



Regional Planning Commission Airport Land Use Commission

AVIATION APPLICATION

Applications must be submitted in person. Please call (213) 974-6438 for an appointment.

<u>FOR ALUC STAFF USE ONLY</u>		
Permit No.	_____	
Project No.	_____	
Major	Minor	Submittal Date
_____	_____	_____

Please be advised there is a \$3,000 deposit fee required for major land use actions due at the time of submittal of project materials. However, **ADDITIONAL FEES MAY BE INCURRED IF THE CASE REQUIRES MORE STAFF TIME.** Major land use actions are defined in the Los Angeles County ALUC Review Procedures in Section 1.5.3 on pages 2-7 & 2-8 located at this website address: http://planning.lacounty.gov/assets/upl/project/aluc_review_procedures.pdf.

1. TIMING OF PROJECT SUBMITTAL (TO BE COMPLETED BY THE APPLICANT)

All major land use actions must be submitted to the Airport Land Use Commission (ALUC) for review prior to final approval by the local agency.

Has the local agency taken preliminary action? No Yes Action Date _____

2. DEVELOPMENT PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Property Owner	Proposed Project would proceed pursuant to a proposed Disposition and Development Agreement between the project applicant and the City of Inglewood	Applicant	Wilson Meany, development manager on behalf of Murphy's Bowl, LLC
Phone	(310) 412-5230	Phone	(310) 382-9023
Mailing Address	Mindy Wilcox Economic and Community Development Department 1 W Manchester Boulevard Inglewood, CA 90301	Mailing Address	Wilson Meany Attn: Chris Holmquist 6701 Center Drive, Suite 950 Los Angeles, CA 90045
Email	mwilcox@cityofinglewood.org	Email	cholmquist@wilsonmeany.com

3. DEVELOPMENT PROJECT LOCATION (TO BE COMPLETED BY THE APPLICANT)

Street Address West Century Boulevard/South Prairie Avenue. 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.

Assessor's
Parcel No(s)

See Attachment A for Regional Map showing the Project Site and properties within the Project Site by AIN.

Parcel Size

The IBEC Project Site includes 75 acres square feet
parcels and 2 street vacation areas
comprising approximately 28.11
acres.

4. DEVELOPMENT PROJECT DESCRIPTION (TO BE COMPLETED BY THE APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed.

Existing Land Use (describe) <hr/> Commercial, Industrial	Proposed Land Use (describe) <hr/> Industrial
Existing Zoning (describe) C-2A, Airport Commercial; R-2, Residential Limited Multi Family; R-3, Residential Multiple Family; P-1, Parking; M-1L, Limited Manufacturing	Proposed Zoning (describe) M1-L (Limited Manufacturing) and C-2A (Airport Commercial) with Sports and Entertainment (SE) Overlay Zone
Existing Use(s) and Structure(s) (square feet): Commercial, fast-food restaurant (1,118 sf) Commercial, motel (16,806 sf) Commercial, catering (1,134 sf) Light Manufacturing/Warehouse (28,809 sf) Warehouse (6,231 sf) Water Infrastructure (0 sf) Vacant Land (0 sf) Existing Public Street (0 sf)	Non-residential Uses: Up to Proposed Occupant Load 18,500 <u>attendees</u> Variable Hours of Operation <u>by Event</u>
Total number of existing residential buildings/units: <hr/> 0	Proposed New Use(s) and Structure(s) (square feet): See IBEC Project Summary in Attachment B and IBEC Project Conceptual Site Plan in Attachment C. <hr/> Total number of proposed residential units: <hr/> 0

Proposed Maximum Height of Buildings, Structures or Landscape Features (including chimneys, antennas and trees)
150 ft.
feet
above
ground
level,
or
215.6
feet
AMSL

Proposed Highest Elevation (above sea level) of any Object or Terrain on Site 240 feet ft.
above
mean
sea
level

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight?

Yes Not Sure

No

If yes, describe _____

Is the project located in a Runway Protection Zone?

Yes Not Sure

No

If yes, describe _____

5. DEVELOPMENT PROJECTS (TO BE COMPLETED BY THE APPLICANT)

If applicable, please include a 700' radius map of all proposed and existing land uses. For residential projects, include the proposed and the surrounding existing densities per acre. Please submit one color hard copy and one CD copy.

Type of Project	<u>Sports and Entertainment</u>	<input checked="" type="checkbox"/> General Plan Amendment
Agency Name	<u>City of Inglewood</u>	<input checked="" type="checkbox"/> Specific Plan
Staff Contact	<u>Mindy Wilcox</u>	<input checked="" type="checkbox"/> Zone Change or Amendment
Phone	<u>(310) 412-5230</u>	<input type="checkbox"/> Vesting Tract Map
Email	<u>mwilcox@cityofinglewood.org</u>	<input checked="" type="checkbox"/> Parcel Map
		<input type="checkbox"/> Land Division

6. GENERAL PLANS, SPECIFIC PLANS & ZONING CODE AMENDMENTS/PROPOSED PLANS OR CODES:

Requires \$3,000 deposit due upon submission of materials. Cities updating or amending their general plans, new, updated or amended Specific Plans, zoning code updates or amendments, please complete this section and submit the applicable documents; one color hard copy and one CD copy.

General Plan Latest Draft	<input type="checkbox"/>	Agency Name	_____
Specific Plan Latest Draft	<input type="checkbox"/>	Type of Project	_____
Zoning Code Latest Draft	<input type="checkbox"/>	Staff Contact	_____
Environmental Document Latest Draft	<input type="checkbox"/>	Address	_____
Staff Reports	<input type="checkbox"/>	Phone	_____
Staff Presentations	<input type="checkbox"/>	Email	_____
Study Sessions	<input type="checkbox"/>		
Planning Commission Documents	<input type="checkbox"/>		
Maps	<input type="checkbox"/>		

7. AIRPORT MASTER PLANS/AMENDMENTS OR DEVELOPMENT PLANS: Requires \$3,000 deposit due upon submission of project materials. Please complete the section below and submit the applicable project materials; one color hard copy and one CD copy.

Copies of the local jurisdiction's Conditional Use Permit	<input type="checkbox"/>	Agency Name	_____
FAA Land Area Proposal	<input type="checkbox"/>	Type of Project	_____
Airport Layout Plan	<input type="checkbox"/>	Staff Contact	_____
Map of proposed airspace surfaces per FAA Part 77	<input type="checkbox"/>	Address	_____
Airport activity forecasts	<input type="checkbox"/>	Phone	_____
Existing and proposed flight	<input type="checkbox"/>	Email	_____

track locations

Current and projected noise
contour locations

Map showing existing and
proposed land uses

Environmental document
latest version

Proposed mitigation measures
on surrounding land uses

Planning Commission
documents

Inglewood Basketball and Entertainment Center (IBEC) Project

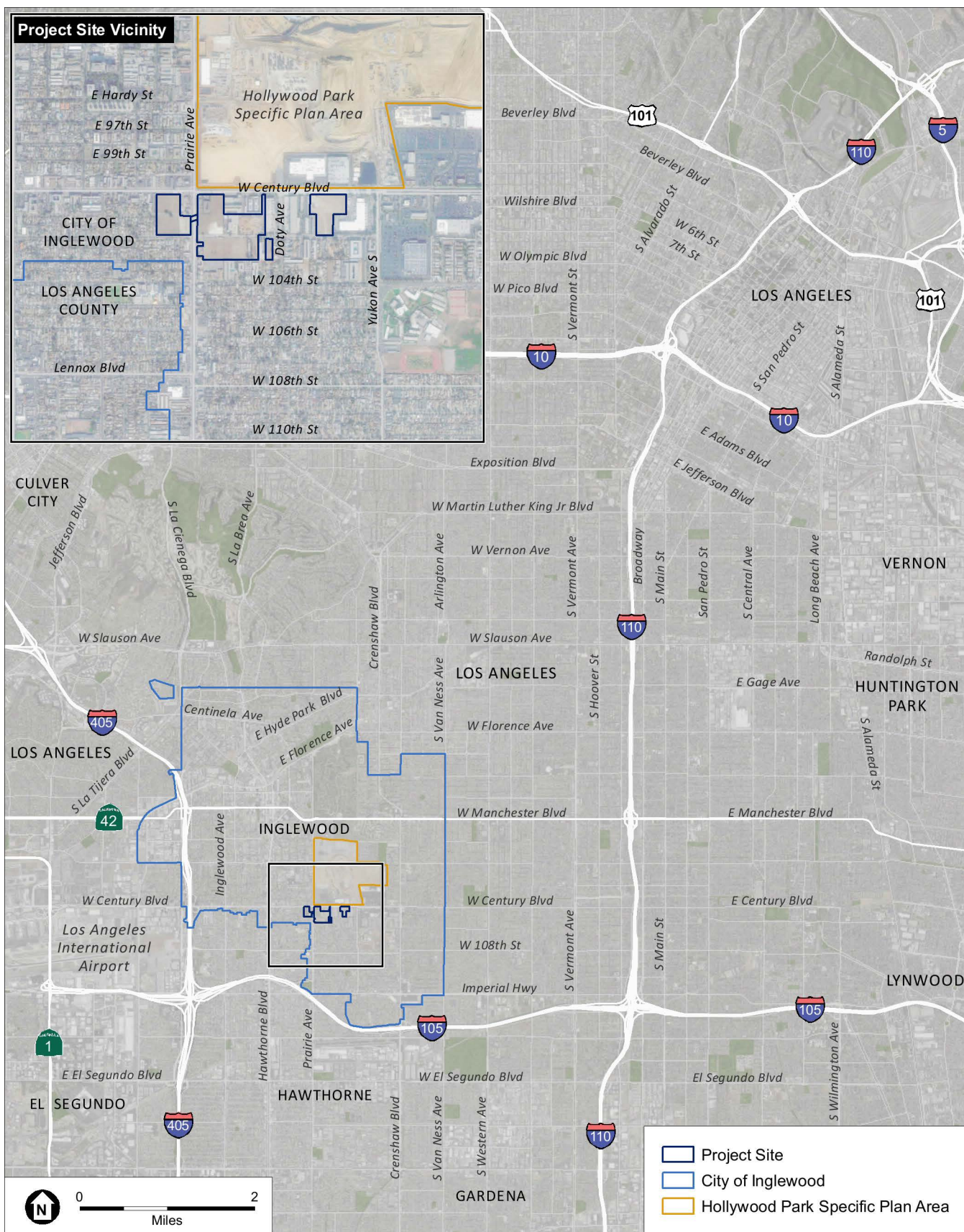
Attachments to Aviation Application

Attachment A	IBEC Project Site Regional Map and AINs
Attachment B	IBEC Project Summary
Attachment C	IBEC Project Conceptual Site Plan
Attachment D	LAX Noise Contour Maps
Attachment E	LAX Runway Protection Zones Map
Attachment F	FAA Determinations of No Hazard
Attachment G	Sensory Interactive Memorandum
Attachment H	AECOM Aviation Noise Exposure Analysis
Attachment I	Federal Aviation Administration August 26, 2019 Letter

ATTACHMENT A
IBEC PROJECT SITE REGIONAL MAP AND AINS

ATTACHMENT A

IBEC Project Regional Map



SOURCE: Esri, 2016; USDA, 2016; ESA, 2019.

Inglewood Basketball and Entertainment Center

IBEC Project
Regional Map



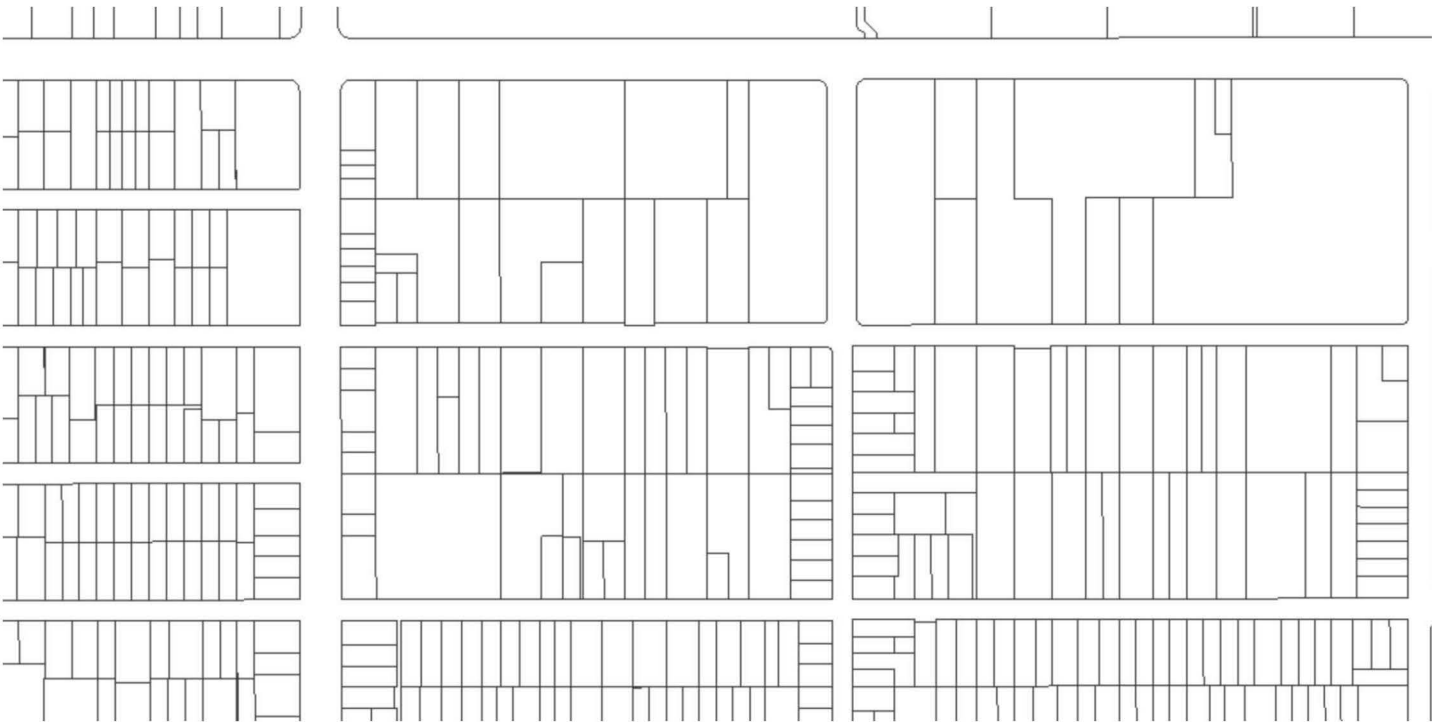
ATTACHMENT A

IBEC Project Site Assessor Identification Numbers

	AIN	STREET ADDRESS
1	4032-001-005	10022 S PRAIRIE AVE INGLEWOOD CA 90303
2	4032-001-006	NO ADDRESS ASSIGNED
3	4032-001-033	NO ADDRESS ASSIGNED
4	4032-001-039	10004 S PRAIRIE AVE INGLEWOOD CA 90303
5	4032-001-048	3915 W 102ND ST INGLEWOOD CA 90303
6	4032-001-049	3940 W CENTURY BLVD INGLEWOOD CA 90303
7	4032-001-900	NO ADDRESS ASSIGNED
8	4032-001-901	NO ADDRESS ASSIGNED TO APN
9	4032-001-902	3901 W 102ND ST INGLEWOOD CA 90303
10	4032-001-903	3939 W 102ND ST INGLEWOOD CA 90303
11	4032-001-904	10116 S PRAIRIE AVE INGLEWOOD CA 90303
12	4032-001-905	3947 W 102ND ST INGLEWOOD CA 90303
13	4032-001-906	10020 S PRAIRIE AVE INGLEWOOD CA 90303
14	4032-001-907	10112 S PRAIRIE AVE INGLEWOOD CA 90303
15	4032-001-908	10108 S PRAIRIE AVE INGLEWOOD CA 90303
16	4032-001-909	3941 W 102ND ST INGLEWOOD CA 90303
17	4032-001-910	10104 S PRAIRIE AVE INGLEWOOD CA 90303
18	4032-001-911	3921 W 102ND ST INGLEWOOD CA 90303
19	4032-001-912	3922 W CENTURY BLVD INGLEWOOD CA 90303
20	4032-001-913	3930 W CENTURY BLVD INGLEWOOD CA 90303
21	4032-002-913	3822 W CENTURY BLVD INGLEWOOD CA 90303
22	4032-002-914	3831 W 102ND ST INGLEWOOD CA 90303
23	4032-002-915	3843 W 102ND ST INGLEWOOD CA 90303
24	4032-002-916	3851 W 102ND ST INGLEWOOD CA 90303
25	4032-002-917	3821 W 102ND ST INGLEWOOD CA 90303
26	4032-003-912	NO ADDRESS ASSIGNED
27	4032-003-914	3700 W CENTURY BLVD INGLEWOOD CA 90303
28	4032-003-915	3703 W 102ND ST INGLEWOOD CA 90303
29	4032-004-913	NO ADDRESS ASSIGNED
30	4032-004-914	NO ADDRESS ASSIGNED
31	4032-007-035	3838 W 102ND ST INGLEWOOD CA 90303
32	4032-007-900	3818 W 102ND ST INGLEWOOD CA 90303
33	4032-007-901	3836 W 102ND ST INGLEWOOD CA 90303
34	4032-007-902	3844 W 102ND ST INGLEWOOD CA 90303
35	4032-007-903	3832 W 102ND ST INGLEWOOD CA 90303
36	4032-007-904	3812 W 102ND ST INGLEWOOD CA 90303
37	4032-007-905	3850 W 102ND ST INGLEWOOD CA 90303
38	4032-008-001	10200 S PRAIRIE AVE INGLEWOOD CA 90303

	AIN	STREET ADDRESS
39	4032-008-034	NO ADDRESS ASSIGNED
40	4032-008-035	10212 S PRAIRIE AVE INGLEWOOD CA 90303
41	4032-008-900	3910 W 102ND ST INGLEWOOD CA 90303
42	4032-008-901	3926 W 102ND ST INGLEWOOD CA 90303
43	4032-008-902	3900 W 102ND ST INGLEWOOD CA 90303
44	4032-008-903	10220 S PRAIRIE AVE INGLEWOOD CA 90303
45	4032-008-904	3930 W 102ND ST INGLEWOOD CA 90303
46	4032-008-905	3920 W 102ND ST INGLEWOOD CA 90303
47	4032-008-907	3940 W 102ND ST INGLEWOOD CA 90303
48	4032-008-908	3936 W 102ND ST INGLEWOOD CA 90303
49	4034-004-900	4045 W 101ST ST INGLEWOOD CA 90303
50	4034-004-901	4037 W 101ST ST INGLEWOOD CA 90303
51	4034-004-902	4019 W 101ST ST INGLEWOOD CA 90303
52	4034-004-903	4039 W 101ST ST INGLEWOOD CA 90303
53	4034-004-904	4015 W 101ST ST INGLEWOOD CA 90303
54	4034-004-905	4040 W CENTURY BLVD INGLEWOOD CA 90303
55	4034-004-906	4043 W 101ST ST INGLEWOOD CA 90303
56	4034-004-907	4046 W CENTURY BLVD INGLEWOOD CA 90303
57	4034-004-908	4042 W CENTURY BLVD INGLEWOOD CA 90303
58	4034-004-909	4032 W CENTURY BLVD INGLEWOOD CA 90303
59	4034-004-910	4036 W CENTURY BLVD INGLEWOOD CA 90303
60	4034-004-911	4033 W 101ST ST INGLEWOOD CA 90303
61	4034-004-912	4020 W CENTURY BLVD INGLEWOOD CA 90303
62	4034-004-913	4026 W CENTURY BLVD INGLEWOOD CA 90303
63	4034-005-900	10117 S PRAIRIE AVE INGLEWOOD CA 90303
64	4034-005-901	4030 W 101ST ST INGLEWOOD CA 90303
65	4034-005-902	4043 W 102ND ST INGLEWOOD CA 90303
66	4034-005-903	4037 W 102ND ST INGLEWOOD CA 90303
67	4034-005-904	4031 W 102ND ST INGLEWOOD CA 90303
68	4034-005-905	4018 W 101ST ST INGLEWOOD CA 90303
69	4034-005-906	4023 W 102ND ST INGLEWOOD CA 90303
70	4034-005-907	4025 W 102ND ST INGLEWOOD CA 90303
71	4034-005-908	4019 W 102ND ST INGLEWOOD CA 90303
72	4034-005-909	4036 W 101ST ST INGLEWOOD CA 90303
73	4034-005-910	4044 W 101ST ST INGLEWOOD CA 90303
74	4034-005-911	4026 W 101ST ST INGLEWOOD CA 90303
75	4034-005-912	4022 W 101ST ST INGLEWOOD CA 90303

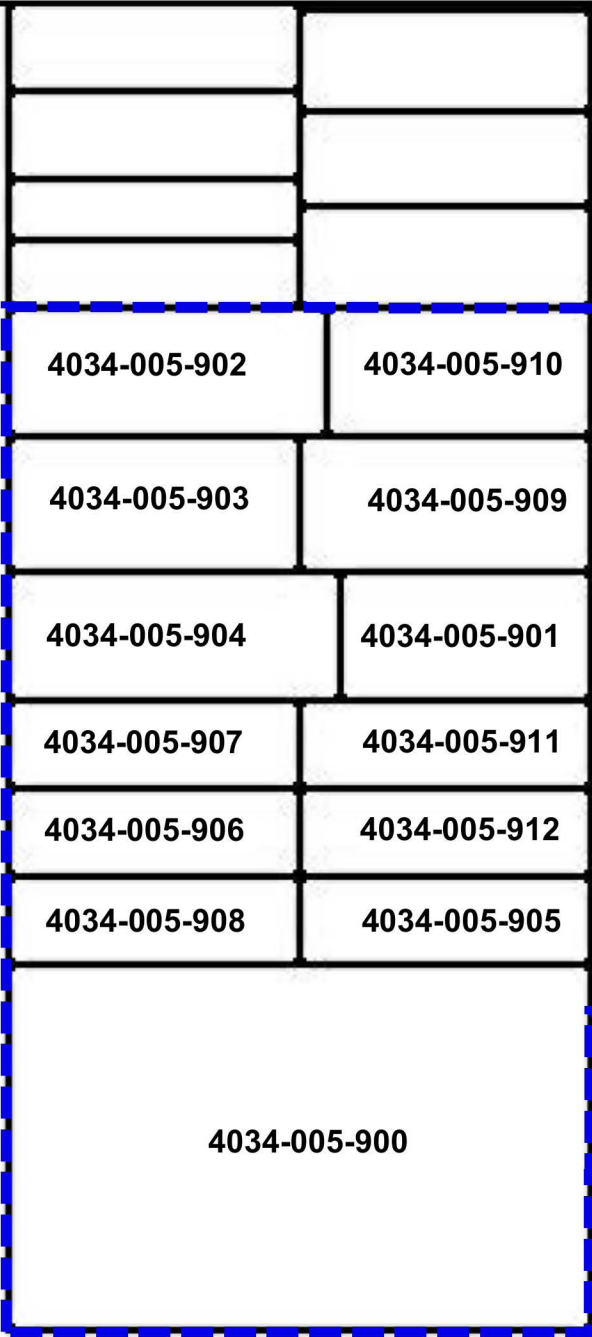
ATTACHMENT A
IBEC PROJECT SITE AIN MAPS



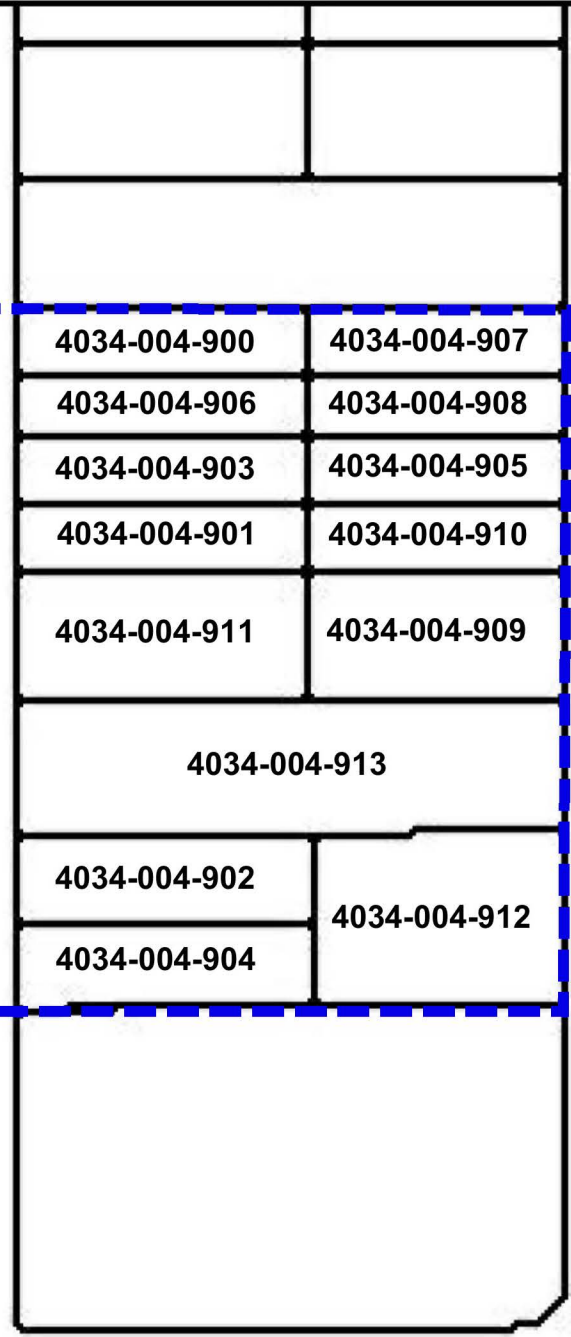


IBEC Project Site

W 102ND ST



W 101ST ST



W CENTURY BLVD

S PRAIRIE AVE

IBEC Project
AIN Map 1

IBEC Project AIN Map 2

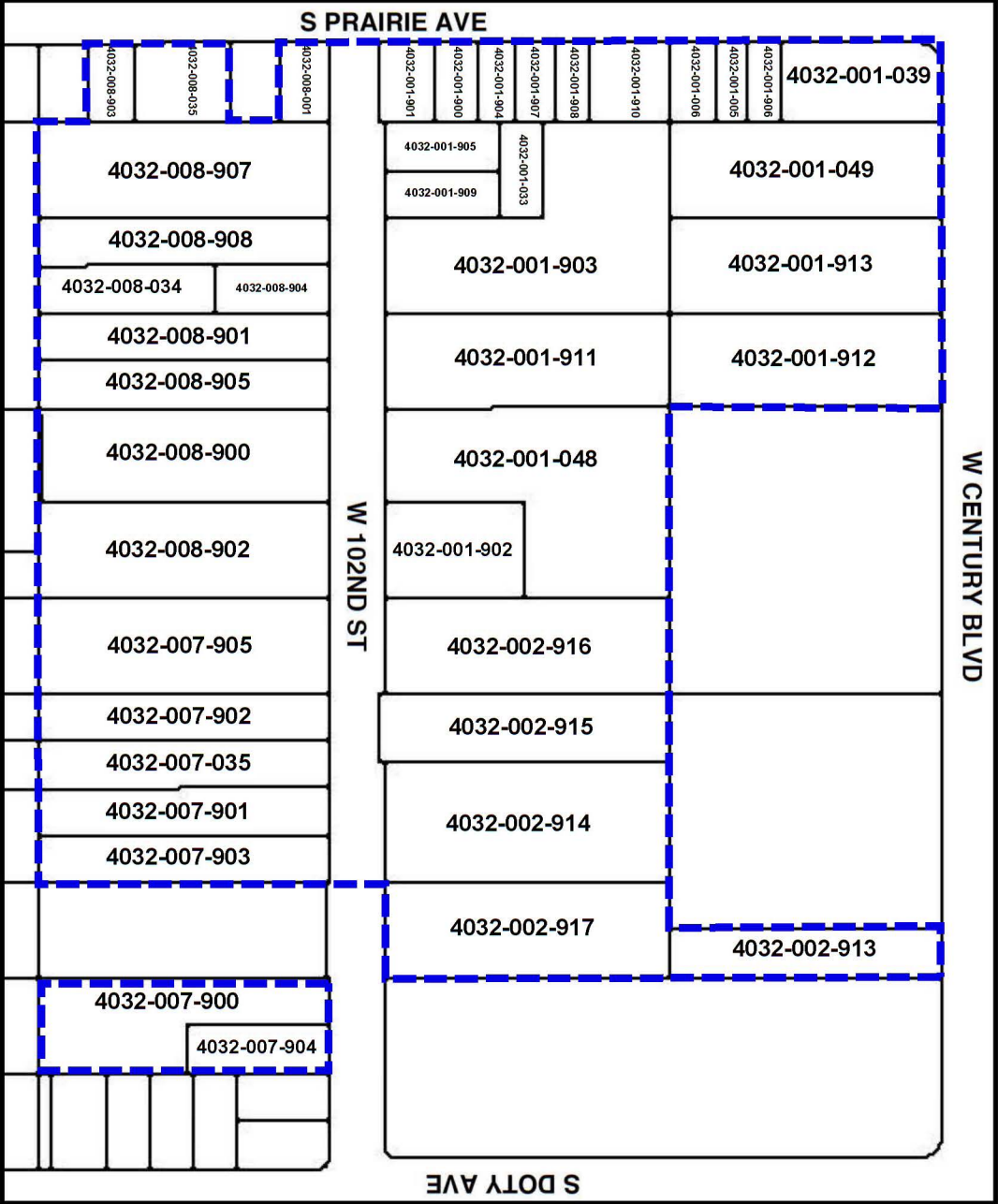
W CENTURY BLVD

S PRAIRIE AVE

S DOTY AVE

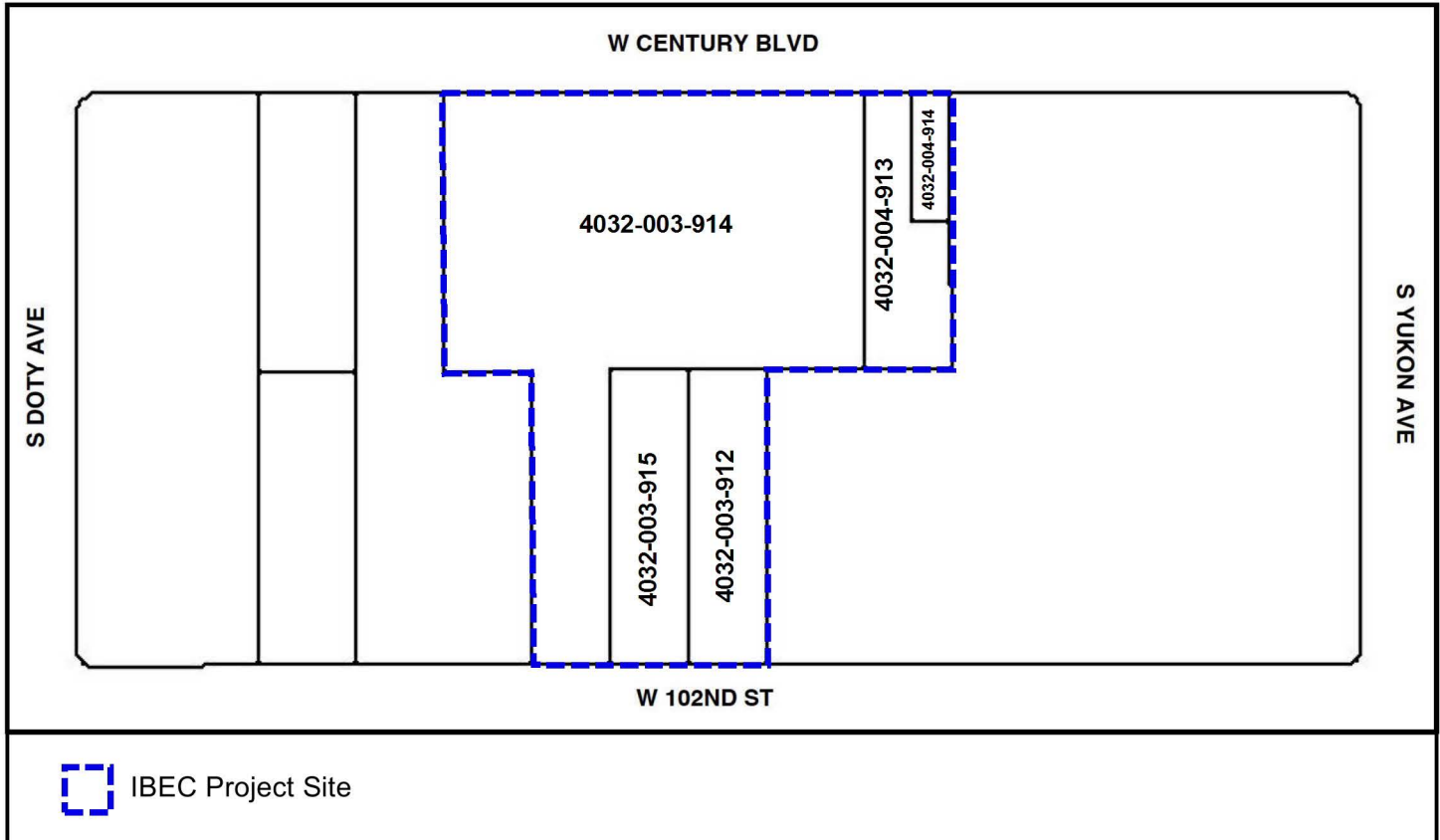
W 102ND ST

IBEC Project Site



IBEC Project

AIN Map 3



ATTACHMENT B

Inglewood Basketball and Entertainment Center Project

Project Summary

The Inglewood Basketball and Entertainment Center Project (the “IBEC Project” or “Proposed Project”) is proposed by Murphy’s Bowl LLC, in cooperation with the City of Inglewood, to develop the new home of the LA Clippers National Basketball Association franchise in the City of Inglewood.

As shown on the conceptual IBEC Project Site Plan provided as Attachment A, the Project Site consists of four areas along West Century Boulevard and South Prairie Avenue, comprising approximately 28. acres in total.

The Proposed Project consists of multiple components, the primary one being an Event Center Structure that includes an approximately 915,000 sf Arena with approximately 18,000 fixed seats for NBA games and capacity for approximately 500 additional temporary seats for other events. The Arena includes a main performance area and seating bowl, food and beverage and retail space, and concourse areas. The Event Center Structure could also include an up to 85,000 sf Team Athletic Practice and Training Facility, up to 71,000 sf of Office Space, and an up to 25,000 sf Sports Medicine Clinic for team and potential general public use on an outpatient basis. The Event Center Structure would be an ellipsoid-shaped, multi-faceted structure that would extend up to a maximum of 150 feet above grade.

An outdoor Plaza adjacent to the Event Center Structure would include pedestrian circulation and gathering space, an outdoor stage, and Plaza Buildings with up to 63,000 sf of retail, dining, and community-serving uses. The Plaza Buildings would be one- or two-stories with a maximum height of 50 feet above grade. The Plaza also includes a proposed sign tower structure up to 100 feet above grade at the corner of West Century Boulevard and South Prairie Avenue.

Parking for the Proposed Project would be provided within three parking structures, including (1) the South Parking Garage with approximately 650 parking spaces contiguous to the Arena Structure, (2) the West Parking Garage with approximately 3,110 parking spaces across South Prairie Avenue from the Arena Structure and connected to the Plaza by a pedestrian bridge, and (3) the East Parking Garage with approximately 365 parking spaces located east of the Arena Structure along West Century Boulevard. The ground floor of the East Parking Garage site will include a surface Transportation Hub dedicated for bus, microtransit and Transportation Network Company (rideshare/taxi) vehicle pick-up and drop-off and staging.

The Proposed Project includes a Hotel of up to six stories providing 100 - 150 guest rooms located along West Century Boulevard. Construction of the Proposed Project also involves the construction of a new City of Inglewood municipal water well along West 102nd Street to replace an existing water well located within the portion of the Project Site to be developed with the Event Center Structure.

The Proposed Project is projected to host an average of approximately 243 events per year, including LA Clippers home basketball games, concerts, family shows, other sporting and entertainment events, and corporate and community events.

Construction of the Proposed Project is anticipated to being in July 2021 and be completed by September 2024.

ATTACHMENT C IBEC PROJECT CONCEPTUAL SITE PLAN

