



COUNTY OF LOS ANGELES  
AIRPORT LAND USE COMMISSION

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June 29, 2020

TO: Pat Modugno, Chair  
Laura Shell, Vice Chair  
Doug Smith, Commissioner  
David W. Louie, Commissioner  
Elvin W. Moon, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner <sup>BD</sup>  
Ordinance Studies/ALUC Section

**PROJECT NO. 2020-001033-(2)/ AVIATION CASE NO. RPPL2020000310; AIRPORT  
LAND USE COMMISSION REVIEW OF INGLEWOOD BASKETBALL AND  
ENTERTAINMENT CENTER; JULY 1, 2020 ITEM NO. 5**

This memo is to provide some clarification and correction on a couple of items from the Staff Report and Draft Findings and Order that was sent to you on June 18, 2020.

The first page of the Staff report mentions that the owner of the project site/properties is Murphy's Bowl LLC, and this needs to be corrected. Murphy's Bowl LLC will become the owner of the properties within the Project site when development begins. Currently, approximately 90%, or 25 acres, of the land within the Project Site is publicly-owned by the City of Inglewood or the City of Inglewood as Successor Agency to the Former Inglewood Redevelopment Agency ("City as Successor Agency"). The City and the former Inglewood Redevelopment Agency acquired these properties between the mid-1980s and the early 2000s with the support of grants issued by the FAA to the City as part of a Noise Control/Land Use Compatibility Program for LAX. The purpose of this program was to remove incompatible land uses such as single-family and multi-family residences from properties located under the LAX flight path and within the 65 dBA CNEL and above noise contours and facilitate the redevelopment of those properties with compatible uses. The Project Site also includes ten parcels under private ownership, of which five are currently vacant, totaling approximately three acres; these will also be acquired as part of the Project.

The IBEC Project is proposed pursuant to an Amended and Restated Exclusive Negotiating Agreement ("ENA") between Murphy's Bowl LLC and the City of Inglewood, the City as Successor Agency, and the Inglewood Parking Authority approved on August 15, 2017. As contemplated by the ENA, the Project Site will be part of a Disposition and Development Agreement ("DDA") to be approved by the City of Inglewood City Council that will provide for the acquisition of the properties within the Project Site by Murphy's Bowl LLC.

In the draft Findings and Order, two findings needs to be corrected:

Finding 19(a)(2): The properties that were previously developed with residential uses were acquired by the City or the City as Successor Agency to the former Inglewood Redevelopment Agency ~~its predecessor agency~~ as part of a noise mitigation program with FAA grants to be redeveloped for more compatible uses;

Finding 19(b)(3): The Project will not alter any noise policies regarding aircraft noise imposed by the City.

The project materials are available online at the following website:  
<http://planning.lacounty.gov/case/view/2020-001033>.

If you have any questions regarding this project, please do not hesitate to contact **Alyson Stewart** at [astewart@planning.lacounty.gov](mailto:astewart@planning.lacounty.gov) or (213) 458-5513, Monday through Thursday from 7:30 a.m. to 5:30 p.m.

BD:as