



## PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Inglewood, California, will hold a public hearing on **Wednesday, June 17, 2020 at the hour of 7:00 p.m.**, to consider the following matters associated with the Inglewood Basketball and Entertainment Center (IBEC) that includes an arena calculated 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 (NBA) 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; a limited-service hotel; and various circulation, infrastructure, and other ancillary uses (the Project):

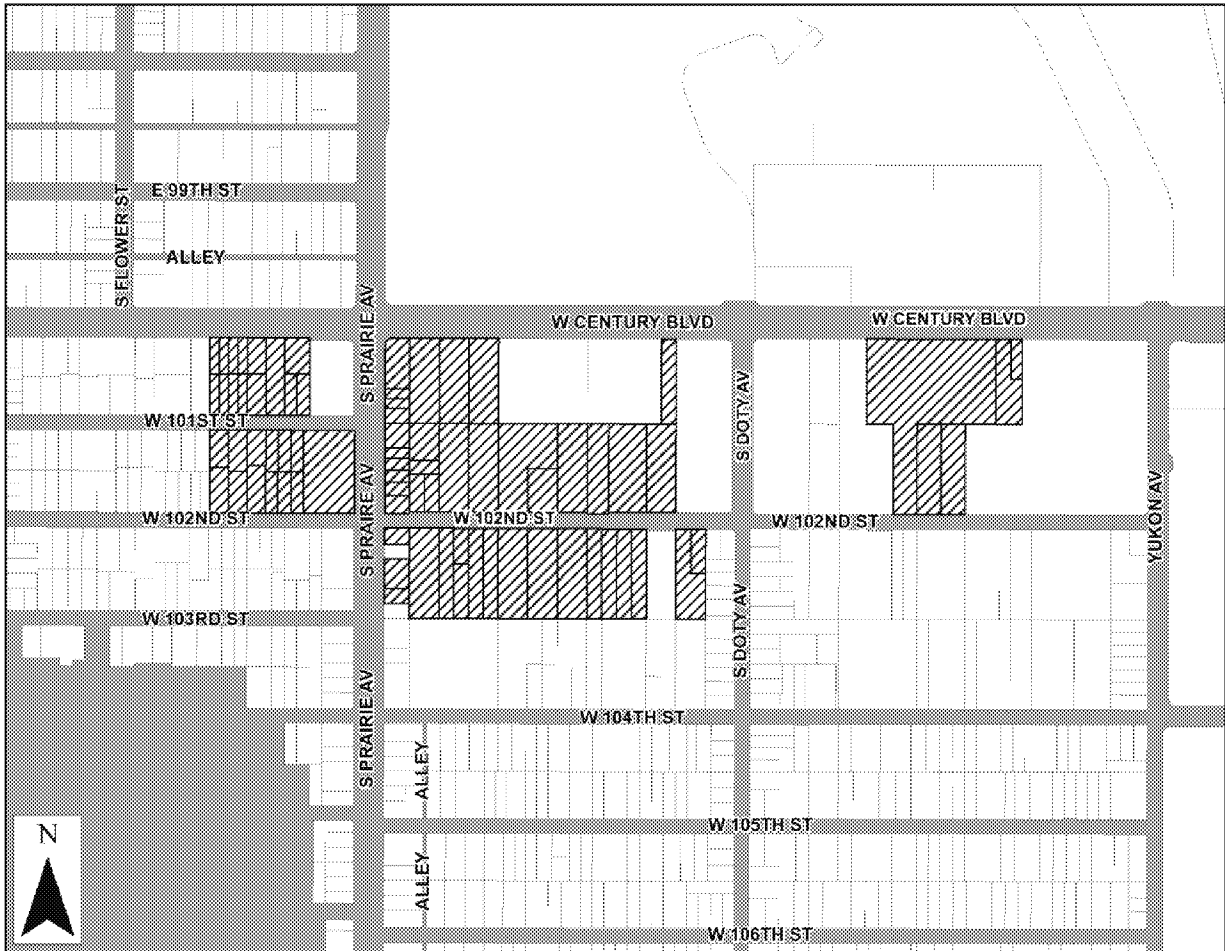
1. **Certification of the Project Environmental Impact Report No. EA-EIR-2020-045, State Clearinghouse No.: SCH2018021056**, and adoption of a Mitigation Monitoring Reporting Program, and California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations.
2. **General Plan Amendment No. 2020-003** to modify the Land Use Element, Circulation Element, and Safety Element of the Inglewood General Plan with conforming map and text changes to reflect the plan for the Proposed Project, including:
  - a. Redesignation of certain properties in the Land Use Element from Commercial to Industrial;
  - b. Addition of specific reference to sports and entertainment facilities and related and ancillary uses on properties in the Industrial land use designation text;
  - c. 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
  - d. Updating Safety Element map to reflect the relocation of the municipal water well and related infrastructure.
3. **Specific Plan Amendment No. 2020-001** to amend the Inglewood International Business Park Specific Plan to exclude properties within the Project Site from the Specific Plan Area.
4. **Zoning Code Amendment No. 2020-002** to Chapter 12 of the Inglewood Municipal Code to establish regulations for the Sports and Entertainment Overlay Zone, including text amendments to create an overlay zone establishing development standards including standards for height, setbacks, street frontage, and lot size, permitted uses, signage, parking and loading, public art, design review process under the Proposed Project SEC Development Guidelines (discussed under #6, below), addressing parcel map procedures, and other land use controls.
5. **Zone Change No. 2020-001** to apply the Sports and Entertainment (SE) Overlay Zone on the entire Project Site, and Rezone certain parcels in the Project Site to conform with the existing General Plan Land Use Designation.

6. **Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines)**, including:
  - a. Implementation and Administration,
  - b. Design Guidelines, and
  - c. Infrastructure Plan.

The SEC Development Guidelines will address certain design elements, including building orientation, massing, design and materials, plaza treatments, landscaping and lighting design, parking and loading design, pedestrian circulation, signage and graphics, walls, fences and screening, sustainability features, and similar elements.

7. **Development Agreement between Murphy's Bowl LLC and the City** for the development of a Sports and Entertainment Complex, addressing community benefits and vesting entitlements for the Project.

Below is a map of the Project Site.



The Project Site includes properties with the following Assessor Identification Numbers (AIN):

ADDRESS	AIN	ADDRESS	AIN
3915 W 102nd St	4032001048	10108 S Prairie Ave	4032001908
3843 W 102nd St	4032002915	No Address	4032001900
3901 W 102nd St	4032001902	10116 S Prairie Ave	4032001904
3851 W 102nd St	4032002916	10112 S Prairie Ave	4032001907
3821 W 102nd St	4032002917	10104 S Prairie Ave	4032001910
3822 W Century Blvd	4032002913	No Address	4032001006
3921 W 102nd St	4032001911	No Address	4032001901
3930 W Century Blvd	4032001913	10022 S Prairie Ave	4032001005
3831 W 102nd St	4032002914	10020 S Prairie Ave	4032001906
3665 W 102nd St	4032003912	10004 S Prairie Ave	4032001039
3700 W Century Blvd	4032003914	10200 S Prairie Ave	4032008001
No Address	4032004914	3940 W 102nd St	4032008907
3922 W Century Blvd	4032001912	4018 W 101st Street	4034005905
3703 W 102nd St	4032003915	4015 W 101st Street	4034004904
NO ADDRESS	4032004913	3947 W 102nd St	4032001905
3832 W 102nd St	4032007903	3940 W Century Blvd	4032001049

3850 W 102nd St	4032007905	4020 W Century Blvd	4034004912
3836 W 102nd St	4032007901	No Address	4032001033
No Address	4032008034	10117 S Prairie Ave	4034005900
3812 W 102nd St	4032007904	4026 W Century Blvd	4034004913
3844 W 102nd St	4032007902	4036 W Century Blvd	4034004910
3838 W 102nd St	4032007035	4044 W 101st Street	4034005910
3926 W 102nd St	4032008901	4019 W 101st Street	4034004902
3936 W 102nd St	4032008908	4032 W Century Blvd	4034004909
3910 W 102nd St	4032008900	4031 W 102nd Street	4034005904
3900 W 102nd St	4032008902	4025 W 102nd Street	4034005907
3930 W 102nd St	4032008904	4022 W 101st Street	4034005912
3920 W 102nd St	4032008905	4030 W 101st Street	4034005901
3941 W 102nd St	4032001909	4037 W 102nd Street	4034005903
3939 W 102nd St	4032001903	4036 W 101st Street	4034005909
4040 W Century Blvd	4034004905	4026 W 101st Street	4034005911
4043 W 101st Street	4034004906	4023 W 102nd Street	4034005906
4037 W 101st Street	4034004901	4043 W 102nd Street	4034005902
4042 W Century Blvd	4034004908	4019 W 102nd Street	4034005908
4033 W 101st Street	4034004911	10220 S Prairie Ave	4032008903
4045 W 101st Street	4034004900	10212 S Prairie Ave	4032008035
4046 W Century Blvd	4034004907	3818 W 102 <sup>nd</sup> St	4032007900
4039 W 101st Street	4034004903		

**FURTHER NOTICE IS HEREBY GIVEN REGARDING PUBLIC PARTICIPATION** that due to the existing COVID-19 health emergency, and pursuant to the Governor's Executive Order N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>), suspending certain requirements of the Brown Act, members of the public can access this meeting and make public comments in the following ways:

**Viewing and Listening to Meeting:** Live on-line, with audio and limited video, at <https://www.facebook.com/cityofinglewood/>

**Viewing and Listening to Meeting:** On Spectrum Cable Local Channel 35 with audio and limited video. Please check with your cable provider for details.

**Written Public Comments:** Members of the public can submit comments for consideration by the Planning Commission by sending them to [ibecproject@cityofinglewood.org](mailto:ibecproject@cityofinglewood.org) or via mail to One West Manchester Blvd., Inglewood, CA 90301. To ensure distribution to the members of the Planning Commission prior to consideration of the agenda, comments must be received prior to 12:00 P.M. on the day of the meeting. Those comments, as well as any comments received after 12:00 P.M. and prior to close of the public hearing, will be distributed to the members of the Planning Commission and will be made part of the official public record of the meeting.

**Listening to Meeting and Oral Public Comments:** Members of the public can participate in the meeting telephonically to listen and make comments. The meeting's telephone number and access code will be provided no later than 72 hours before the meeting on the meeting agenda published at the following link:  
<https://www.cityofinglewood.org/AgendaCenter/Planning-Commission-4>

A Final Environmental Impact Report has been prepared under the California Environmental Quality Act, a copy of which is available for public review online at the following link:  
<https://www.cityofinglewood.org/1036/Murphys-Bowl-Proposed-NBA-Arena>

And at the following physical location:

Inglewood City Hall  
Information Desk  
One West Manchester Boulevard, 1st Floor  
Inglewood, CA 90301

The Planning Commission will be asked to make a recommendation regarding the public hearing items. In making recommendations for the public hearing items they must also make an environmental determination for the public hearing items.

Pursuant to Government Code Section 65009, if you challenge the proposed environmental documents, Zoning actions, General Plan Amendment, Specific Plan Amendment, SEC Development Guidelines, or Development Agreement in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

If you will require special accommodations, due to a disability, please contact the Planning Division at (310) 412-5230 or [elane@cityofinglewood.org](mailto:elane@cityofinglewood.org), One Manchester Boulevard, Fourth Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 48 hours prior to the day of the hearing(s).

INGLEWOOD PLANNING COMMISSION  
Larry Springs, Chairperson

*In the event that this Special Planning Commission meeting is not held, or is concluded prior to public hearing items being considered, the public hearing will automatically be continued to the next regularly scheduled Planning Commission meeting or as otherwise determined by the Planning Commission.*

DATE OF PUBLICATION: JUNE 4, 2020