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:
; and

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

WHEREAS, the Zoning designations of thirteen (13) of the site parcels are inconsistent with the existing Commercial/Industrial General Plan Land Use designations whereby they have Zoning designations of P-1 (Automobile
Parking), R-3 (Multiple-Family), and R-2 (Limited Multiple-Family), which includes the following properties as listed by Assessor Identification Numbers:

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

; and,

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

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

WHEREAS, 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 hearing at the time and place stated above and afforded all persons interested in this matter, 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 proposal; and

WHEREAS, pursuant to the California Environmental Quality Act, Public Resources Code, Section 21000 et. Seq. (CEQA), including without
limitation Section 21168.6.8, the City prepared an Environmental Impact Report (EIR) for the Project, including Zone Change ZC-2020-001 (State Clearinghouse No. 2018021056) which analyzed environmental impacts of the proposed Project. Prior to making a recommendation on the Project (including the Zone Change ZC-2020-001) the Planning Commission reviewed and considered the EIR and recommended that the City Council certify the EIR, make certain environmental findings and adopt a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain even with the implementation of necessary mitigation measures (together, the CEQA Findings), and adopt a Mitigation Monitoring and Reporting Program (MMRP) for the Project; and,

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

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

WHEREAS, the matter of proposed Zone Change ZCA-2020-001 was presented to the City Council on July 7, 2020, who then scheduled a public hearing for July 21, 2020, and,
WHEREAS, notice of the time and place of the hearing was given as required by law; and,

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

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

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

SECTION 1

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

SECTION 2.

Based on the entirety of the materials before the City Council, including without limitation, agenda reports to the City Council and Planning Commission;
the EIR and all appendices thereto and supporting information; Planning Commission Resolution No. 1871; 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. The proposed Zone Change to establish the SE Overlay Zone and rezoning of certain properties to make them consistent with the land use designation will be consistent with the Inglewood General Plan, the Industrial land use designation, and the Inglewood International Business Park Specific Plan, as 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, will bring zoned properties that did not conform with the General Plan land use designation into conformance, and will support, among others, the following objectives:

   a. Promote the development of sports and entertainment facilities and related uses on underutilized land, in appropriate locations, creating economic development and employment opportunities for the City's residents.

   b. Provide for the orderly development and redevelopment of the City while preserving a measure of diversity among its parts.
c. Helps promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions.

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

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

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

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

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

6. That an EIR has been prepared for the IBEC Project, including the proposed Zone Change, and was certified by the City Council prior to approval of Zone Change ZC-2020-001. The City Council adopted CEQA Findings including a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain
significant even with the implementation of all feasible mitigation
measures specified in the EIR, and adopted an MMRP for the Project in
accordance with CEQA as provided in City Council Resolution No. 20-105
(EIR Certification Resolution).

SECTION 2.

WHEREAS, at the conclusion of the public hearing, the City Council
determined that the Zone Change specified herein should be approved.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD,
CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

The City Council concurs with the Planning Commission recommendation
and does hereby approve Zone Change No. ZC-2020-001, to establish a Sports and
Entertainment Overlay Zone and rezone certain other parcels, under the

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

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

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

Attest:

Yvonne Horton, City Clerk

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

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

Attest:

Yvonne Horton, City Clerk
(SEAL)
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
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 28th 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 5th day of August, 2020.

(SEAL)