



CITY OF INGLEWOOD  
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
SPECIAL PLANNING COMMISSION  
MEETING AGENDA



June 17, 2020 7:00 P.M.  
City Council Chambers - Ninth Floor (Planning Commission & Staff)  
1 West Manchester Boulevard

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COVID-19 PUBLIC PARTICIPATION OPTIONS

Due to the existing COVID-19 health emergency and the social distancing measures currently in effect, and pursuant to the Governor's Executive Order N-29-20 ([\[HYPERLINK "https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf"\]](https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf)), please note that members of the public will only be allowed to observe and address the Special Planning Commission Meeting of June 17, 2020 at 7:00 P.M. by telephone, video and other electronic means, as follows:

*Viewing and Listening to the Meeting without Making Public Comments:*

- On Spectrum Cable Local Channel 35 with audio and limited video. Please check with your cable provider for details.
- Live on-line through Facebook Live, with audio and limited video, at [[HYPERLINK "https://www.facebook.com/cityofinglewood/"](https://www.facebook.com/cityofinglewood/)]
- The above access options provide the public with the opportunity to both observe and listen to the meeting.
- However, members of the public who wish to orally address the Planning Commission must use the public access options noted below:

*Listening to the Meeting and Making Oral Public Comments:*

Members of the public may listen and make oral public comments telephonically by dialing:

Dial-in: [[HYPERLINK "tel:1-877-369-5243"](tel:1-877-369-5243)]  
Access Code: 0227511##

Please observe the following tips when phoning in:

- When you call-in, the operator will provide further instructions on how you can make public comments via phone.
- If you are calling from a cell phone, please call from an area with good reception.
- If you are watching the meeting on Facebook or Channel 35 while also accessing the phone line, it is requested that you mute the sound of your video feed as it is offset by 3 seconds from the phone transmission. Additionally, when you are making public comments on the phone line you will be inaudible due to feedback.

**Written Public Comments:** Members of the public can submit comments for consideration by the Planning Commission by sending them to Mindy Wilcox, AICP, Planning Manager at [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org). To ensure distribution to the members of the Planning Commission prior to consideration of the agenda, comments must be received prior to 12:00 P.M. on June 17, 2020, the day of the meeting. Correspondence should indicate the meeting date and agenda item. Comments received after 12:00 P.M. and prior to close of the public hearing will be made part of the official public record of the meeting.

[Agenda Items and Additional Public Access Options Listed on Following Pages]

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

**Spanish:** "Si no entiende esta noticia o si necesita más información, favor de llamar a este número (310) 412-5230."

In the event that the Planning Commission meeting of June 17, 2020 is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regular Planning Commission meeting.

1. Pledge of Allegiance.
2. Roll Call.
3. Communications from staff.
4. Public Comments Regarding Agenda Items. Persons wishing to address the Planning Commission on any item on the agenda other than a public hearing may do so at this time.
5. PUBLIC HEARING: A public hearing to consider the following actions related to the Inglewood Basketball and Entertainment Center (IBEC) that includes an arena calculated to promote the enjoyment and recreation of the public by providing access to the City's residents in the form of spectator sports, specifically basketball, with up to 18,000 fixed seats to host National Basketball Association (NBA) games, and with up to 500 additional temporary seats for other events such as family shows, concerts, corporate and community events, and other sporting events; an up to 85,000-square foot team practice and athletic training facility; up to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports medicine clinic; up to 63,000 square feet of ancillary and related arena uses including retail and dining; an outdoor plaza adjacent to the arena; parking facilities; relocation of a City of Inglewood groundwater well; and various circulation, infrastructure, and other ancillary uses (the IBEC Project). The IBEC project will also include a limited-service hotel:

**A. Certification of the Project Environmental Impact Report No. EA-EIR-2020-045 (EA-EIR-2020-045), State Clearinghouse No.: SCH2018021056, for and adoption of a Mitigation Monitoring Reporting Program, and California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations.**

- i. Preliminary Recommendation: Adopt a Resolution Recommending Certification of EA-EIR-2020-045, State Clearinghouse No.: SCH2018021056 and adoption of a Mitigation Monitoring Reporting Program, and CEQA Findings and Statement of Overriding Considerations.

**B. General Plan Amendment No. 2020-003 (GPA-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 IBEC Project , including:

- Re-designation of certain properties in the Land Use Element from Commercial to Industrial;
- Addition of specific reference to sports and entertainment facilities and related and ancillary uses on properties in the Industrial land use designation text;
- Updating Circulation Element maps and text to reflect vacation of portions of West 101st Street and West 102nd Street and to show the location of the IBEC Project; and
- Updating Safety Element map to reflect the relocation of the municipal water well and related infrastructure.

i. Preliminary Recommendation: Adopt a Resolution Recommending Approval of GPA-2020-003.

**C. Specific Plan Amendment No. 2020-001 (SPA-2020-001)** to amend the Inglewood International Business Park Specific Plan to exclude properties within the IBEC Project Site from the Specific Plan Area.

i. Preliminary Recommendation: Adopt a Resolution Recommending Approval of SPA-2020-001.

**D. Zoning Code Amendment No. 2020-002** to Chapter 12 of the Inglewood Municipal Code to establish regulations for the Sports and Entertainment Overlay Zone for the IBEC Project , 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; and,

**Zone Change No. 2020-001 (ZC-2020-001)** to apply the Sports and Entertainment (SE) Overlay Zone on the entire IBEC Project Site, and Rezone certain parcels in the Project Site to conform with the existing General Plan Land Use Designation.

i. Preliminary Recommendation: Adopt a Resolution Recommending Approval of ZCA-2020-002 and ZC-2020-001.

**E. Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines),** for the IBEC Project , including:

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

i. Preliminary Recommendation: Adopt a Resolution Recommending Approval of the SEC Development Guidelines.

**F. 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.

i. Preliminary Recommendation: Adopt a Resolution Recommending Approval of a Development Agreement between Murphy's Bowl LLC and the City.

6. Commission Initiatives.

7. Adjournment.

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

In the event that the Planning Commission meeting of June 17, 2020 is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regular Planning Commission meeting or as otherwise determined by the Planning Commission.

Hearing materials are available at [ **HYPERLINK** "<https://www.cityofinglewood.org/AgendaCenter/Planning-Commission-4>" ] and at City Hall, 1st Floor Lobby Information Desk during regular business hours. If any additional documents are distributed to the Planning Commission after publication of this Agenda, they will be made available for public inspection at the following webpage (<https://www.cityofinglewood.org/AgendaCenter/Planning-Commission-4>) Additional materials related to the IBEC Project are available at <http://ibecproject.com/>.

*(Note: The above procedures are subject to change for future Commission meetings. Please refer to future Planning Commission agendas for public participation option procedures at that time.)*

**NEXT REGULAR PLANNING COMMISSION MEETING:  
WEDNESDAY, JULY 1, 2020, 7:00 P.M.  
INGLEWOOD CITY HALL, COUNCIL CHAMBERS, NINTH FLOOR  
ONE WEST MANCHESTER BOULEVARD  
INGLEWOOD, CA 90301**

*Refer to July 1 Agenda for public participation options at that meeting.*