

ORDINANCE NO. 20-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AMENDMENTS TO CHAPTER 2 (ADMINISTRATION), CHAPTER 3 (MOTOR VEHICLES AND TRAFFIC), CHAPTER 5 (OFFENSES, MISCELLANEOUS), CHAPTER 10 (PUBLIC WORKS), AND CHAPTER 11 (BUILDING REGULATIONS) OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO PERMIT DEVELOPMENT AND OPERATION OF THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.

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

1       **WHEREAS**, the matter of the proposed Inglewood Municipal Code  
2 Amendments (IMC Amendments) was presented to the City Council on July 7,  
3 2020, who then scheduled a public hearing for July 21, 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 IMC  
8 Amendments, or in any matter or subject related thereto, an opportunity to be  
9 heard by the City Council and to submit any testimony or evidence in favor or  
10 against the proposed IMC Amendments; and,

11       **WHEREAS**, all applicable procedural requirements for adopting  
12 amendments to the Inglewood Municipal Code have been followed; and

13       **WHEREAS**, the City Council has taken and carefully considered public  
14 testimony and all evidence presented at the public hearing, and the City Council  
15 determined that the IMC Amendments should be made to the text of the  
16 Inglewood Municipal Code, and finds as follows:

17 **SECTION 1.**

18       Pursuant to the California Environmental Quality Act, Public Resources  
19 Code, Section 21000, et seq. (CEQA), the City prepared an Environmental Impact  
20 Report (EIR) for the Inglewood Basketball and Entertainment Center (State  
21 Clearinghouse No. 2018021056), which analyzed environmental impacts of the  
22 proposed project and the associated entitlements, including the IMC  
23 Amendments. Prior to making a decision on the IMC amendments, the City  
24 Council reviewed and considered the EIR and pursuant to Resolution No. 20-105  
25 (City Council EIR Certification Resolution) certified the EIR, made certain  
26 environmental findings and adopted a Statement of Overriding Considerations  
27 for Significant and Unavoidable Impacts of the Project that would remain even  
28 with the implementation of necessary mitigation measures specified in the EIR

(together, the CEQA Findings), and adopted a Mitigation Monitoring and Reporting Program (MMRP) for the Project.

## 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; City Council Resolution No. 20-105 (EIR Certification Resolution) including the CEQA Findings and Statement of Overriding Considerations 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 IMC Amendments are 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 (General Plan Consistency Analysis) to City Council Resolution No. 20-106 (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.

1 c. Promote Inglewood's image and identity as an independent  
2 community within the Los Angeles metropolitan area.

- 3 2) That an EIR has been prepared for the IBEC Project, including the  
4 proposed IMC Amendments, and was certified by the City Council  
5 prior to approval of the IMC Amendments. The City Council certified  
6 the EIR and adopted CEQA Findings including a Statement of  
7 Overriding Considerations for significant and unavoidable impacts of  
8 the Project that would remain significant even with the  
9 implementation of all feasible mitigation measures specified in the  
10 EIR, and adopted an MMRP for the Project in accordance with CEQA  
11 as provided in City Council Resolution No. 20-105 (EIR Certification  
12 Resolution).

13 **SECTION 3.**

14 WHEREAS, at the conclusion of the public hearing, the City Council  
15 determined that the IMC Amendments specified herein should be approved.

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

18 **SECTION 4.**

19 Inglewood Municipal Code, Chapter 2 (Administration), Section 2-211.1 is  
20 hereby amended to read as follows:

21  
22 Whenever the City becomes the owner of any real property, other than that  
23 specified by Article VI, Section 2-202 et seq., of the same may be sold in the  
24 manner set forth in this Article. With respect to the sale or other disposition of  
25 City-owned real property within the SE Overlay Zone, whenever owned or  
26 acquired by the City, the City Council affirms and ratifies its determination  
27 that this Article's provisions shall not apply.

28 **SECTION 5.**

Inglewood Municipal Code, Chapter 3 (Motor Vehicles and Traffic), Section 3-85 is hereby amended to read as follows:

The following streets or portions of streets are hereby designated as routes the use of which is permitted by any vehicle exceeding a maximum gross weight of three tons. The traffic authority is authorized to designate the following streets as "Truck Routes" by use of appropriate signs where, in his or her opinion, such designation is required:

Arbor Vitae Street from West City Limits to La Brea Avenue;  
Aviation Boulevard from Manchester Boulevard to South City Limits;  
Centinela Avenue from West City Limits to Florence Avenue;  
Century Boulevard from West City Limits to East City Limits;  
Crenshaw Boulevard from North City Limits to South City Limits;  
Eucalyptus Avenue from Florence ~~Averole~~Avenue to Juniper Street;  
Florence Avenue from Manchester Boulevard to East City Limits;  
Hawthorne Boulevard from Century Boulevard to South City Limits;  
Hyde Park Boulevard from Hyde Park Place to East City Limits;  
Hyde Park Place from Centinela Avenue to Hyde Park Boulevard;  
Imperial Highway from West City Limits to East City Limits;  
Juniper Street from Eucalyptus Avenue from La Brea Avenue;  
La Brea Avenue from North City Limits to South City Limits;  
La Cienega Boulevard from North City Limits to South City Limits;  
Manchester Boulevard from West City Limits to East City Limits;  
Prairie Avenue from Florence Avenue to South City Limits;  
102nd Street from ~~Prairie~~ 325 feet west of the centerline of South Doty Avenue  
to Yukon Avenues.

#### **SECTION 6.**

Section 5-24.2 is hereby added to Inglewood Municipal Code, Chapter 5 (Offenses, Miscellaneous), Article 2 (Noise Regulations) as follows:

1 Section 5-24.2 Noise Regulations in the SE Sports and Entertainment Overlay  
2 Zone

3 The provisions of this Article shall not apply to the construction of a  
4 Sports and Entertainment Complex within the SE Overlay Zone, and shall not  
5 apply to the operation of a Sports and Entertainment Complex within the SE  
6 Overlay Zone for any permitted events or activities, which events or activities  
7 shall be permitted to generate noise levels in excess of those otherwise  
8 permitted in this Article, so long as noise exceeding the limits in Article 2 does  
9 not extend beyond twelve a.m.

10 **SECTION 7.**

11 Inglewood Municipal Code, Chapter 10 (Public Works), Article 12 (Traffic  
12 Demand Management Ordinance), subdivision (1) of Section 10-151 is hereby  
13 amended to read as follows:

14 (1) Applicability of Requirements. Prior to approval of any development  
15 project, the applicant shall make provision for, as a minimum, all of the  
16 applicable transportation demand management and trip reduction measures  
17 listed in the sections that follow.

18 This Article shall not apply to projects for which a development  
19 application has been deemed "incomplete" by the City pursuant to Government  
20 Code Section 65943, or for which a Notice of Preparation for a DEIR has been  
21 circulated or for which an application for a building permit has been received,  
22 prior to the effective date of the Ordinance codified in this Article. In addition,  
23 this Article shall not apply to development that is permitted under the  
24 provisions of the SE Overlay Zone, in light of the comprehensive Transportation  
25 Demand Management program imposed as mitigation measures in the  
26 Environmental Impact Report for the IBEC Project, as memorialized in its  
27 Mitigation Monitoring and Reporting Program (MMRP).

28 **SECTION 8.**

1       Inglewood Municipal Code, Chapter 11 (Building Regulations), Article 14  
2 (Public Art for New Construction), Section 11-140 is hereby amended to read as  
3 follows:

4       Whenever the valuation of a new nonresidential private structure and/or  
5 other nonresidential project or public building to be developed in the City of  
6 Inglewood equals or exceeds two hundred fifty thousand dollars (\$250,000.00), the  
7 developer of such project shall provide public art valued as specified in the Master  
8 Fee Schedule in a manner as set forth herein.

9       The provision of public art shall be satisfied by one of the following  
10 methods:

11       (1) Installation of on-site artwork;

12       (2) In-lieu of fee payment;

13       (3) In the SE Overlay Zone the provision of public art may be satisfied by  
14 a combination of (1) and (2) above, or as may be otherwise permitted or calculated  
15 in a development agreement regarding development in the SE Overlay Zone  
16 property between a developer and the City.

17       For the purposes of this Section, project valuation shall be the valuation of  
18 the building or structure as determined by the Building Division for the issuance  
19 of the building permit(s).

## 20 **SECTION 9.**

21       Inglewood Municipal Code, Chapter 11 (Building Regulations), Article 14  
22 (Public Art for New Construction), Section 11-141 is hereby amended to read as  
23 follows:

24       A developer may satisfy the requirement to provide public art valued as  
25 specified in the Master Fee Schedule by entering into a written agreement with  
26 the City through the Parks, Recreation and Community Services Department, or  
27 for any property located within the Hollywood Park Specific Plan zone or the SE  
28 Overlay Zone, a developer may satisfy the requirement by entering into a

1 statutory development agreement with the City, to provide for the installation and  
2 maintenance of on-site artwork in accordance with the City's standards and  
3 guidelines or as otherwise provided in the development agreement. After entering  
4 into such agreement, the Parks, Recreation and Community Services Department  
5 (or, in the case of the Hollywood Park Specific Plan zone or the SE Overlay Zone,  
6 the City Clerk) shall notify the Building Division of such agreement and that no  
7 in-lieu fee payment will be required when the building permit is issued for the  
8 subject project.

#### 9 **SECTION 10.**

10       Inglewood Municipal Code, Chapter 11 (Building Regulations), Article 14  
11 (Public Art for New Construction), Section 11-142 is hereby amended to read as  
12 follows:

13       If the developer of a project does not wish to enter into an agreement  
14 with the City of Inglewood to install artwork on-site, the developer may satisfy  
15 the obligation to provide public art by paying an in-lieu fee at the time the  
16 building permit is issued for the project by the Building Division except that as  
17 to property within the SE Overlay Zone that is subject to a development  
18 agreement between a developer thereof and the City, the public art fee shall be  
19 paid or satisfied at the time and in the manner provided in the development  
20 agreement. The in-lieu fee shall be as specified in the Master Fee Schedule,  
21 and shall be deposited into the City of Inglewood Public Art Fund established  
22 to finance public art projects and to place public artwork in the community.

#### 23 **SECTION 11**

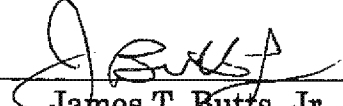
24       The City Council hereby approves the IMC Amendments to Chapters 2, 3,  
25 5, 10, and 11 specified herein.

26       The City Clerk shall certify to the passage and adoption of this ordinance  
27 and to its approval by the City Council and shall cause the same to be published  
28

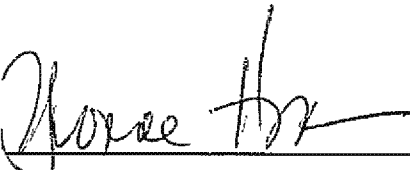


1 in accordance with the City Charter and thirty days from the final passage and  
2 adoption, this ordinance shall be in full force and effect.

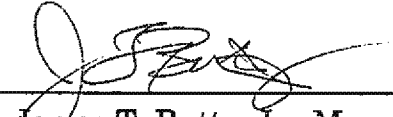
3 This ordinance to amend Chapters 2, 3, 5, 10, and 11 of the IMC was  
4 **INTRODUCED** at the City Council meeting on the 21<sup>st</sup> day of July 2020, by  
5 Council Member Alex Padilla.

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

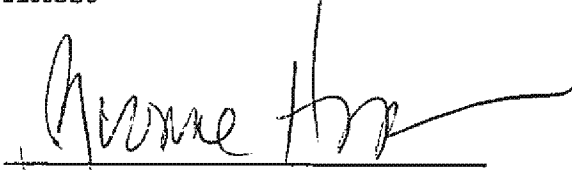
9 Attest:

10  
11   
12 Yvonne Horton, City Clerk  
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  
20 City of Inglewood

21 Attest:

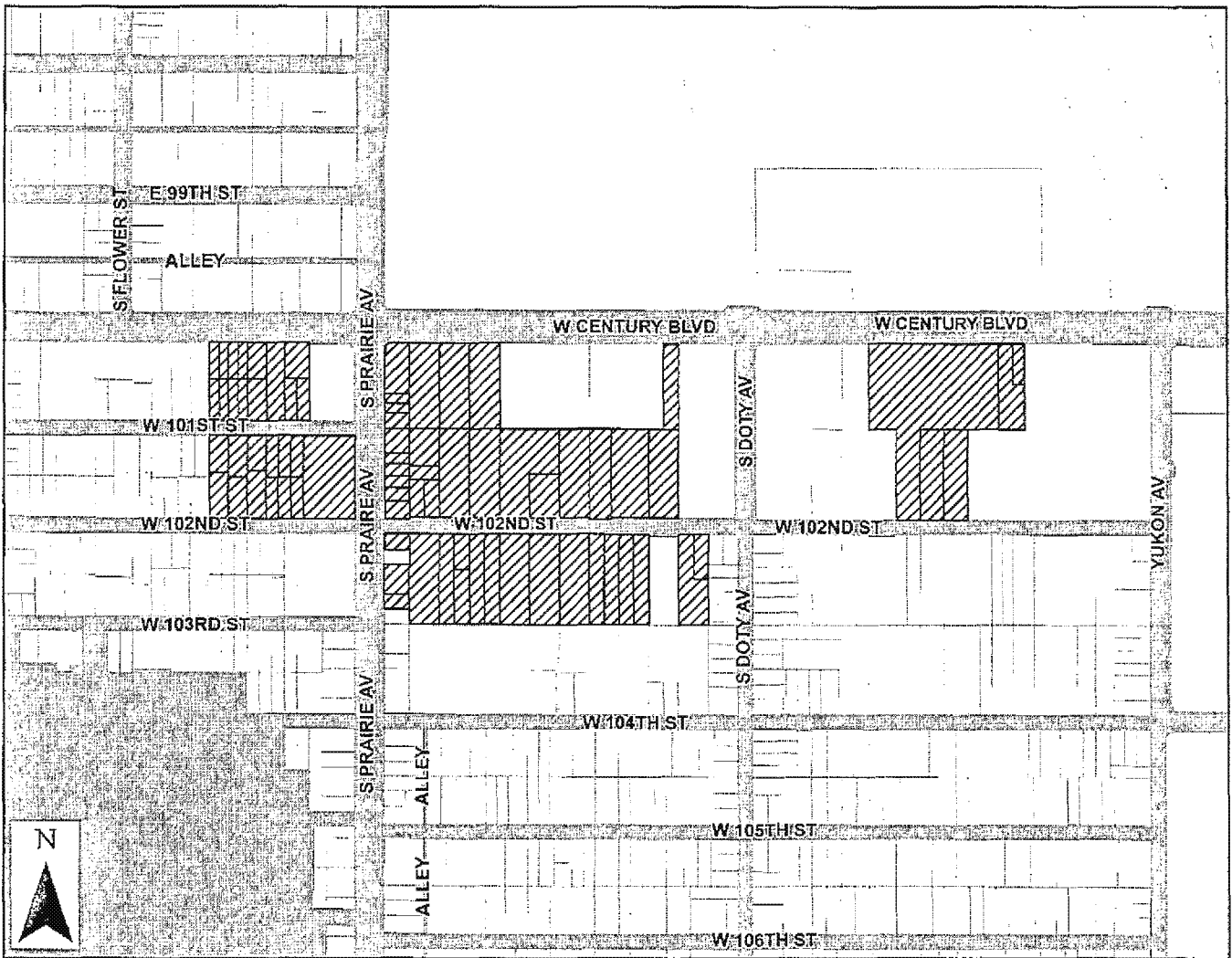
22  
23   
24 Yvonne Horton, City Clerk

25 (SEAL)  
26  
27  
28

# IMC Amendments Ordinance

Exhibit A:

IBEC Area 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. 20-14 is the full, true and correct original of Ordinance No. 20-14 of the said City of Inglewood, California entitled;

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AMENDMENTS TO CHAPTER 2 (ADMINISTRATION), CHAPTER 3 (MOTOR VEHICLES AND TRAFFIC), CHAPTER 5 (OFFENSES, MISCELLANEOUS), CHAPTER 10 (PUBLIC WORKS), AND CHAPTER 11 (BUILDING REGULATIONS) OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO PERMIT DEVELOPMENT AND OPERATION OF THE INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER.**

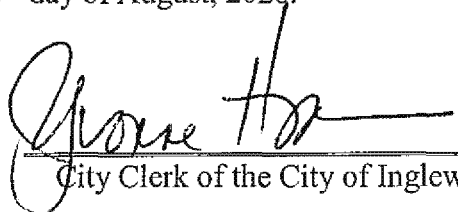
which was duly passed and adopted by the said City Council, approved and signed by the Mayor of said city, and attested by the City Clerk of said City, all at a meeting of said Council held on the 28<sup>th</sup> day of July, 2020 and that the same was so passed and adopted by the following vote:

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