



CITY OF INGLEWOOD

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division



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Department Director

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April 21, 2020

[NEXT]

SUBJECT: Notice of Proposed Amendments to the General Plan for the City of Inglewood for the proposed Inglewood Basketball and Entertainment Center Project.

The City of Inglewood hereby gives notice that the City will consider amendments to the General Plan for the proposed Inglewood Basketball and Entertainment Center Project.

PROJECT LOCATION: The Project Site is located in the southwestern portion of the City of Inglewood within Los Angeles County, approximately 10 miles south/southwest of downtown Los Angeles. The Project Site is approximately 28 acres, divided into four sites. The main portion of the Project Site (the Arena Site) is approximately 17 acres and is bounded by West Century Boulevard on the north, South Prairie Avenue on the west, South Doty Avenue on the east, and an imaginary straight line extending east from West 103rd Street to South Doty Avenue to the south. The Project Site includes three additional areas: the West Parking Garage Site on an approximately 5-acre site bounded by West Century Boulevard to the north, hotel and residential uses to the west, South Prairie Avenue to the east, and West 102nd Street to the south; the East Transportation and Hotel Site on an approximately 5-acre site bounded by West Century Boulevard to the north, industrial and commercial uses to the east and west, and West 102nd Street to the south; and the Well Relocation Site on an approximately 0.2-acre parcel located at 3812 West 102nd Street, surrounded by vacant land to the west and south and bounded by residential uses to the east. The Project Site is located immediately to the south of the Hollywood Park Specific Plan (HPSP) area.

The existing General Plan land use designations for the Project Site are Industrial and Commercial.

PROJECT SUMMARY: The Proposed Project is a Public/Private partnership between Murphy's Bowl LLC, a private applicant, and the City, and would consist of an approximately 915,000-square foot (sf) Arena Structure designed to host the LA Clippers basketball team with up to 18,000 fixed seats for National Basketball Association (NBA) games. The arena could also be configured with up to 500 additional temporary seats for events such as family shows, concerts, conventions and corporate events, and non-LA Clippers sporting events. The Arena Structure would include an approximately 85,000-sf team practice and athletic training facility; approximately 71,000-sf of LA Clippers team office space; and an approximately 25,000 sf sports medicine clinic. Development on the Arena Site would also include an outdoor plaza with

approximately 80,000 sf of circulation and gathering space, approximately 48,000 sf of retail/restaurant uses on two levels, up to 15,000 sf of community uses that could accommodate community and youth-oriented programming, and an outdoor stage. A parking garage with 650 spaces would be located immediately south of the Arena Structure within the Arena Site. An existing City of Inglewood groundwater well that is located within the Arena Site would be relocated to the Well Relocation Site as part of the Proposed Project.

PROPOSED AMENDMENTS: Proposed amendments to the General Plan Elements include the following:

- Redesignation of certain properties within the Project boundaries in the Land Use Element from Commercial to Industrial as shown in Project Area Map;
- Addition of specific reference to sports and entertainment facilities and related and ancillary uses on properties in the Industrial land use designation text;
- Updating Circulation Element maps and text to reflect vacation of portions of West 101st Street and West 102nd Street and to show the location of the Proposed Project; and
- Updating Safety Element map to reflect the relocation of the municipal water well and related infrastructure

REVIEW AND COMMENTS: Based on the above, the City requests your agency's feedback on the proposed amendments to the General Plan for the proposed Inglewood Basketball and Entertainment Center Project. This feedback is requested as a courtesy and is not pursuant to any statutory requirements.

NEXT STEPS: The proposed amendments to the General Plan for the proposed Inglewood Basketball and Entertainment Center Project for the City of Inglewood will be released in May 2020. At which time public hearing by the Planning Commission will also be scheduled. All comments should be directed to Fred Jackson, Senior Planner, at the above address, or by e-mail at [[HYPERLINK "mailto:fljackson@cityofinglewood.org"](mailto:fljackson@cityofinglewood.org)].

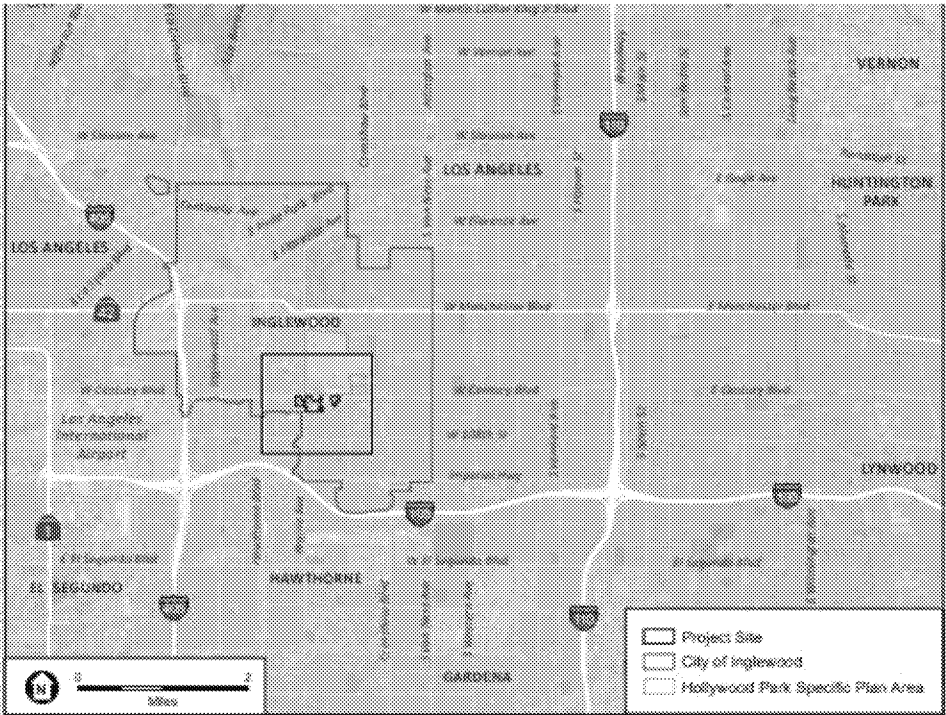
Sincerely,

Fred Jackson
Senior Planner

Attachment:

1) Regional Map & Project Area

REGIONAL MAP



PROJECT AREA

