

1 Impact Report (EIR) analyzing the potential environmental impacts of the Project
2 prior to approval of the Project; and

3 WHEREAS, on February 20, 2018, the City circulated a Notice of
4 Preparation (NOP) that described the proposed project and potential
5 environmental impacts. The NOP was published and was distributed to local,
6 regional, and State agencies. The NOP stated that the City would prepare an EIR
7 to evaluate the potentially significant impacts of the proposed Project within an
8 area mapped in Exhibit A and as further described in Exhibit B; and,

9 WHEREAS, on March 12, 2018, the City held a Public Scoping Meeting and
10 public comment was taken on the Project and potential environmental impacts of
11 the Project; and

12 WHEREAS, the City prepared a Draft EIR to assess the environmental
13 impacts of the Project taking into account the comments received by the City on
14 the NOP and at the Public Scoping Meeting; and,

15 WHEREAS, the City filed and distributed a Notice of Completion and
16 Availability for the Draft EIR (State Clearinghouse No. 2018021056) on December
17 27, 2019; and

18 WHEREAS, the Draft EIR was circulated for public review and to the
19 appropriate agencies and interested parties from December 27, 2019 to March 24,
20 2020; and,

21 WHEREAS, pursuant to CEQA, the City prepared a Final EIR (June 2020),
22 which included responses to comments received on the Draft EIR and edits to the
23 Draft EIR. The Final EIR consists of the Introduction, Response to Comments,
24 Revisions to the Draft EIR, and the Mitigation Monitoring and Reporting Program
25 (MMRP); and

26 WHEREAS, the Final EIR does not include significant new information
27 requiring recirculation of the Draft EIR; and

28

1 WHEREAS, the Draft EIR and Final EIR are incorporated herein by
2 reference and together constitute the EIR for the Project; and

3 WHEREAS, the EIR was set for a duly-noticed public hearing before the
4 Planning Commission in the City Council Chambers, Ninth Floor, of the
5 Inglewood City Hall, on the 17th day of June, 2020 at 7:00 p.m.; and

6 WHEREAS, the EIR was transmitted to the Planning Commission prior to
7 the hearing; and

8 WHEREAS, on June 17, 2020, the Planning Commission conducted the
9 hearing at the time and place stated above and afforded all persons interested in
10 the matter of the EIR, or in any matter or subject related thereto, an opportunity
11 to be heard by the Planning Commission and to submit testimony or evidence in
12 favor of or against the EIR and Project; and

13 WHEREAS, after taking public testimony and fully considering all the
14 issues, the Planning Commission determined that EIR should be recommended
15 for certification to the City Council as set forth herein; and

16 WHEREAS, the Planning Commission determined that the Findings and
17 Statement of Overriding Considerations (CEQA Findings) and the MMRP should
18 be recommended for adoption to the City Council.

19 **SECTION 2.**

20 NOW, THEREFORE, BE IT RESOLVED, by the Inglewood Planning
21 Commission, based on the entirety of the materials before the Planning
22 Commission, including without limitation, agenda reports to the Planning
23 Commission, the EIR and all appendices thereto; including the CEQA findings
24 and MMRP, all plans, drawings, and other materials submitted by the Project
25 Sponsor; minutes, reports, and public testimony and evidence submitted as part
26 of the City Council's duly-noticed meetings regarding the IBEC Project; the record
27 of proceedings prepared in connection with AB 987 pursuant to Public Resources
28 Code section 21168.6.6; and all other information contained in the Record, which

1 it has carefully reviewed and considered, the Planning Commission finds as
2 follows:

3 1. That the foregoing Recitals are true and correct and made part of this
4 Resolution.

5 2. That all procedural requirements for the Planning Commission to
6 recommend to the City Council certification of the EIR have been followed.

7 3. That the EIR, as prepared for the Project, complies with CEQA and
8 the State and local environmental guidelines and regulations.

9 4. That the Planning Commission has independently reviewed and
10 considered the information contained in the EIR, including the written comments
11 received during the EIR review period and the oral and written comments received
12 at the public hearings, prior to making its recommendation.

13 5. That the EIR reflects the City's independent judgement and analysis
14 on the potential environmental impacts of the Project. The EIR adequately
15 discloses information to the decisionmakers and the public related to the
16 environmental impacts of the Project.

17 6. That the EIR adequately describes the Project, its environmental
18 impacts, mitigation measures and a reasonable range of alternatives to the
19 Project.

20 7. That the public review period provided all interested jurisdictions,
21 agencies, organizations, and individuals the opportunity to submit comments
22 regarding the Draft EIR.

23 8. That the mitigation measures which have been identified for the
24 Project were identified in the EIR. The final mitigation measures are described in
25 the MMRP. Each of the mitigation measures identified in the MMRP, and
26 contained in the EIR is incorporated into the Project. The impacts of the Project
27 have been mitigated to the maximum extent feasible by the mitigation measures
28 identified in the MMRP and contained in the EIR.

1 9. That the responses to comments in the EIR are adequate and
2 complete.

3 10. That the Final EIR contains additions, clarifications, modifications
4 and other information in its responses to comments on the Draft EIR and also
5 incorporates minor revisions to the Draft EIR based on information obtained since
6 the Draft EIR was issued.

7 11. That the EIR identifies certain significant environmental impacts of
8 the proposed project, many of which can be reduced to a level of less than
9 significant based on feasible mitigation measures identified in the EIR and the
10 findings in Exhibit A. However, certain impacts of the proposed project remain
11 significant and unavoidable even after the adoption of all feasible mitigation
12 measures.

13 12. That the MMRP identifies the significant impacts of the proposed
14 project, corresponding mitigation measures, and designates the City department
15 responsible for implementation and monitoring of the required mitigation
16 measures.

17 13. That any changes and additional information in the Final EIR are
18 not considered significant new information as that term is defined under CEQA
19 such that recirculation of the Draft EIR would be required. (See CEQA Guidelines,
20 § 15088.5.) Any changes and additional information do not indicate that any new
21 significant environmental impacts not previously evaluated in the Draft EIR
22 would result from the Project nor do they reflect a substantial increase in the
23 severity of any previously identified environmental impact. Further, no feasible
24 mitigation measures considerably different from those previously analyzed in the
25 Draft EIR have been proposed that would clearly lessen the significant
26 environmental impacts of the Project, and no feasible alternatives considerably
27 different from those analyzed in the Draft EIR have been proposed that would
28 clearly lessen the significant environmental impacts of the Project. Accordingly,

1 the Planning Commission hereby finds and determines that recirculation of the
2 EIR for further public review and comment is not required under CEQA.

3 **SECTION 3.**

4 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations
5 and findings the Planning Commission of the City of Inglewood, California, hereby
6 recommends that the City Council:

- 7 a. Certify the EIR based on the facts and findings set forth in this
8 Resolution;
- 9 b. Approve and adopt the CEQA Findings including a Statement of
10 Overriding Considerations for significant and unavoidable impacts
11 attached to this Resolution as Exhibit C.
- 12 c. Approve and adopt the MMRP attached to this Resolution as Exhibit
13 D.

14 BE IT FURTHER RESOLVED, that the Secretary of the Planning
15 Commission is hereby instructed to forward a certified copy of this resolution to
16 the Project Sponsor and to the City Council as the report, with the findings and
17 recommendations of the Planning Commission pertaining to the Environmental
18 Impact Report (EA-EIR-2020-45) and to forward a certified copy of all related files,
19 data and instruments.

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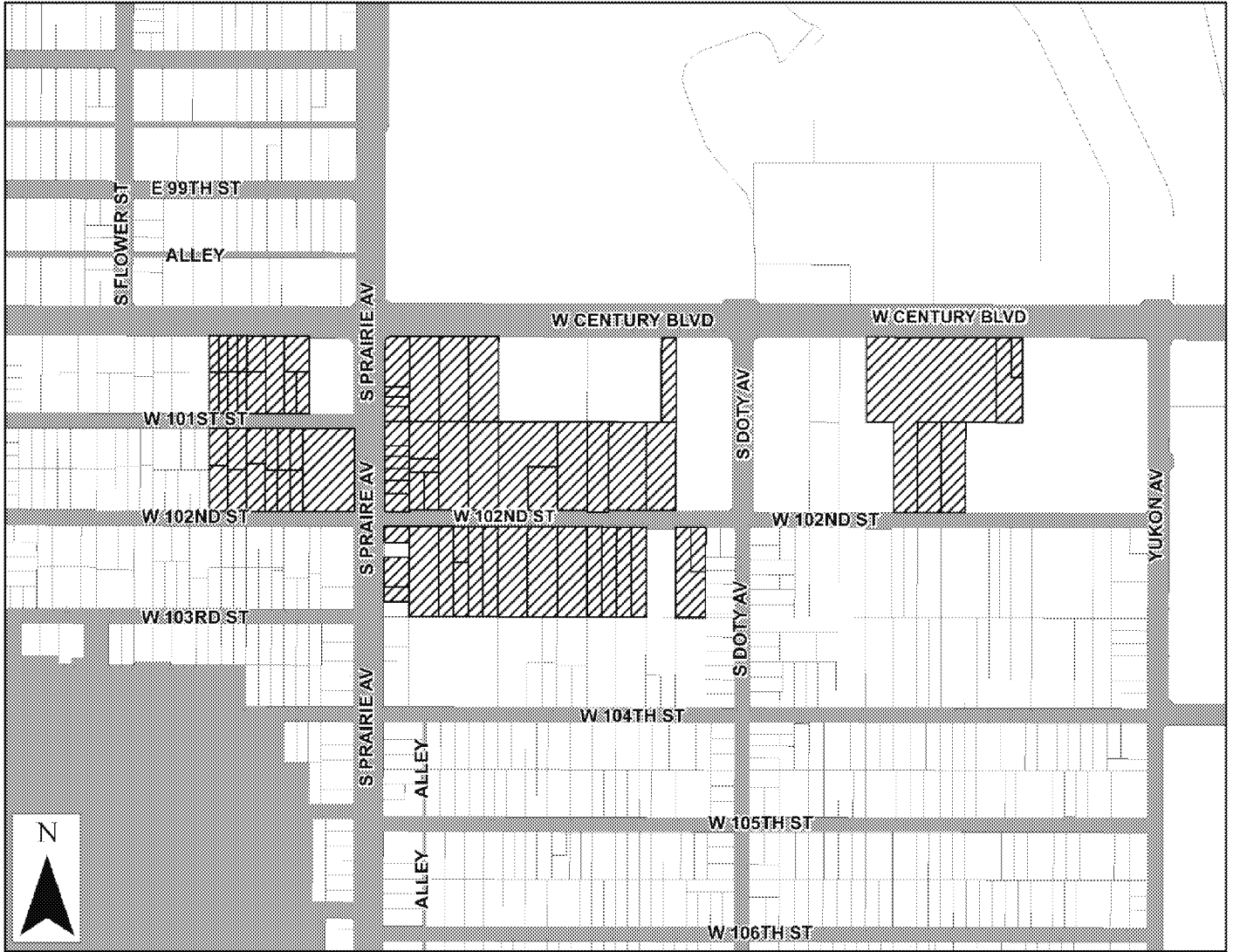
1 BE IT FURTHER RESOLVED, that this resolution for the Environmental
2 Impact Report (EA-EIR-2020-45) is passed, approved and adopted this 17th day
3 of June 2020.

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5 _____
6 **Larry Springs, Chairperson**
7 **City Planning Commission**
8 **Inglewood, California**

8 **ATTEST:**

9
10 _____
11 **Evangeline Lane, Secretary**
12 **City Planning Commission**
13 **Inglewood, California**

Exhibit A



TEXT AMENDMENTS TO
THE INGLEWOOD GENERAL PLAN

Added text is shown in **bold underline**; removed text is shown in ~~**bold strikethrough**~~.

Section 1.

Land Use Element “Section II – Statement of Objectives” for “Industrial” in Subsection D on pages 7 through 8 is amended to read as follows:

D. Industrial

- Provide a diversified industrial base for the City. Continue to improve the existing industrial districts by upgrading the necessary infrastructure and by eliminating incompatible and/or blighted uses through the redevelopment process.

- Continue the redevelopment of Inglewood by promoting the expansion of existing industrial firms and actively seek the addition of new firms that are environmentally non-polluting.

- Increase the industrial employment opportunities for the city’s residents.

- **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.**

Land Use Element “Section VI – Future Land Uses” for “Industrial Land Use” in Subsection C on pages 71 through 74 is amended to read as follows:

C. Industrial Land Use

Usually there are three factors involved in the location of industrial land: infrastructure, compatibility of use, and proximity to an adequate labor force.

[intervening text intentionally omitted]

Industry should be compatible with surrounding land uses. Compact

industrial locations such as an "industrial park" place industries adjacent to other industries, thereby minimizing conflict with residential and commercial areas. In some cases, industrial uses may be placed where residential or commercial land uses are not desirable, such as the area which is under the eastern end of the flight path of Los Angeles International Airport. The Element proposes that the area in the City of Inglewood generally bounded by Crenshaw on the east, La Cienega on the west, Century on the north and 104th Street on the south be designated as industrial from the present residential and commercial. This area is an extremely undesirable location for residential usage because it is severely impacted by jet aircraft noise. The area should be developed with industrial park, commercial, **and/or office park uses, and/or sports and entertainment facilities, and related uses**, utilizing planned assembly district guidelines, **or, in the case of sports and entertainment facilities and related uses, project-specific design guidelines in lieu of the planned assembly district guidelines**, to insure both the quality of the development and **to encourage** its compatibility with surrounding uses.

[intervening text intentionally omitted]

Those industrial areas which front along major arterials such as La Cienega, Florence, or Century will likely be developed for industrial/commercial/office uses, **or sports and entertainment facilities and related uses**.

[intervening text intentionally omitted]

As the construction of the Century Freeway along the City's southern boundary progresses, the highly noise impacted area between Century and 104th which is west of Crenshaw should be recycled from its present residential uses to more appropriate industrial/commercial/office uses, **or sports and entertainment facilities and related uses**. Irrespective of market forces, the City must promote and assist in upgrading of existing industrial uses.

Section 2.

Circulation Element Section on “Street Classification Collectors” (within “Part Two – Circulation Plan” in Subpart 4 on pages 20 through 21) is amended to read as follows:

4. COLLECTORS.

~~35. 102nd Street (east of Prairie Avenue)~~

~~36~~ 35. 104th Street

~~37~~ 36. 108th Street (Prairie Avenue to Crenshaw Boulevard)

Circulation Element Section on “Traffic Generators” within “Part Two – Circulation Plan” on page 22 is amended to read as follows:

Certain facilities or areas in and near Inglewood can be identified as being the destination of significant numbers of vehicles:

[Nos. 1 – 7 intentionally omitted]

8. Inglewood Basketball and Entertainment Center. The sports and entertainment arena can accommodate approximately 18,500 patrons, and includes parking to serve the arena and related uses for approximately 4,125 vehicles, in addition to complementary transportation and circulation facilities.

Circulation Element Section on “Truck Routes” within “Part Two – Circulation Plan” on page 28 is amended to read as follows:

The purpose of designated truck routes is to restrict heavy weight vehicles to streets constructed to carry such weight, in addition to keeping large vehicles--with their potentially annoying levels of noise, vibration and fumes--from residential

Exhibit B

neighborhoods. With the exception of two routes, all designated truck routes are along arterial streets. One exception is East Hyde Park Boulevard and Hyde Park Place which have street widths too narrow to be classified an arterial route but which serve various small light manufacturing and heavy commercial businesses located in northeast Inglewood. The second exception is 102nd Street (between 325 feet west of the centerline of ~~Prairie Doty~~ Avenue and Yukon Avenue) which serves the new manufacturing and air freight businesses being developed in the Century Redevelopment Project area.

EXHIBIT C-1

MAP AMENDMENT TO THE LAND USE ELEMENT OF THE INGLEWOOD GENERAL PLAN

Land Use Element “Land Use Map” is amended in its entirety (as depicted below) to show that certain 2.8-acre area located adjacent to S. Prairie Avenue, just south of W. Century Boulevard, comprised of Parcels

4032-001-005	4032-001-906	4032-008-006
4032-001-006	4032-001-907	4032-008-035
4032-001-039	4032-001-908	4032-008-903
4032-001-900	4032-001-910	4034-005-900
4032-001-901	4032-008-001	
4032-001-904	4032-008-002	

to be designated as “Industrial”.

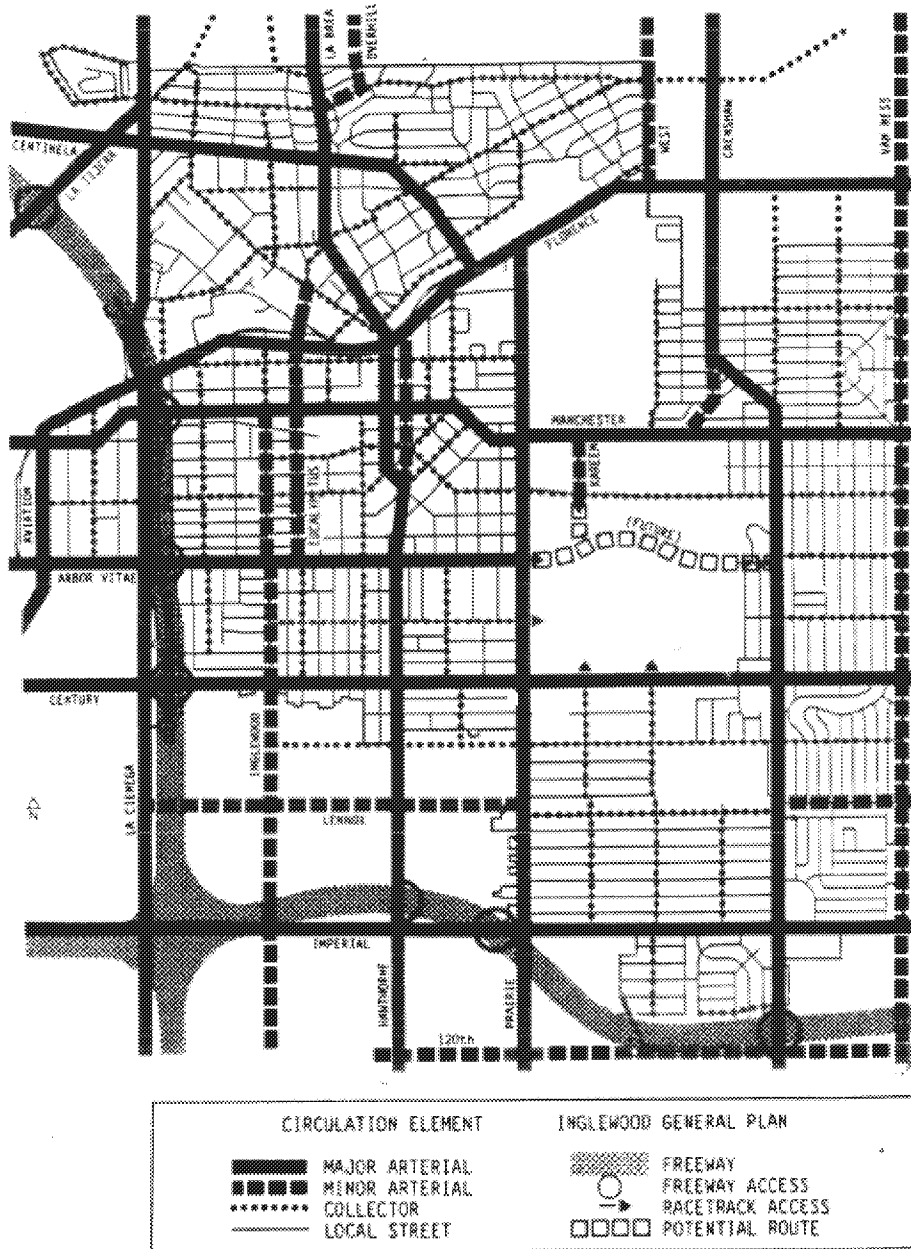


EXHIBIT C-2

MAP AMENDMENTS TO THE CIRCULATION ELEMENT OF THE INGLEWOOD GENERAL PLAN

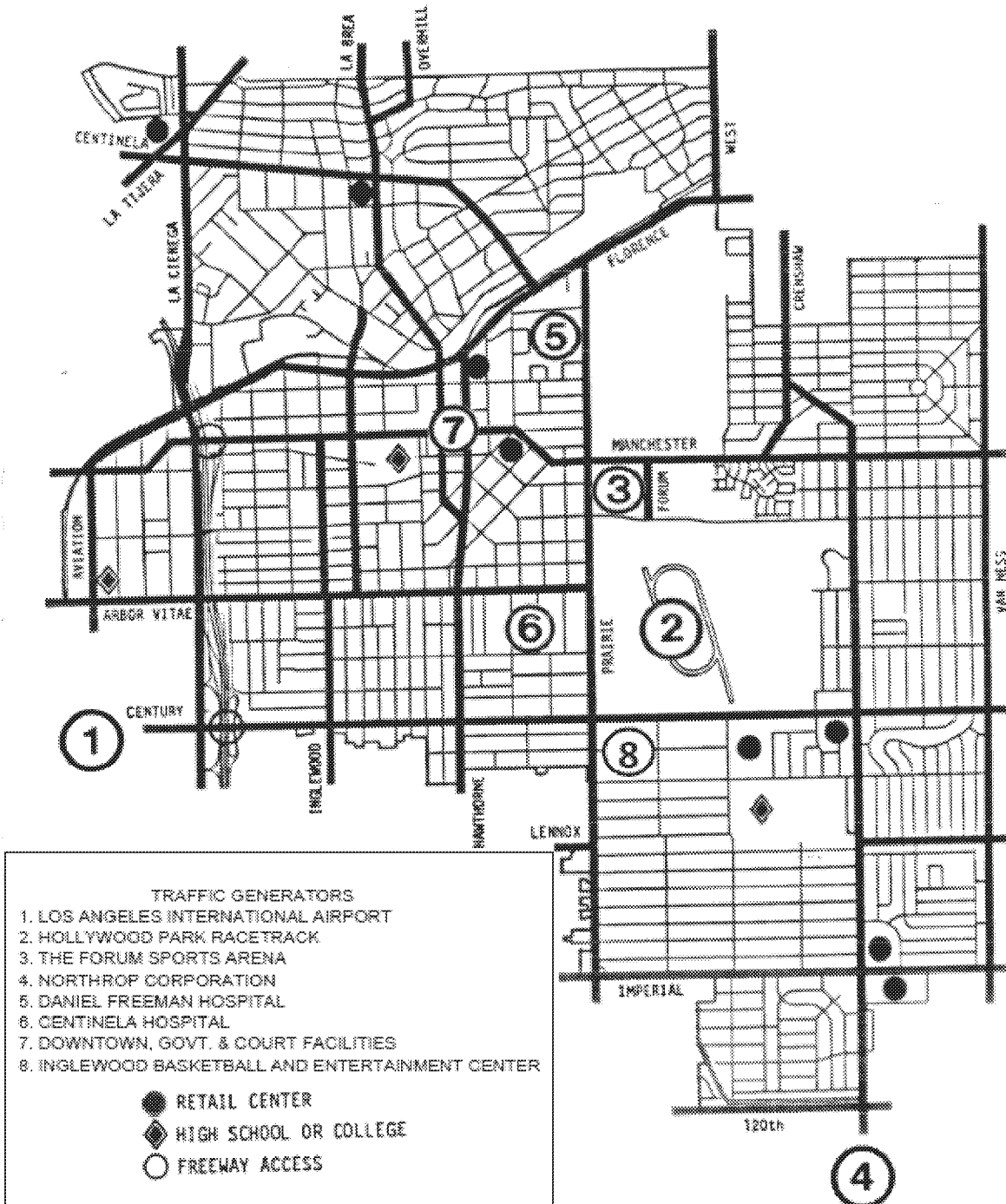
Section 1.

The Circulation Element “Street Classification” Map on page 17 is amended in its entirety (as depicted below) to remove the vacated portions of 101st and 102nd Streets as follows:



Section 2.

The Circulation Element “Traffic Generators” Map on page 23 is amended in its entirety (as depicted below) to add the location of the Project site as follows:



Section 3.

The Circulation Element “Designated Truck Routes” Map on page 29 is amended in its entirety (as depicted below) to remove the vacated portion of 102nd Street as follows:

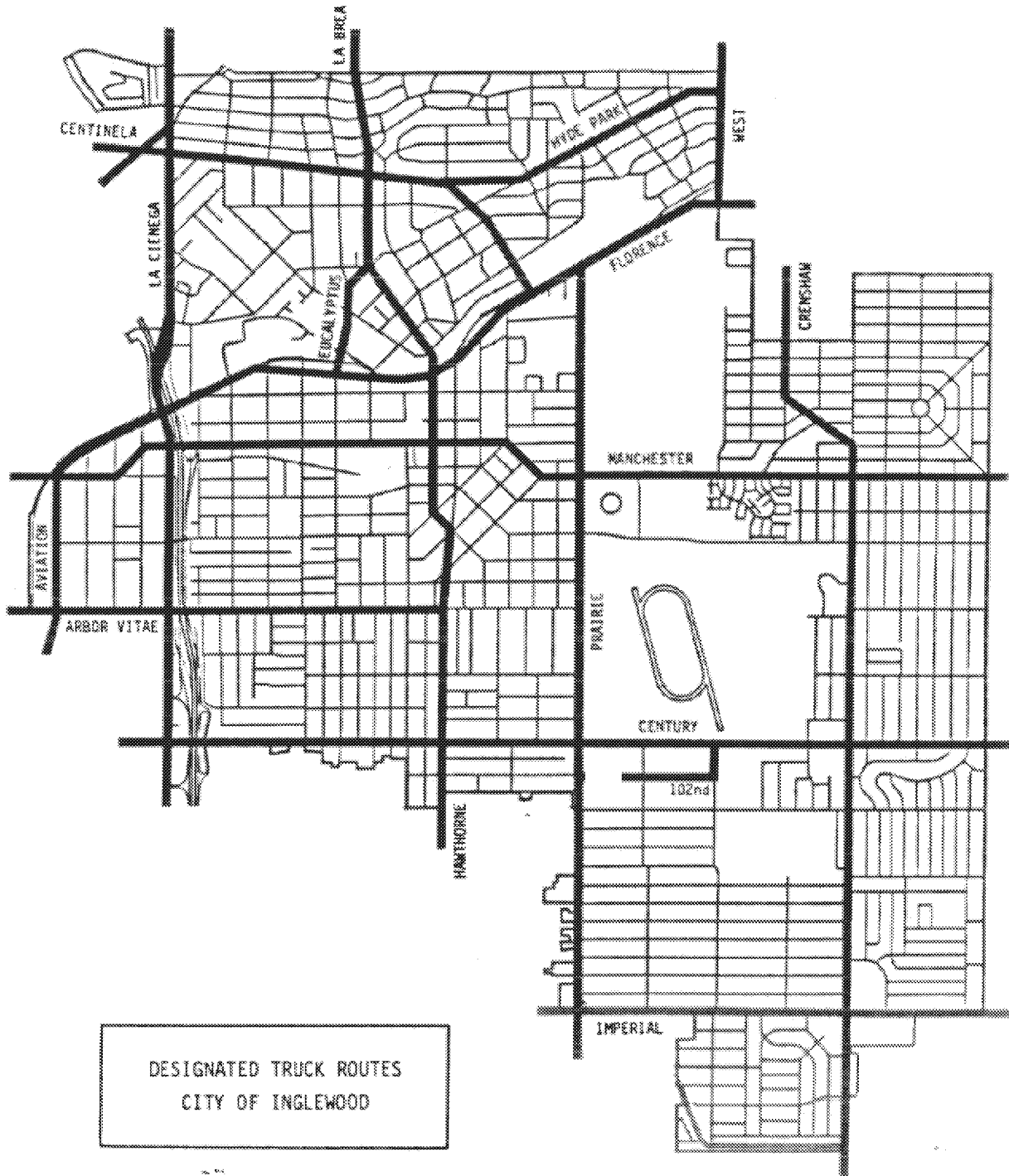


EXHIBIT C-3

MAP AMENDMENT TO THE SAFETY ELEMENT OF THE INGLEWOOD GENERAL PLAN

Safety Element Water Distribution System Map on page 37 is supplemented (as depicted below) to show the relocation of a water well and accompanying pipelines as follows:

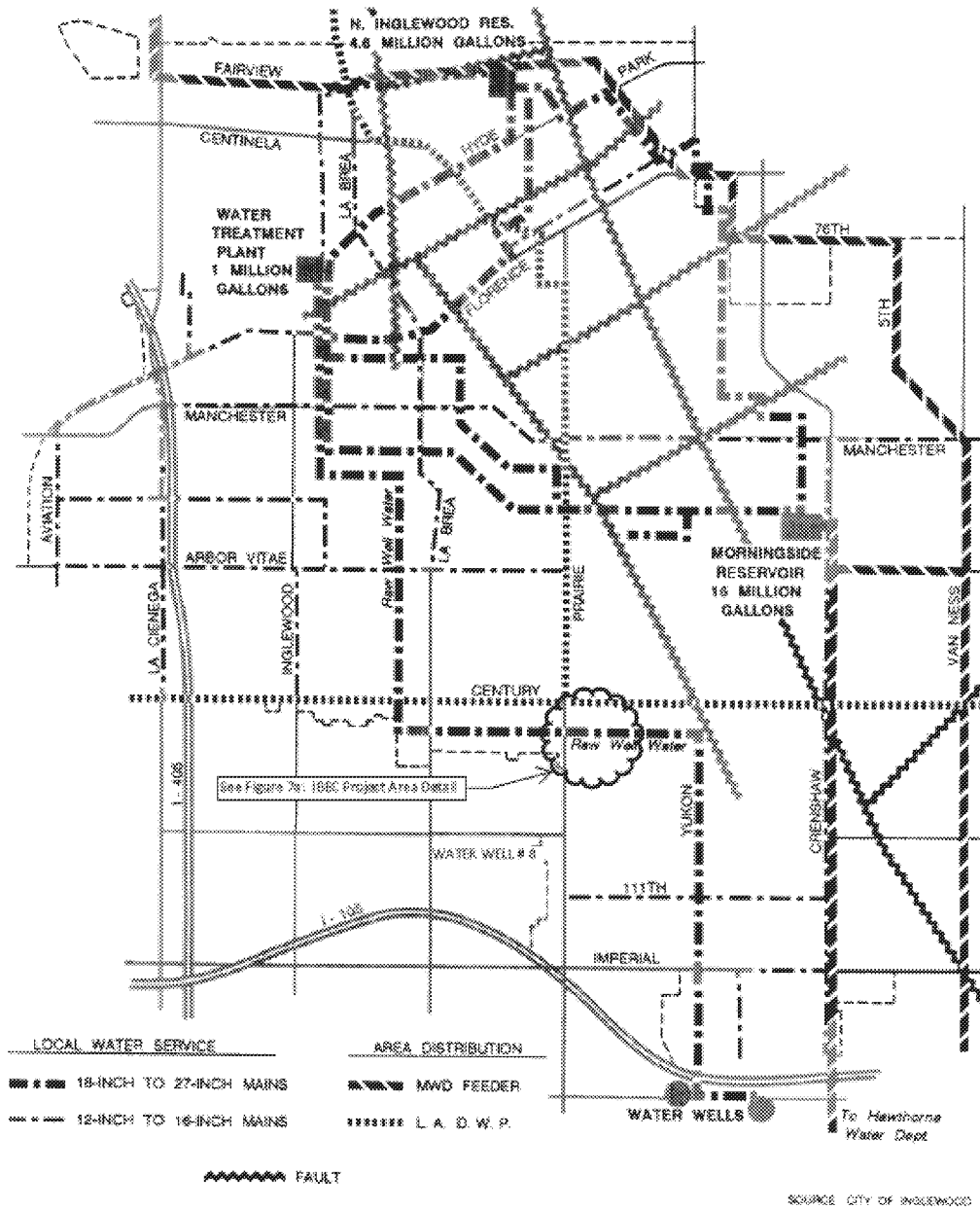
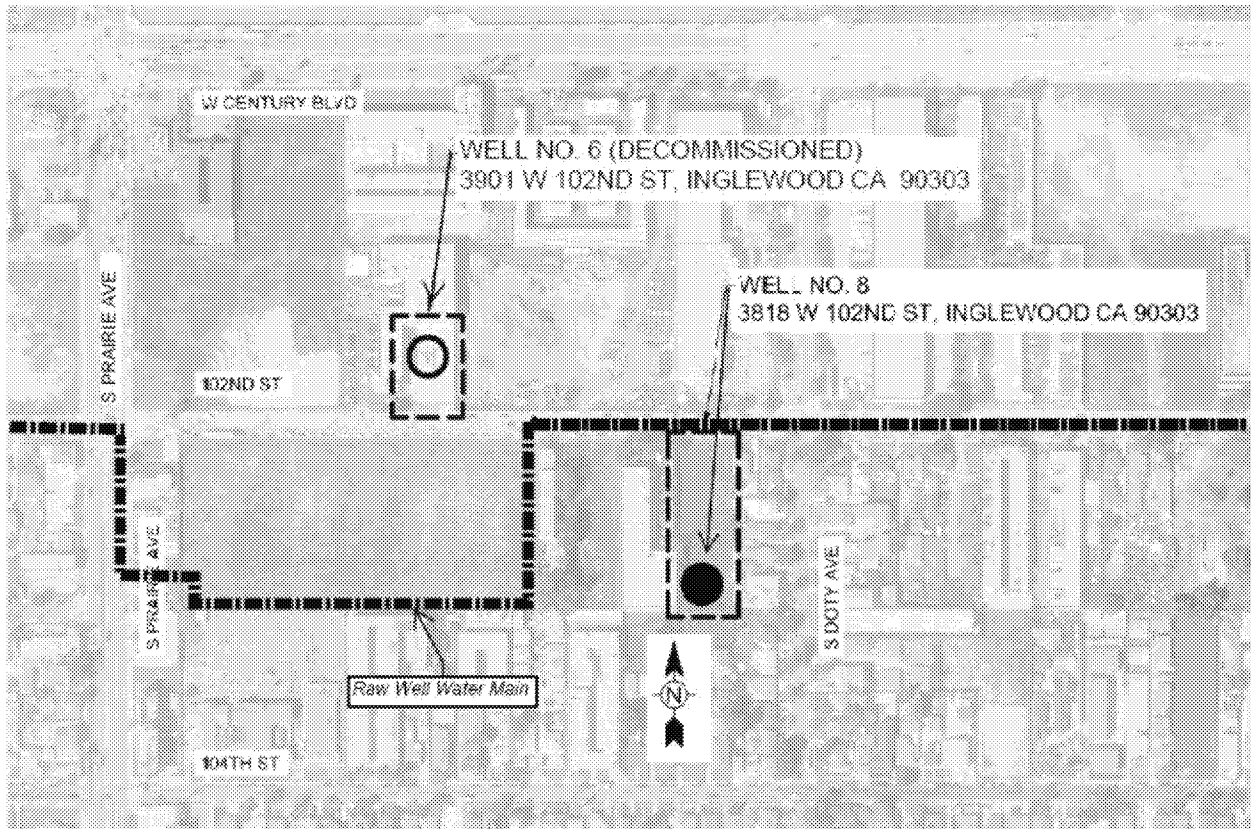


FIGURE 7. WATER DISTRIBUTION SYSTEM



1 RESOLUTION NO. ____

2
3 **A RESOLUTION OF THE PLANNING COMMISSION OF**
4 **THE CITY OF INGLEWOOD, CALIFORNIA,**
5 **RECOMMENDING THAT THE CITY COUNCIL APPROVE**
6 **AND ADOPT THE DRAFT SPORTS AND ENTERTAINMENT**
7 **COMPLEX DESIGN GUIDELINES AND INFRASTRUCTURE**
8 **PLAN.**

9 SECTION 1.

10 WHEREAS, Murphy's Bowl, LLC (Project Sponsor), seeks the development
11 of the Inglewood Basketball and Entertainment Center (IBEC) that includes an
12 arena calculated to promote the enjoyment and recreation of the public by
13 providing access to the City's residents in the form of spectator sports, specifically
14 basketball, with up to 18,000 fixed seats to host National Basketball Association
15 games, and with up to 500 additional temporary seats for other events such as
16 family shows, concerts, corporate and community events, and other sporting
17 events; an up to 85,000-square foot team practice and athletic training facility; up
18 to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports
19 medicine clinic; up to 63,000 square feet of ancillary and related arena uses
20 including retail and dining; an outdoor plaza adjacent to the arena; parking
21 facilities; relocation of a City of Inglewood groundwater well; a limited-service
22 hotel; and various circulation, infrastructure, and other ancillary uses (the
23 Project). The area of the IBEC Project is shown in Exhibit A;

24 WHEREAS, on May 1, 2020, the Economic and Community Development
25 Department Director of the City of Inglewood directed Planning Division staff to
26 prepare various Project approval materials, including the Sports and
27 Entertainment Complex Design Guidelines and Infrastructure Plan, and
28 scheduled a public hearing before the Planning Commission; and

1 WHEREAS, the Sports and Entertainment Complex Design Guidelines and
2 Infrastructure Plan has incorporated input and direction from the Planning
3 Commission and City staff; and

4 WHEREAS, the proposal was set for a duly-noticed public hearing
5 before the Planning Commission in the City Council Chambers, Ninth Floor,
6 of the Inglewood City Hall, on the 17th day of June 2020, beginning at the hour
7 of 7:00 p.m.; and

8 WHEREAS, on June 17, 2020, the Planning Commission conducted the
9 hearing at the time and place stated above and afforded all persons interested in
10 the matter of the Sports and Entertainment Complex Design Guidelines and
11 Infrastructure Plan, or any matter or subject related thereto, an opportunity to be
12 heard by the Planning Commission and to submit any testimony or evidence in
13 favor or against the proposed Sports and Entertainment Complex Design
14 Guidelines and Infrastructure Plan; and

15 WHEREAS, after taking public testimony and fully considering all the
16 issues, the Planning Commission determined that the proposed Sports and
17 Entertainment Complex Design Guidelines and Infrastructure Plan should be
18 recommended for approval to the City Council as set forth herein.

19 WHEREAS, pursuant to the California Environmental Quality Act, Public
20 Resources Code section 21000, et seq. (CEQA), the City prepared an
21 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which
22 analyzes potential environmental impacts of the Project, including the Draft
23 Sports and Entertainment Complex Design Guidelines and Infrastructure Plan.
24 Prior to making a decision on the amendments, the Planning Commission
25 reviewed and considered the EIR and recommended that the City Council certify
26 the EIR, make certain environmental Findings, adopt a Statement of Overriding
27 Considerations (together, the CEQA Findings), and adopt a Mitigation Monitoring
28 and Reporting Program (MMRP) for the Project.

1 **SECTION 2.**

2 NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning
3 Commission based on the entirety of the materials before the Planning
4 Commission, including without limitation, agenda reports to the Planning
5 Commission, the EIR and all appendices thereto; Resolution No. __ including
6 the CEQA Findings and MMRP attached as Exhibit A thereto, all plans,
7 drawings, and other materials submitted by the Project Sponsor; minutes,
8 reports, and public testimony and evidence submitted as part of the City
9 Council's duly-noticed meetings regarding the IBEC Project; the record of
10 proceedings prepared in connection with AB 987 pursuant to Public Resources
11 Code section 21168.6.8; and all other information contained in the City's
12 administrative record concerning the Project (collectively, the Record), which
13 it has carefully reviewed and considered, the Planning Commission finds as
14 follows:

15 1. That the foregoing Recitals are true and correct and made a part
16 of this Resolution.

17 2. That all procedural requirements for the Planning Commission to
18 recommend approval of the Sports and Entertainment Complex Design
19 Guidelines and Infrastructure Plan have been followed.

20 [INSERT FINDINGS]

21 **SECTION 3.**

22 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations
23 and findings the Planning Commission of the City of Inglewood, California, hereby
24 recommends that the City Council approve and adopt the Draft Sports and
25 Entertainment Complex Design Guidelines and Infrastructure Plan in the form
26 attached to this Resolution as Exhibit B.

27 BE IT FURTHER RESOLVED, that the Secretary of the Planning
28 Commission is hereby instructed to forward a certified copy of this resolution to

1 the Project Sponsor and to the City Council as a report, with the findings and
2 recommendations of the Planning Commission pertaining to the Draft Sports and
3 Entertainment Complex Design Guidelines and Infrastructure Plan attached
4 hereto as Exhibit B and to forward a certified copy of all related files, data, and
5 instruments.

6 BE IT FURTHER RESOLVED, this resolution, a recommendation to the
7 City Council to approve the Draft Sports and Entertainment Complex Design
8 Guidelines and Infrastructure Plan is passed, approved and adopted this 17th day
9 of June 2020.

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Larry Springs, Chairperson
14 **City Planning Commission**
Inglewood, California

15 **ATTEST:**

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Evangeline Lane, Acting Secretary
18 **City Planning Commission**
19 **Inglewood, California**