

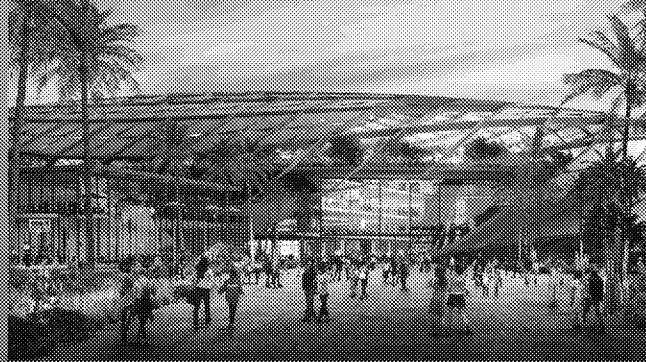


City of Inglewood

Planning Commission

June 17, 2020

INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER



INGLEWOOD BASKETBALL AND ENTERTAINMENT CENTER

Existing General Plan Designation

- Commercial and Industrial

Existing Specific Plan

- Inglewood International Business Park Specific Plan

Existing Zoning

- C-2A (Airport Commercial)
- M-!L (Limited Manufacturing)
- P-1 (Parking)
- R-2 (Limited Multi-Family)
- R-3 (Residential Multi-Family)

Existing Uses

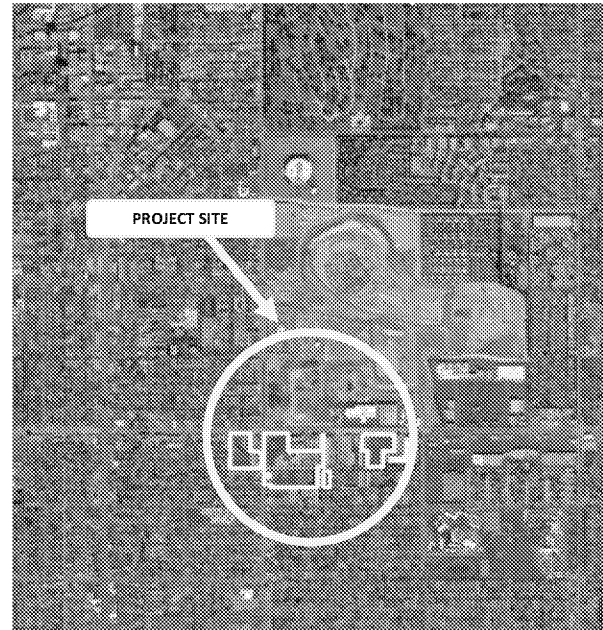
- Total approx. 28 acres
- All but 6 of the parcels that make up the Project are currently vacant and underdeveloped

Vacant Parcels

- Total approx. 23 acres; > 85% of Project Site

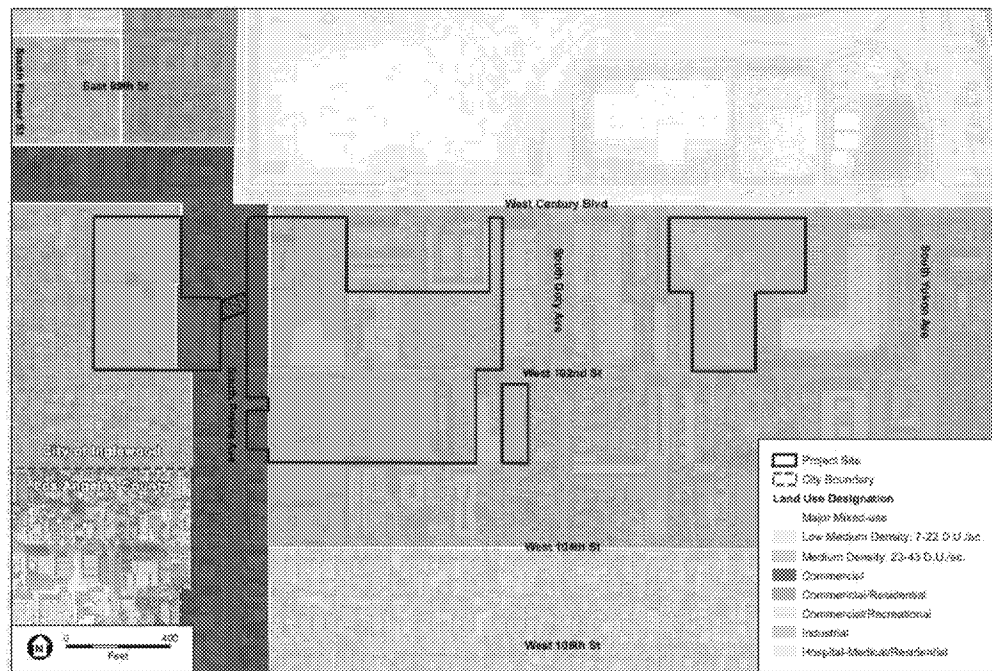
Developed Parcels

- Fast-food restaurant, a hotel, a warehouse, and light manufacturing facilities
- Groundwater well and related facilities



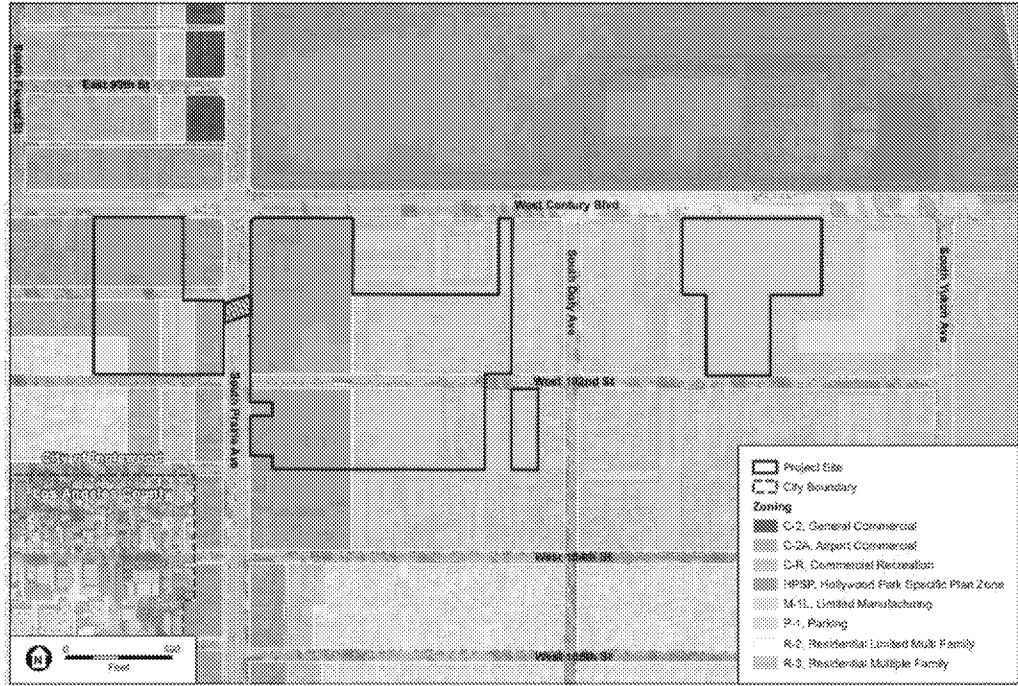
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General Plan

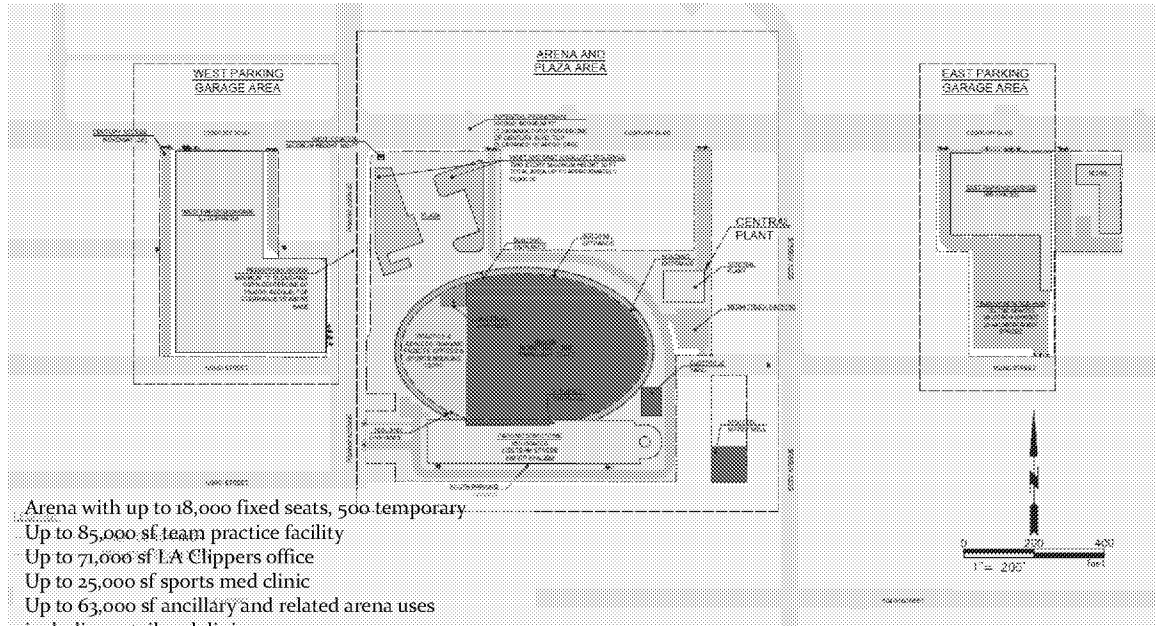


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Zoning

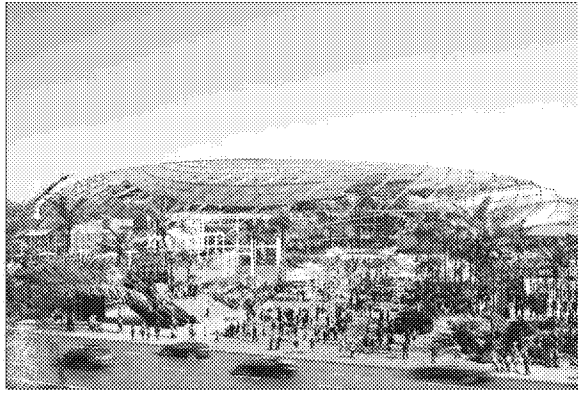


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- Arena with up to 18,000 fixed seats, 500 temporary
- Up to 85,000 sf team practice facility
- Up to 71,000 sf LA Clippers office
- Up to 25,000 sf sports med clinic
- Up to 63,000 sf ancillary and related arena uses including retail and dining
- Outdoor plaza adjacent to the arena
- Parking facilities
- Relocation of a City groundwater well
- Circulation, Infrastructure Improvements
- Limited Service Hotel

INGLEWOOD INTERNATIONAL BUSINESS PARK SPECIFIC PLAN AMENDMENT
SPA-2020-001



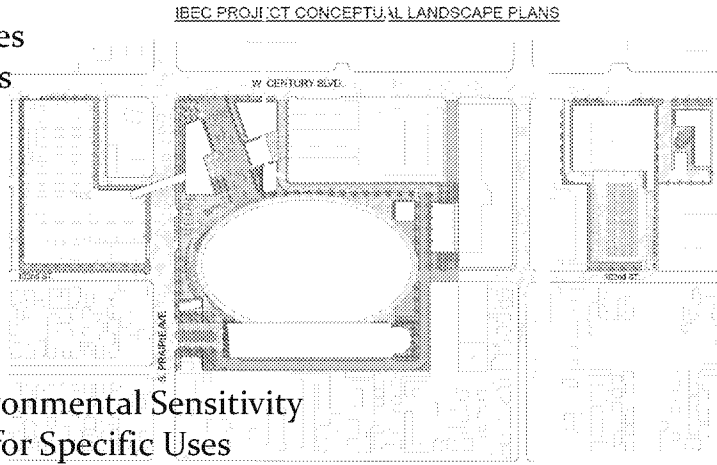
- Amendment would exclude the Project Site from the Specific Plan, when developed as the IBEC.
- If not developed as IBEC, Specific Plan would still apply.

SEC DEVELOPMENT GUIDELINES (DG)

SEC DG: Implementation & Administration

SEC DG: Design Guidelines

- Site Design and Features
- Design Elements
- Landscape Elements
- Signage and Graphics
- Lighting and Acoustics
- Circulation
- Parking
- Loading
- Sustainability and Environmental Sensitivity
- Design Considerations for Specific Uses



SEC DG: Infrastructure Plan

- Requirements and guidelines related to wet utilities, dry utilities, water well, and street improvements

DEVELOPMENT AGREEMENT

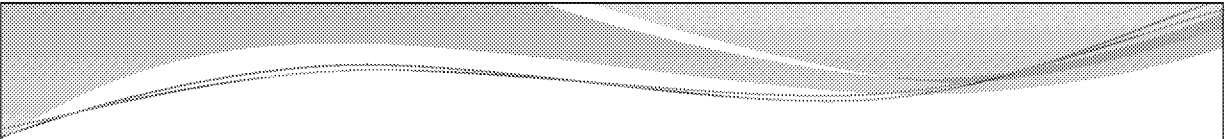
Development Agreement between Murphy's Bowl LLC and the City

- Provisions related to community benefits and vesting entitlements for the Project.
- Community Benefits Include:
 - Creation of Local Jobs and Workforce Equity
 - Commitments to Affordable Housing and Renter Support
 - Rehabilitation of Morningside Park Library and Creation of Community Center
 - Support for Inglewood Youth and Education
 - Support for Inglewood Seniors
 - Improving Inglewood Parks
 - Community Engagement and Collaboration



ENVIRONMENTAL IMPACT REPORT

- Analyzed 16 different environmental topic areas
- Analyzed five Project Alternatives
- Resulted in 66 Significant or Potentially Significant Impacts
- Mitigation was able to mitigate 25 of these, resulting in 41 Significant or Potentially Significant Impacts



ADDITIONAL COMMENTS FROM
SPECIAL ENVIRONMENTAL COUNSEL
WHIT MANLEY
OF REMY MOOSE MANLEY

AGENDA PACKET ERRATA

- Errata include minor clerical corrections and clarifications to the Agenda Report packet, including proposed Resolutions and/or Exhibits.
- None of these revisions affect the merits, substance or effectiveness of the Agenda Report packet materials, and are provided for clarity, organization, and consistency.
- Staff prepared an Errata Memorandum summarizing these minor corrections; copies of which have been made available for public review on the City's website and the First Floor Lobby of City Hall, and distributed to the Planning Commissioners.
- The minor corrections to the draft Resolutions and related Exhibits as described in the Errata Memorandum are included in Staff's recommendation and proposed final motions.

ERRATA-RECOMMENDATION THAT PLANNING COMMISSION
ADOPT MINOR CLERICAL CORRECTIONS AND CLARIFICATIONS

- ◆ EIR Resolution Exhibit Cross-References: Minor clarifications to EIR Resolution Exhibit labels and cross-references.
- ◆ Draft City Council Ordinance for Zone Change (ZC-2020-001): Minor revisions to findings for clarity and consistency with IMC.
- ◆ SEC Development Guidelines:
 - ◆ Incorporate Table of Contents and Appendix A: SEC Design Review Checklists;
 - ◆ Minor revision to the text of Design Guideline DG-2.6.5 for internal consistency.
- ◆ Development Agreement Resolution: Delete “Exhibit B” slip sheet.

RECOMMENDATION

- 1. Adopt a Resolution recommending to City Council 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, subject to Staff Errata Memo.**
- 2. Adopt a Resolution recommending City Council Adoption of 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.
- 3. Adopt a Resolution recommending City Council Adoption of 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.

RECOMMENDATION

3. **Adopt a Resolution recommending City Council Adoption of Zone Change No. 2020-001** to apply the Sports and Entertainment (SE) Overlay Zone on the Project Site, and Rezone certain parcels in the Project Site to conform with the existing General Plan Land Use Designation and **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 addressing parcel map procedures, and other land use controls, **subject to Staff Errata Memo.**
4. **Adopt a Resolution recommending City Council Adoption of Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines), subject to Staff Errata Memo.**
5. **Adopt a Resolution recommending City Council Adoption of 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, **subject to Staff Errata Memo.**

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Note: Includes West Coast Entertainment Center, Inc. (WCC)