


# IBEC: EIR Reso, GPA Reso, SPA Reso, DG Reso

Mindala Wilcox

Thu 6/11/2020 11:35 PM

To:dennis@mcadvise.com <dennis@mcadvise.com>;

C.loren@mcadvise.com <loren@mcadvise.com>; Royce Jones (rkj@kbblaw.com) <rkj@kbblaw.com>; Christopher E. Jackson <cejackson@cityofinglewood.org>; Eddy Ikemefuna <efunn@cityofinglewood.org>; Fred Jackson <fjackson@cityofinglewood.org>;

 9 attachments

EIR Reso\_PC.docx; EIR Reso\_Exhibit A.docx; Draft PC GP Resolution.docx; GPA\_Exhibit B.docx; GPA\_Exhibit A.docx; GPA\_Exhibit C.docx; Draft SPA\_Text\_Ex\_A.docx; SPA PC Reso.docx; PC Design Guidelines Resolution.docx;

Dennis,

For your review, attached you will find the following:

- EIR PC Reso
- General Plan Amendment PC Reso
  - GPA-Exhibit A
  - GPA-Exhibit B
  - GPA-Exhibit C
- Specific Plan Amendment PC Reso
  - SPA-Exhibit A
- Design Guideline PC Reso

Additional documents for your review will follow.

Respectfully,

**Mindy Wilcox, AICP** : Planning Manager : City of Inglewood  
Economic and Community Development Department

Planning Division : One Manchester Boulevard : Inglewood, CA 90301

V(310) 412-5230 : [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org)

**E**XCELLENCE in Public Service. **C**OMMITMENT to Problem Solving. **D**ETERMINATION to Succeed.

 PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL.

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF INGLEWOOD, CALIFORNIA,  
RECOMMENDING TO THE CITY COUNCIL FOR  
APPROVAL AMENDMENTS TO THE LAND USE,  
CIRCULATION, AND SAFETY ELEMENTS OF THE  
INGLEWOOD GENERAL PLAN FOR THE  
INGLEWOOD BASKETBALL AND ENTERTAINMENT  
CENTER PROJECT.

(Case No. GPA-2020-003)

**SECTION 1.**

WHEREAS, Section 65302, subdivision (a) of the California Government Code requires certain elements to be included in the City of Inglewood General Plan (General Plan).

WHEREAS, Murphy’s Bowl, LLC (Project Sponsor), seeks the development of 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 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). The area of the IBEC Project is shown in Exhibit A; and

1           WHEREAS, the majority of the Project Site is designated as Industrial  
2 in the General Plan Land Use Element; a small 2.8-acre area of the Project  
3 Site is designated as Commercial that is adjacent to S. Prairie Avenue, just  
4 south of W. Century Boulevard, comprised of Parcels with Assessor  
5 Identification Numbers:

6           4032-001-005	4032-001-906	4032-008-006
7           4032-001-006	4032-001-907	4032-008-035
8           4032-001-039	4032-001-908	4032-008-903
9           4032-001-900	4032-001-910	4034-005-900
4032-001-901	4032-008-001	
4032-001-904	4032-008-002	

10  
11           WHEREAS, implementation of the Project necessitates text and map  
12 amendments to the General Plan, including certain text and map amendments  
13 to the General Plan Land Use, Circulation, and Safety Elements attached to  
14 this Resolution as Exhibits B, C-1, C-2, and C-3 which are incorporated herein  
15 by this reference (collectively, the General Plan Amendments);

16           WHEREAS, on May 1, 2020, the Economic and Community  
17 Development Department Director of the City of Inglewood directed Planning  
18 Division staff to prepare various Project materials, including the General Plan  
19 Amendments, and scheduled a public hearing before the Planning  
20 Commission.

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

25           WHEREAS, on June 17, 2020, the Planning Commission conducted the  
26 hearing at the time and place stated above and afforded all persons interested  
27 in the matter of the General Plan Amendments, GPA-2020-003, or in any  
28 matter or subject related thereto, an opportunity to be heard by the Planning

1 Commission and to submit any testimony or evidence in favor of or against the  
2 proposed General Plan Amendments.

3 WHEREAS, after taking public testimony and fully considering all the  
4 issues, the Planning Commission determined that the proposed General Plan  
5 Amendments should be recommended for approval to the City Council as set  
6 forth herein.

7 WHEREAS, pursuant to the California Environmental Quality Act,  
8 Public Resources Code section 21000, et seq. (CEQA), the City prepared an  
9 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which  
10 analyzes potential environmental impacts of the Project, including the General  
11 Plan Amendments. Prior to making a recommendation on the General Plan  
12 Amendments, the Planning Commission reviewed and considered the EIR and  
13 recommended that the City Council certify the EIR, make certain  
14 environmental Findings, adopt a Statement of Overriding Considerations  
15 (together, the CEQA Findings), and adopt a Mitigation Monitoring and  
16 Reporting Program (MMRP) for the Project.

17 **SECTION 2.**

18 NOW, THEREFORE, BE IT RESOLVED by the Inglewood Planning  
19 Commission, based on the entirety of the materials before the Planning  
20 Commission, including without limitation, agenda reports to the Planning  
21 Commission, the EIR and all appendices thereto; Resolution No. \_\_ including  
22 the CEQA Findings and MMRP attached as Exhibits C and D thereto, all  
23 plans, drawings, and other materials submitted by the Project Sponsor;  
24 minutes, reports, and public testimony and evidence submitted as part of the  
25 City Council's duly-noticed meetings regarding the IBEC Project; the record of  
26 proceedings prepared in connection with AB 987 pursuant to Public Resources  
27 Code section 21168.6.8; and all other information contained in the City's  
28 administrative record concerning the Project (collectively, 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 a part  
4 of this Resolution.

5 2. That all procedural requirements for the Planning Commission to  
6 recommend to the City Council approval of the General Plan Amendments  
7 have been followed.

8 3. The General Plan Amendments substantially comply with  
9 applicable requirements of state law and will ensure internal consistency of  
10 the General Plan as required by California Government Code Section 65300.5.  
11

12  
13 4. As described in Exhibit D , which is incorporated by reference as  
14 though fully set forth herein, the General Plan Amendments are in general  
15 conformity with the General Plan, as it is proposed to be amended, and the  
16 Project and the approvals required for implementation of the Project, are, on  
17 balance, consistent with the General Plan, as it is proposed to be amended.

18 5. The General Plan Amendments establish appropriate land uses  
19 and development standards for the efficient and orderly development of the  
20 Project and the adoption of the Amendments is reasonably related to the  
21 protection of the public health, safety, and welfare, as further described in the  
22 Planning Commission Agenda Report and Planning Commission Resolution  
23 No. \_\_ which includes a statement of overriding considerations.

24 6. An EIR has been prepared for the IBEC Project, including the  
25 proposed General Plan Amendments, and must be certified by the City Council  
26 prior to final approval of these General Plan Amendments, GPA 2020-\_\_\_. The  
27 Planning Commission has recommended that the City Council certify the EIR  
28 and adopt CEQA Findings including a Statement of Overriding Considerations

1 for significant and unavoidable impacts of the Project that would remain  
2 significant even with the implementation of all feasible mitigation measures  
3 specified in the EIR, and adopt an MMRP for the Project in accordance with  
4 CEQA as provided in Planning Commission Resolution No. \_\_\_\_

5  
6 **SECTION 3.**

7  
8 BE IT FURTHER RESOLVED, that pursuant to the foregoing  
9 recitations and findings the Planning Commission of the City of Inglewood,  
10 California, hereby recommends that the City Council approve and adopt the  
11 General Plan Amendments in the form attached to this Resolution as Exhibits  
12 B, C-1, C-2, and C-3.

13 BE IT FURTHER RESOLVED, that the Secretary of the Planning  
14 Commission is hereby instructed to forward a certified copy of this resolution  
15 to the Project Sponsor and to the City Council as a report, with the findings  
16 and recommendations of the Planning Commission pertaining to the General  
17 Plan Amendments attached hereto as Exhibit B, C-1, C-2, and C-3 and to  
18 forward a certified copy of all related files, data and instruments.

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1           BE IT FURTHER RESOLVED, this resolution, a recommendation to the  
2 City Council to approve General Plan Amendment No. 2020-003 (GPA-2020-  
3 003) attached hereto as Exhibits C, C-1, C-2., and C-3, is passed, approved and  
4 adopted, this 17th day of June 2020.

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**Larry Springs, Chairman**  
7 **City Planning Commission**  
8 **Inglewood, California**

9 **Attest:**

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**Evangeline Lane, Secretary**  
14 **City Planning Commission**  
15 **Inglewood, California**

## EXHIBIT A

### TEXT AMENDMENTS TO THE INGLEWOOD INTERNATIONAL BUSINESS PARK SPECIFIC PLAN

Added text is shown in **bold underline**.

#### Section 1.

The “Relationship to Other Plans” subsection on pages 2 and 3 of Section I (“INTRODUCTION”) of the Inglewood International Business Park Specific Plan is amended to add a new Section C, to read as follows:

#### **C. Relationship to Sports and Entertainment Overlay Zone**

**In furtherance of the General Plan amendment adopted by Resolution No. \_\_\_\_\_ regarding sports and entertainment facilities, the City on \_\_\_\_\_, 2020 adopted Ordinance No. \_\_\_\_\_, creating the Sports and Entertainment Overlay Zone, and undertook several other actions to approve and facilitate the development of a sports and entertainment facility project referred to as the Inglewood Basketball and Entertainment Center project (the “IBEC Project”), the boundaries of which include certain parcels within the IIBP Specific Plan area, Parcels 4032007900, 4032007901, 4032007902, 4032007903, 4032007905, 4032007035, 4032008901, 4032008908, 4032008900, 4032008902, 4032008904, 4032008905, 4032008001, 4032008907, 4032008903, and 4032008035 (the “IBEC Project Related Parcels”). By doing so the City intends, as provided below, that if developed in connection with the IBEC Project the IBEC Project Related Parcels shall be excluded from the IIBP Specific Plan, but otherwise the provisions of the IIBP Specific Plan shall apply.**

#### Section 2.

The “Description of the Inglewood International Business Park” subsection on page 3 of Section I (“INTRODUCTION”) of the Inglewood International Business Park Specific Plan is amended to read as follows:

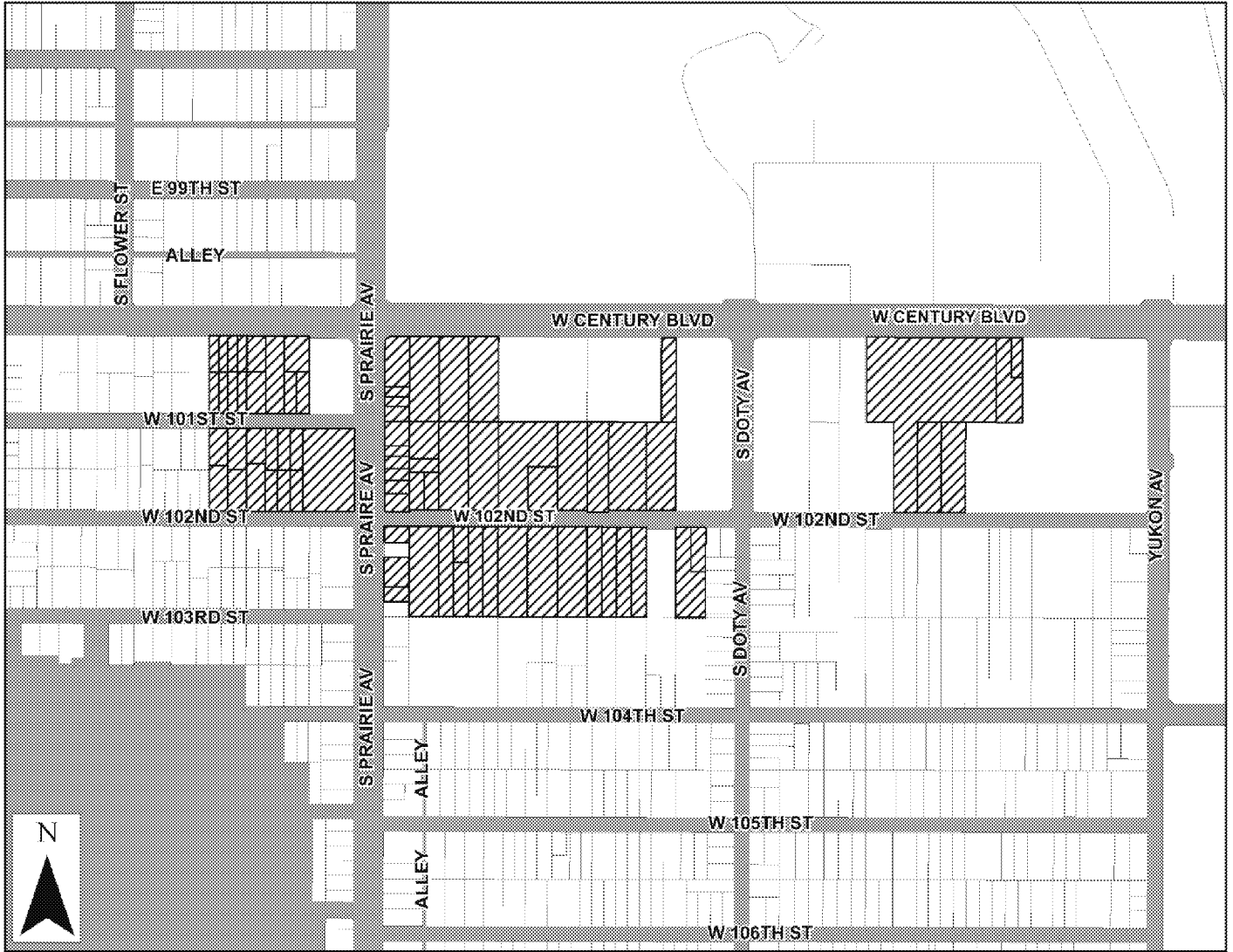
[...]

The IIBP is located in the southern portion of the City of Inglewood. The area boundaries are 102nd Street to the north, Yukon Avenue to the east, 104th Street to the south, and Prairie Avenue to the west. The area is bisected by the north-south running Doty Avenue (Figure 2). **Provided, however, if applicable in connection with the development of the IBEC Project, the IBEC Project Related Parcels shall be excluded from the IIBP Specific Plan.**

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Exhibit A



1 RESOLUTION NO. \_\_\_\_\_

2  
3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING  
5 THAT THE CITY COUNCIL CERTIFY AN ENVIRONMENTAL  
6 IMPACT REPORT (EA-EIR-2020-045), ADOPT  
7 ENVIRONMENTAL FINDINGS, ADOPT A STATEMENT OF  
8 OVERRIDING CONSIDERATIONS AND ADOPT A  
9 MITIGATION MONITORING AND REPORTING PROGRAM IN  
10 ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL  
11 QUALITY ACT FOR THE INGLEWOOD BASKETBALL AND  
12 ENTERTAINMENT CENTER.

13 (EA-EIR-2020-045)

14 SECTION 1.

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

WHEREAS, the California Environmental Quality Act, Public Resources  
Code section 21000, et seq. (CEQA) requires preparation of an Environmental

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.

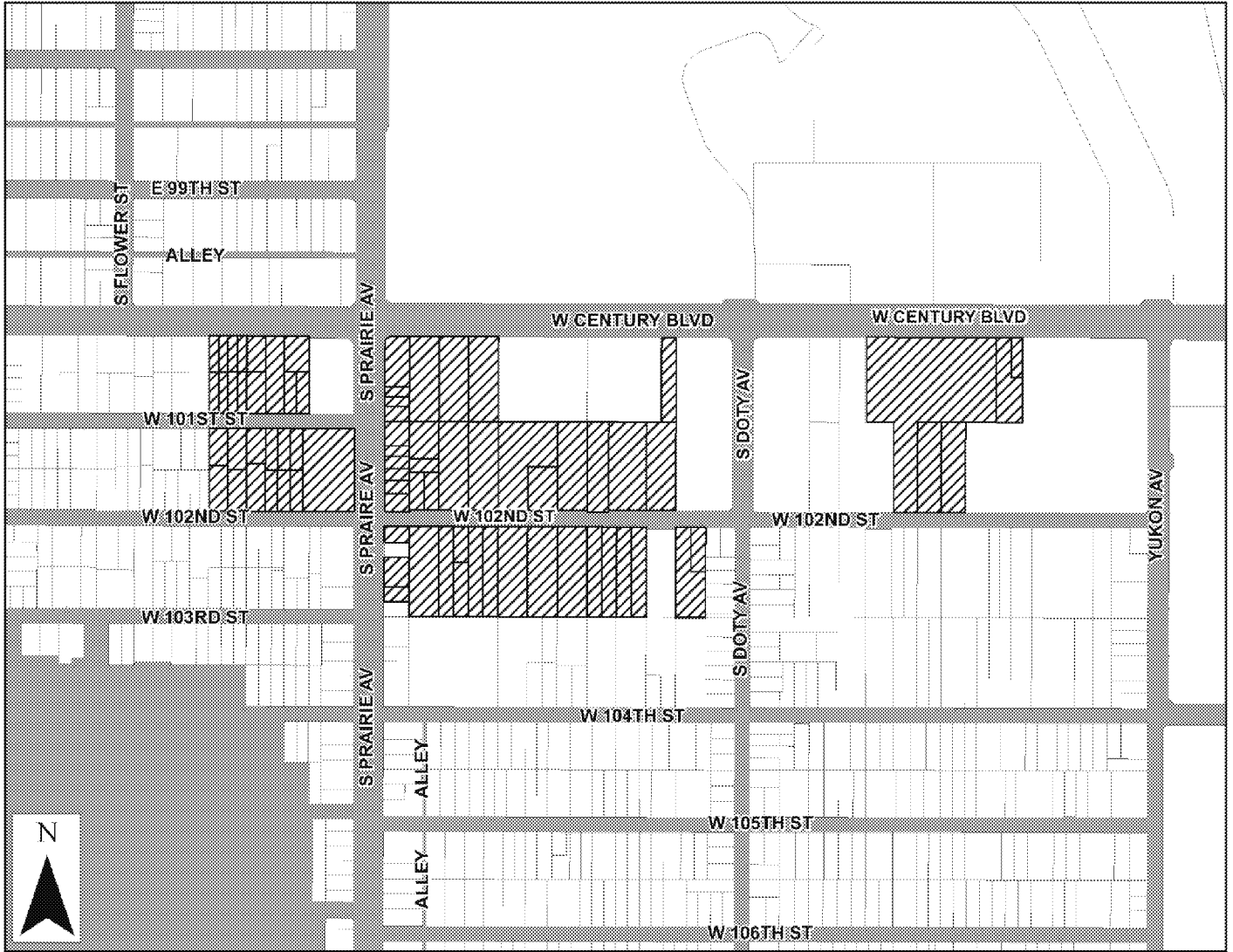
4  
5 \_\_\_\_\_  
6 **Larry Springs, Chairperson**  
7 **City Planning Commission**  
8 **Inglewood, California**

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”.

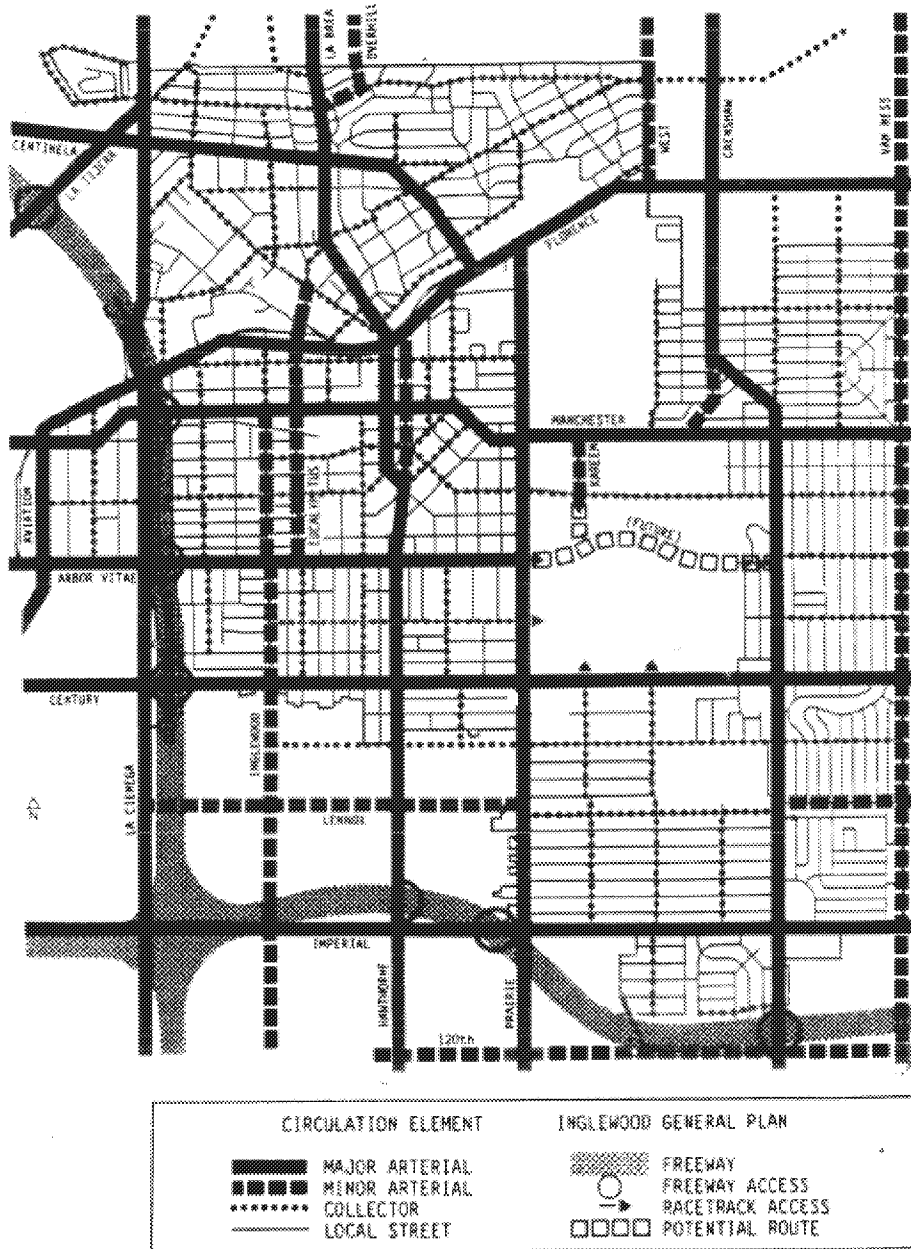


## EXHIBIT C-2

### MAP AMENDMENTS TO THE CIRCULATION ELEMENT OF THE INGLEWOOD GENERAL PLAN

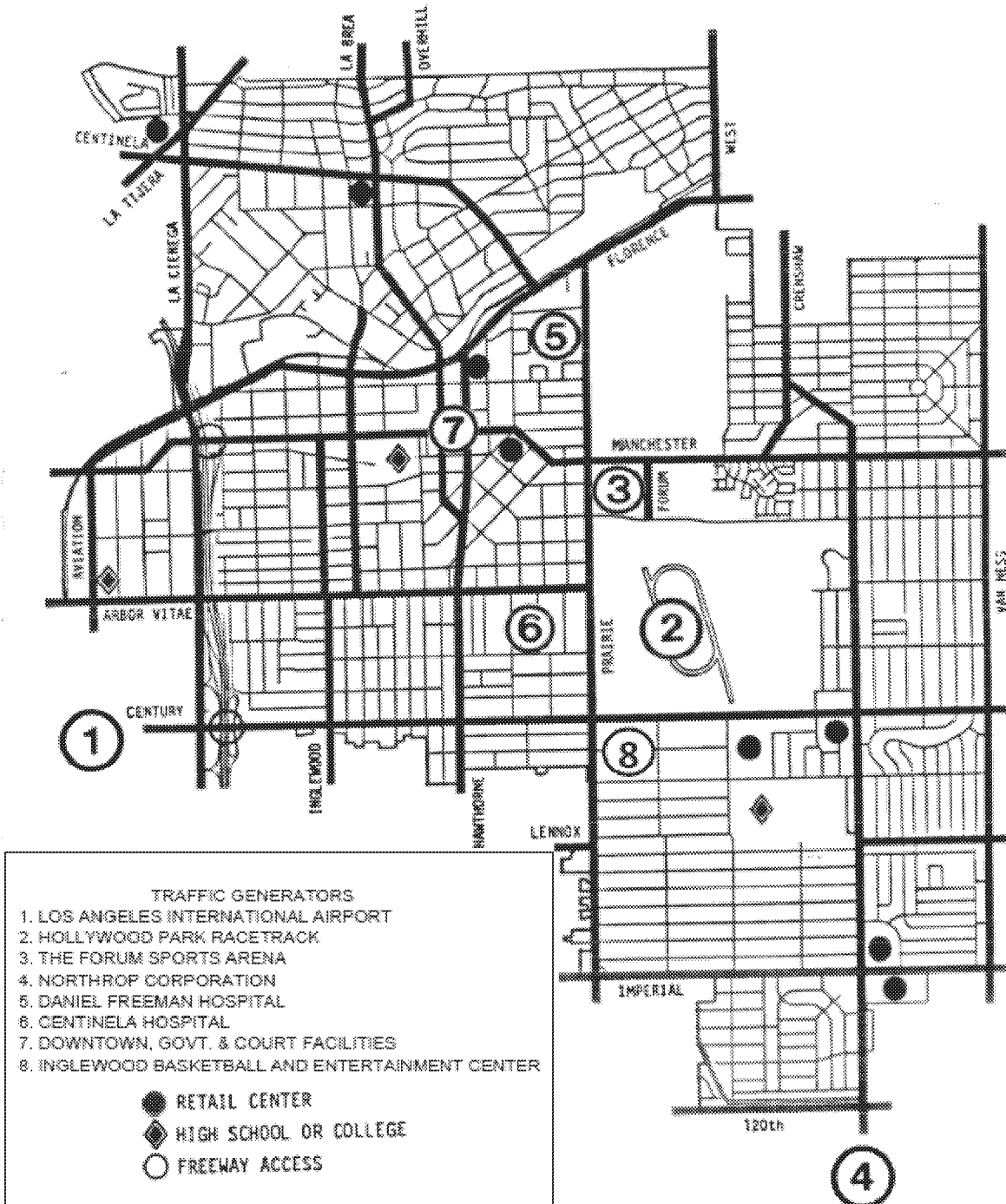
#### Section 1.

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.**

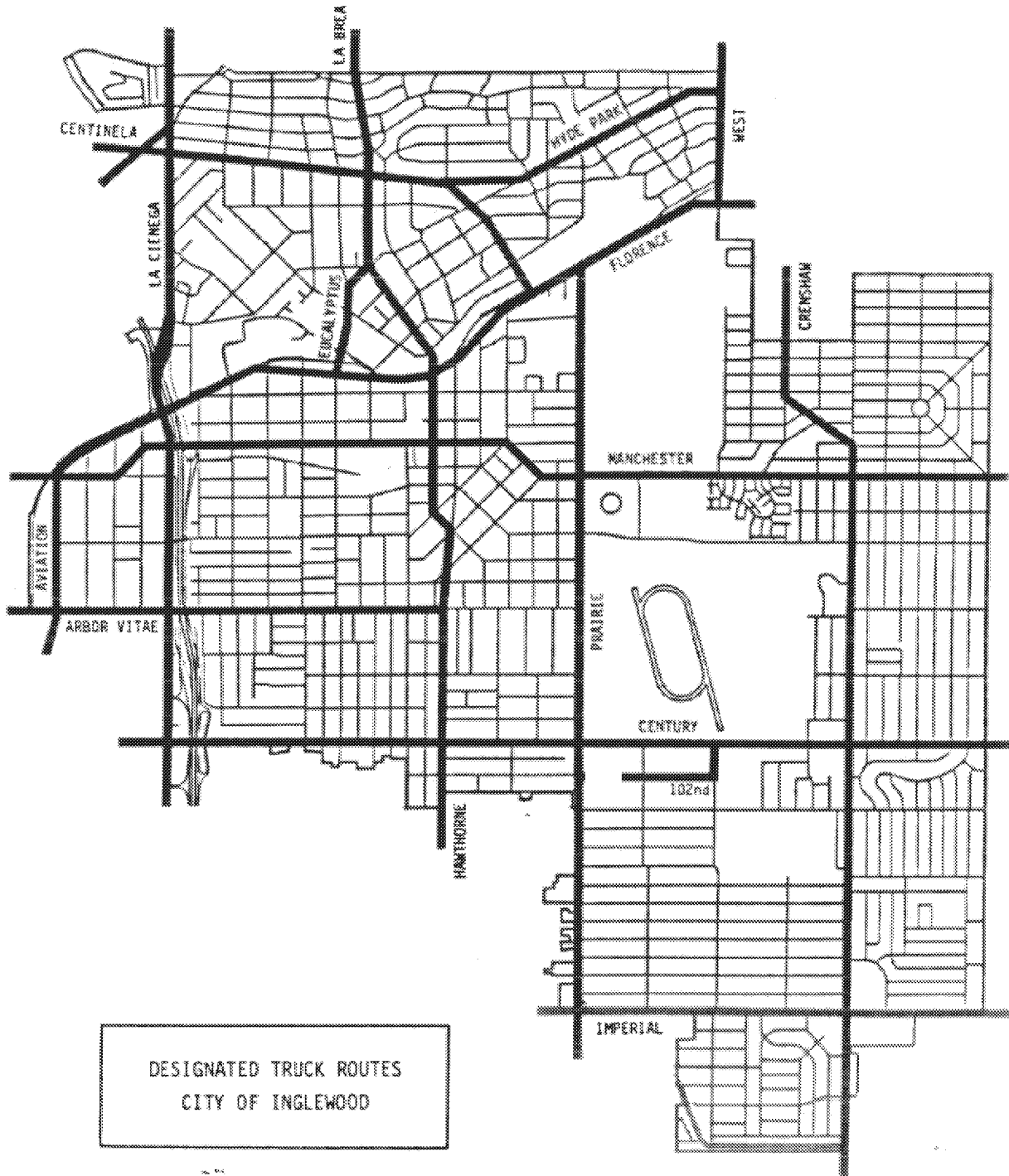
The Circulation Element “Traffic Generators” Map on page 23 is amended in its entirety (as depicted below) to add the location of the Project site as follows:





**Section 3.**

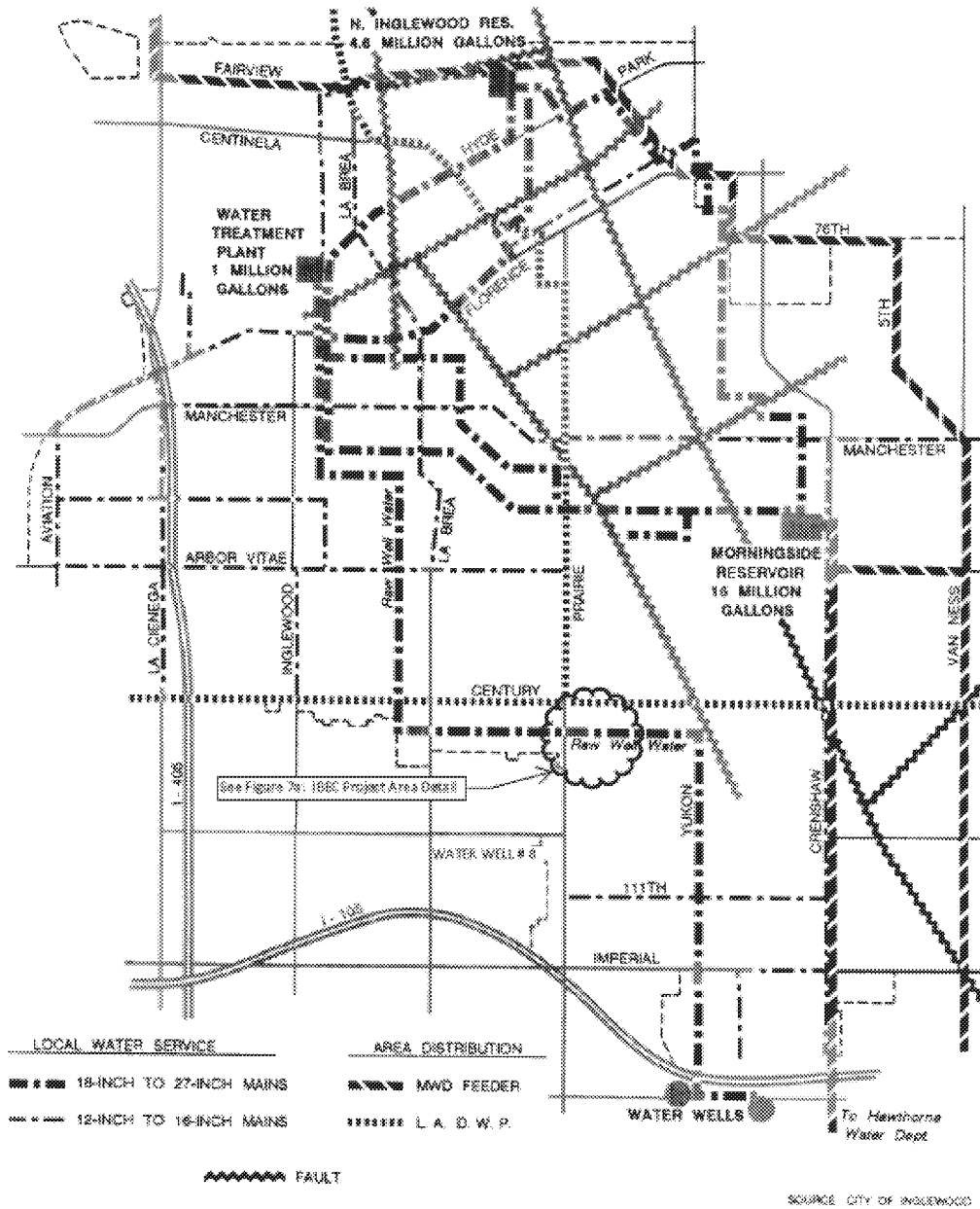
The Circulation Element “Designated Truck Routes” Map on page 29 is amended in its entirety (as depicted below) to remove the vacated portion of 102nd Street as follows:



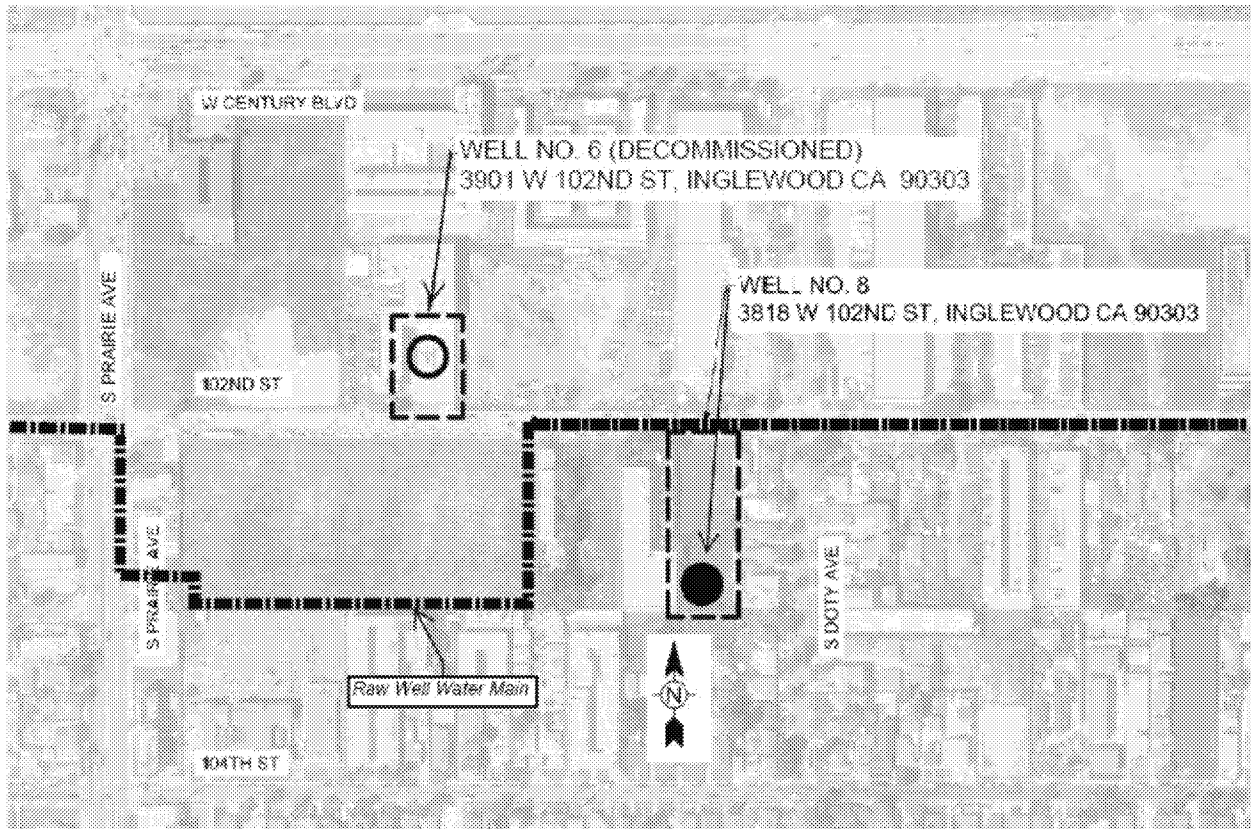
## EXHIBIT C-3

### 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**



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**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF INGLEWOOD, CALIFORNIA,  
RECOMMENDING THAT THE CITY COUNCIL APPROVE  
AND ADOPT THE DRAFT SPORTS AND ENTERTAINMENT  
COMPLEX DESIGN GUIDELINES AND INFRASTRUCTURE  
PLAN.**

SECTION 1.

WHEREAS, Murphy’s Bowl, LLC (Project Sponsor), seeks the development of 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 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). The area of the IBEC Project is shown in Exhibit A;

WHEREAS, on May 1, 2020, the Economic and Community Development Department Director of the City of Inglewood directed Planning Division staff to prepare various Project approval materials, including the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan, and 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**

1 RESOLUTION NO. \_\_\_\_\_

2  
3 A RESOLUTION OF THE PLANNING COMMISSION OF  
4 THE CITY OF INGLEWOOD, CALIFORNIA,  
5 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF  
6 SPECIFIC PLAN AMENDMENT NO. 2020-001 (SPA 2020-  
7 001) TO AMEND THE INGLEWOOD INTERNATIONAL  
8 BUSINESS PARK SPECIFIC PLAN (ADOPTED DECEMBER  
9 21, 1993).

10  
11 (SPA 2020-001)

12  
13 SECTION 1.

14 WHEREAS, Murphy's Bowl LLC (Project Sponsor) seeks the development  
15 of the Inglewood Basketball and Entertainment Center (IBEC) that includes an  
16 arena calculated to promote the enjoyment and recreation of the public by  
17 providing access to the City's residents in the form of spectator sports, specifically  
18 basketball, with up to 18,000 fixed seats to host National Basketball Association  
19 games, and with up to 500 additional temporary seats for other events such as  
20 family shows, concerts, corporate and community events, and other sporting  
21 events; an up to 85,000-square foot team practice and athletic training facility; up  
22 to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports  
23 medicine clinic; up to 63,000 square feet of ancillary and related arena uses  
24 including retail and dining; an outdoor plaza adjacent to the arena; parking  
25 facilities; relocation of a City of Inglewood groundwater well; a limited-service  
26 hotel; and various circulation, infrastructure and other ancillary uses (the  
27 Project). The area of the IBEC Project is shown in Exhibit A; and  
28



1           WHEREAS, California Government Code section 65455 prohibits adoption  
2 or amendment of a zoning ordinance within an area covered by a specific plan  
3 unless it is consistent with the adopted specific plan.

4           WHEREAS, implementation of the Project necessitates an amendment to  
5 the Inglewood International Business Park Specific Plan (Specific Plan  
6 Amendment) attached to this Resolution as Exhibit B, which is incorporated  
7 herein by this reference; and

8           WHEREAS, on May 1, 2020, the Economic and Community Development  
9 Director directed Planning Division staff to prepare various Project approval  
10 materials, including the Specific Plan Amendment, and scheduled a public  
11 hearing before the Planning Commission; and

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

16           WHEREAS, on June 17, 2020, the Planning Commission conducted the  
17 hearing at the time and place stated in the notice and afforded all persons  
18 interested in the matter of the proposed amendment to the Inglewood  
19 International Business Park Specific Plan SPA-2020-001, or in any matter or  
20 subject related thereto, an opportunity to be heard by the Planning Commission  
21 and to submit any testimony or evidence in favor or against the proposed Specific  
22 Plan Amendment; and

23           WHEREAS, after taking public testimony and fully considering all the  
24 issues, the Planning Commission determined that Specific Plan Amendment SPA-  
25 2020-001 should be recommended for approval to the City Council as set forth  
26 herein; and

27           WHEREAS, pursuant to the California Environmental Quality Act, Public  
28 Resources Code section 21000 et seq. (CEQA), the City prepared an

1 Environmental Impact Report (EA-EIR-2020-45) for the Project (EIR), which  
2 analyzes potential environmental impacts of the Project, including the Specific  
3 Plan Amendment. Prior to making a recommendation on the Specific Plan  
4 Amendment, the Planning Commission reviewed and considered the EIR and  
5 recommended that the City Council certify the EIR, make certain environmental  
6 Findings, adopt a Statement of Overriding Considerations (together, the CEQA  
7 Findings), and adopt a Mitigation Monitoring and Reporting Program (MMRP) for  
8 the Project.

9 **SECTION 2.**

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

23 1. That the foregoing Recitals are true and correct and made part of this  
24 Resolution.

25 2. That the Specific Plan Amendment SPA-2020-001 is consistent with  
26 the intent of the Inglewood General Plan in that it will allocate land in the City to  
27 satisfy the multiple needs of residents but recognize that land is a scarce resource  
28 to be conserved rather than wasted and will support the following policies:

1 a. Develop a land use element that facilitates the efficient use of land  
2 for conservation, development and redevelopment.

3 b. Promote Inglewood's image and identity as an independent  
4 community within the Los Angeles metropolitan area.

5 c. Help promote sound economic development and increase  
6 employment opportunities for the City's residents.

7 3. That the proposed Specific Plan Amendment SPA-2020-001 is  
8 appropriate for the subject site in terms of the adequacy of the site to accommodate  
9 the land uses within the Inglewood International Business Park Specific Plan.

10 4. That the Specific Plan Amendment is consistent with the general  
11 intent of the provisions of Chapter 12 to promote the public health, safety, comfort,  
12 and convenience of the City of Inglewood and therefore will not be detrimental to  
13 its general welfare.

14 5. That an EIR has been prepared for the IBEC Project, including the  
15 proposed Specific Plan Amendment, and must be certified by the City Council  
16 prior to approval of the Specific Plan Amendment SPA-2020-001. The Planning  
17 Commission has recommended that the City Council certify the EIR and adopt  
18 CEQA Findings including a Statement of Overriding Considerations for  
19 significant and unavoidable impacts of the Project that would remain significant  
20 even with the implementation of all feasible mitigation measures specified in the  
21 EIR, and adopt an MMRP for the Project in accordance with CEQA as provided in  
22 Planning Commission Resolution No. \_\_\_\_.

23 **SECTION 3.**

24 BE IT FURTHER RESOLVED, that pursuant to the foregoing recitations  
25 and findings, the Planning Commission of the City of Inglewood, California,  
26 hereby recommends that the City Council approve and adopt Specific Plan  
27 Amendment SPA 2020-01 to the Inglewood International Business Park Specific  
28 Plan in the form attached to this Resolution as Exhibit --.

1 BE IT FURTHER RESOLVED, that the Secretary of the Planning  
2 Commission is hereby instructed to forward a certified copy of this resolution to  
3 the Project Sponsor and to the City Council as a report, with findings, and  
4 recommendations of the Planning Commission pertaining to Specific Plan  
5 Amendment SPA-2020-001 attached hereto as Exhibit – and to forward a certified  
6 copy of all related files, data, and instruments.

7 BE IT FURTHER RESOLVED, this resolution, a recommendation to the  
8 City Council to approve Specific Plan Amendment SPA-2020-001 as Exhibit -- is  
9 passed, approved and adopted this 17th day of June 2020.

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

15 **ATTEST:**

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**Evangeline Lane, Secretary**  
19 **City Planning Commission**  
20 **Inglewood, California**