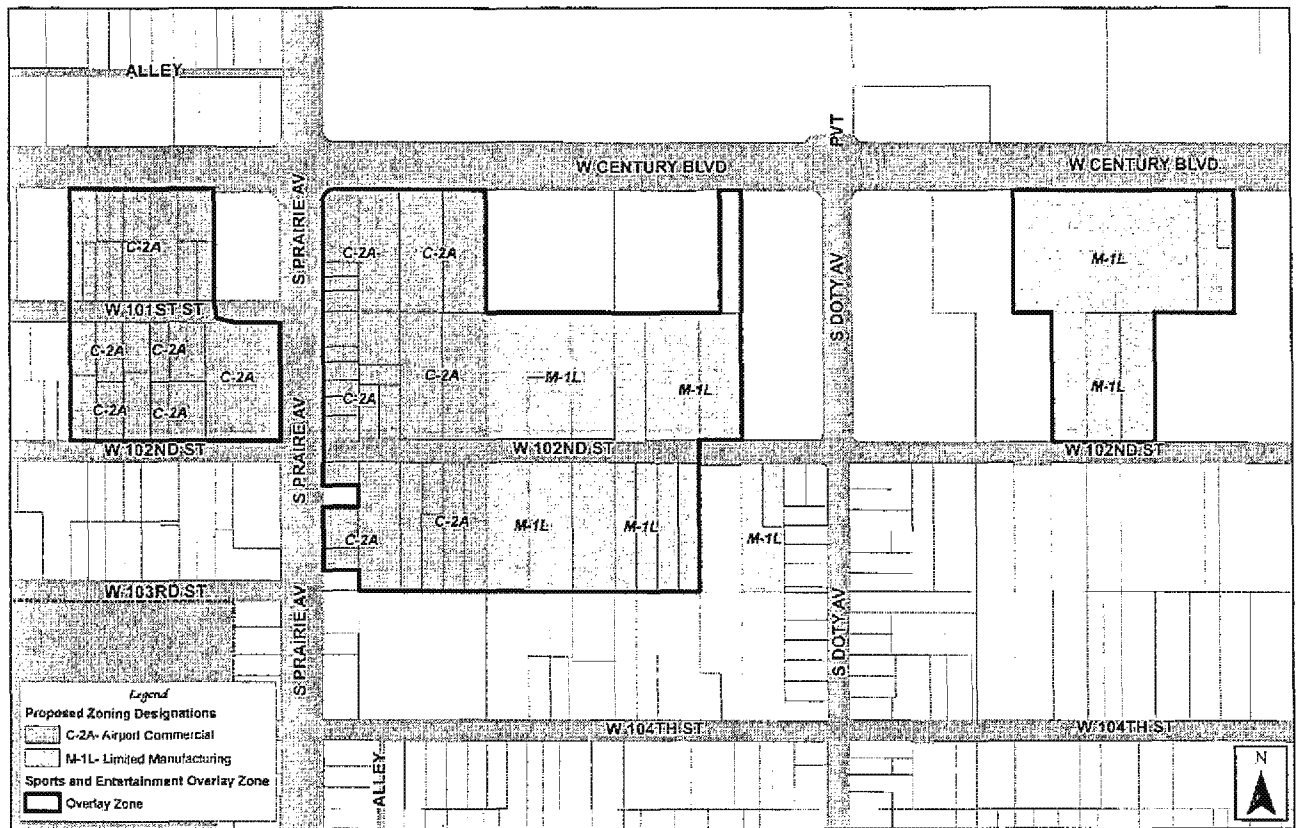
IBEC Area Map



ZC Ordinance  
Exhibit B:  
Existing Zoning Map



ZC Ordinance  
Exhibit C:  
Proposed Zoning Map



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 ordinance being Ordinance No. 20-12 is the full, true and correct original of Ordinance No. 20-12 of the said City of Inglewood, California entitled;

**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**

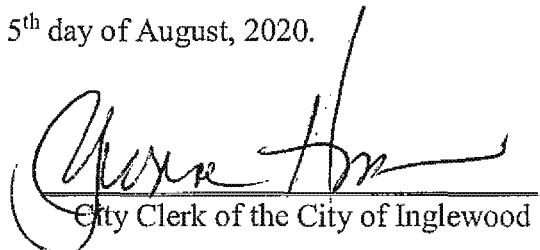
which was duly passed and adopted by the said City Council, approved and signed by the Mayor of said city, and attested by the City Clerk of said City, all at a meeting of said Council held on the 28<sup>th</sup> day of July, 2020 and that the same was so passed and adopted by the following vote:

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

Noes: None.

WITNESS my hand and the seal of said City the 5<sup>th</sup> day of August, 2020.

(SEAL)

  
City Clerk of the City of Inglewood