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
WHEREAS, the matter of the proposed Inglewood Municipal Code Amendments (IMC Amendments) 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 IMC Amendments, 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 IMC Amendments; and,

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

WHEREAS, the City Council has taken and carefully considered public testimony and all evidence presented at the public hearing, and the City Council determined that the IMC Amendments should be made to the text of the Inglewood Municipal Code, and 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, including the IMC Amendments. Prior to making a decision on the IMC amendments, 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 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
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.
c. Promote Inglewood's image and identity as an independent community within the Los Angeles metropolitan area.

2) That an EIR has been prepared for the IBEC Project, including the proposed IMC Amendments, and was certified by the City Council prior to approval of the IMC Amendments. The City Council certified the EIR and 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 3.

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

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

SECTION 4.

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

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

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

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

SECTION 7.

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

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

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

SECTION 8.
Inglewood Municipal Code, Chapter 11 (Building Regulations), Article 14 (Public Art for New Construction), Section 11-140 is hereby amended to read as follows:

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

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

(1) Installation of on-site artwork;

(2) In-lieu of fee payment;

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

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

SECTION 9.

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

A developer may satisfy the requirement to provide public art valued as specified in the Master Fee Schedule by entering into a written agreement with the City through the Parks, Recreation and Community Services Department, or for any property located within the Hollywood Park Specific Plan zone or the SE Overlay Zone, a developer may satisfy the requirement by entering into a
statutory development agreement with the City, to provide for the installation and
maintenance of on-site artwork in accordance with the City's standards and
guidelines or as otherwise provided in the development agreement. After entering
into such agreement, the Parks, Recreation and Community Services Department
(or, in the case of the Hollywood Park Specific Plan zone or the SE Overlay Zone,
the City Clerk) shall notify the Building Division of such agreement and that no
in-lieu fee payment will be required when the building permit is issued for the
subject project.

SECTION 10.

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

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

SECTION 11

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

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.

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

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)
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 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)

City Clerk of the City of Inglewood