



## PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Inglewood, California, will hold a public hearing on **Tuesday, July 21, 2020 at the hour of 2:00 p.m.**, to consider the following matters associated with the Inglewood Basketball and Entertainment Center (IBEC) that includes an arena intended 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 Project). The Project will also include a limited service hotel. The actions to be considered by the City Council with respect to the Project include:

1. **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.
  - a. *Recommended for Certification and Adoption by the Planning Commission (PC) on June 17, 2020 (PC Resolution No. 1868).*
2. **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 Project, including:
  - a. Redesignation of certain properties in the Land Use Element from Commercial to Industrial;
  - b. Addition of specific reference to sports and entertainment facilities and related and ancillary uses on properties in the Industrial land use designation text;
  - c. 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 Project; and
  - d. Updating Safety Element map to reflect the relocation of the municipal water well and related infrastructure.
  - e. *Recommended for Approval by the Planning Commission on June 17, 2020 (PC Resolution No. 1869).*
3. **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.
  - a. *Recommended for Approval by the Planning Commission on June 17, 2020 (PC Resolution No. 1870).*
4. **Zone Change No. 2020-001** to apply the Sports and Entertainment (SE) Overlay Zone on the entire Project Site, and Rezone certain parcels in the Project Site to conform with the existing General Plan Land Use Designation.
  - a. *Recommended for Approval by the Planning Commission on June 17, 2020 (PC Resolution No. 1871).*
5. **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 Project SEC Development Guidelines (discussed under #7, below), addressing parcel map procedures, and other land use controls.

a. *Recommended for Approval by the Planning Commission on June 17, 2020 (PC Resolution No. 1871).*

6. **Adoption of an Ordinance** Amending Inglewood Municipal Code Chapters 2 (Administration), 3 (Motor Vehicles and Traffic), 5 (Offenses, Miscellaneous), 10 (Public Works), and 11 (Building Regulations) to permit development and operation of the Project, including provisions regarding public art, truck routes, noise regulations, traffic demand management, and disposition of municipal real property.

7. **Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines)**, including:

- a. Implementation and Administration,
- b. Design Guidelines, and
- c. Infrastructure Plan.

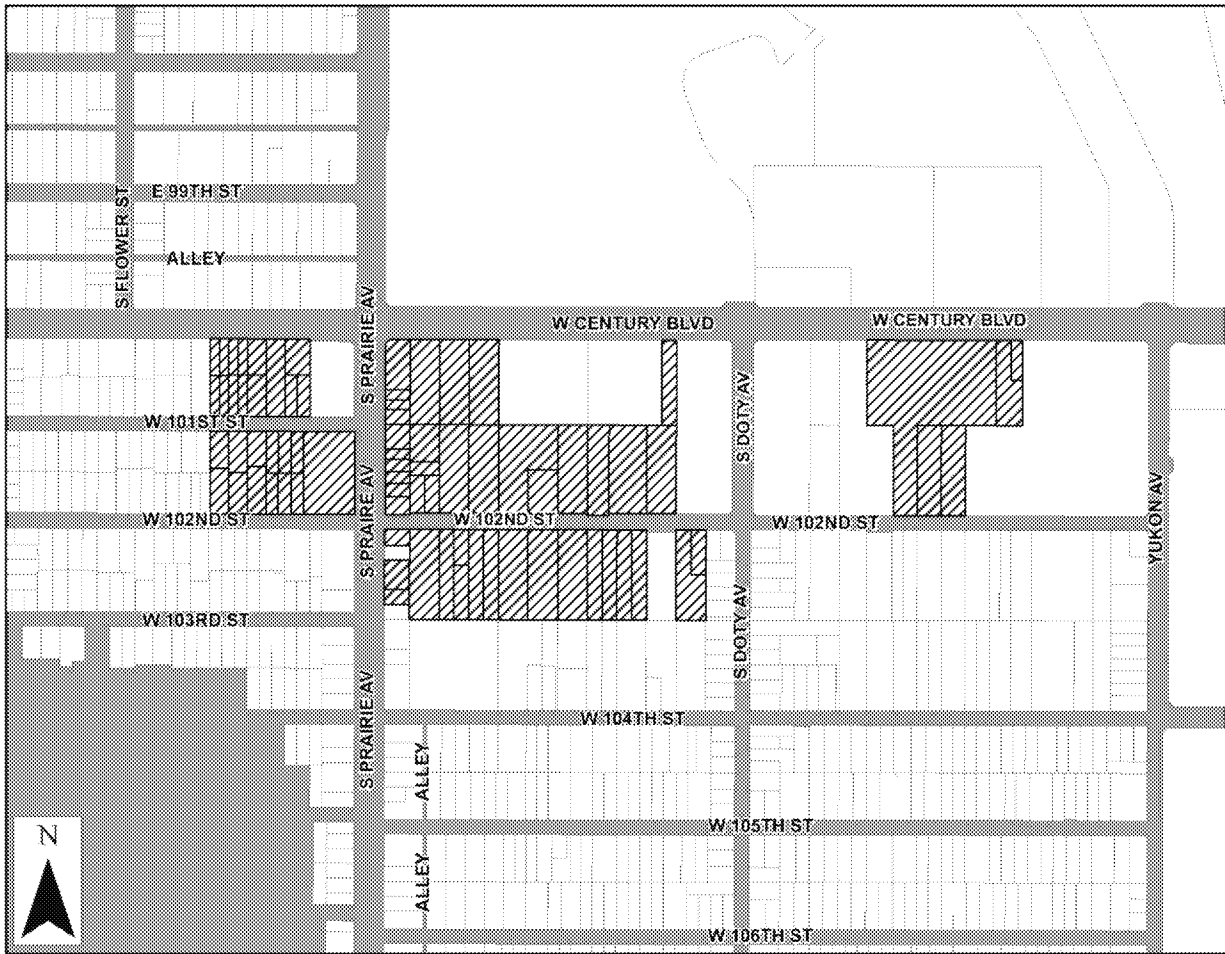
The SEC Development Guidelines will address certain design elements, including building orientation, massing, design and materials, plaza treatments, landscaping and lighting design, parking and loading design, pedestrian circulation, signage and graphics, walls, fences and screening, sustainability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

d. *Recommended for Approval by the Planning Commission on June 17, 2020 (PC Resolution No. 1872).*

8. **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.

a. *Recommended for Approval by the Planning Commission on June 17, 2020 (PC Resolution No. 1873).*

You are receiving this notice because you own property in or within 500 feet of the Project Site, you requested notice, or you are a Local Agency required to receive notice under Government Code 65091. A copy of this notice will also be published in a newspaper of general circulation, and posted at City Hall. Below is a map of the Project Site.



The Project Site includes properties with the following Assessor Identification Numbers:

ADDRESS	AIN
3915 W 102nd St	4032001048
3843 W 102nd St	4032002915
3901 W 102nd St	4032001902
3851 W 102nd St	4032002916
3821 W 102nd St	4032002917
3822 W Century Blvd	4032002913
3921 W 102nd St	4032001911
3930 W Century Blvd	4032001913
3831 W 102nd St	4032002914
3665 W 102nd St	4032003912
3700 W Century Blvd	4032003914
No Address	4032004914
3922 W Century Blvd	4032001912
3703 W 102nd St	4032003915
NO ADDRESS	4032004913
3832 W 102nd St	4032007903
3850 W 102nd St	4032007905
3836 W 102nd St	4032007901
No Address	4032008034
3812 W 102nd St	4032007904
3818 W 102nd St	4032007900
3844 W 102nd St	4032007902
3838 W 102nd St	4032007035
3926 W 102nd St	4032008901
3936 W 102nd St	4032008908
3910 W 102nd St	4032008900
3900 W 102nd St	4032008902
3930 W 102nd St	4032008904

ADDRESS	AIN
10108 S Prairie Ave	4032001908
No Address	4032001900
10116 S Prairie Ave	4032001904
10112 S Prairie Ave	4032001907
10104 S Prairie Ave	4032001910
No Address	4032001006
No Address	4032001901
10022 S Prairie Ave	4032001005
10020 S Prairie Ave	4032001906
10004 S Prairie Ave	4032001039
10200 S Prairie Ave	4032008001
3940 W 102nd St	4032008907
4018 W 101st Street	4034005905
4015 W 101st Street	4034004904
3947 W 102nd St	4032001905
3940 W Century Blvd	4032001049
4020 W Century Blvd	4034004912
No Address	4032001033
10117 S Prairie Ave	4034005900
4039 W 101st Street	4034004903
4026 W Century Blvd	4034004913
4036 W Century Blvd	4034004910
4044 W 101st Street	4034005910
4019 W 101st Street	4034004902
4032 W Century Blvd	4034004909
4031 W 102nd Street	4034005904
4025 W 102nd Street	4034005907
4022 W 101st Street	4034005912

3920 W 102nd St	4032008905
3941 W 102nd St	4032001909
3939 W 102nd St	4032001903
4040 W Century Blvd	4034004905
4043 W 101st Street	4034004906
4037 W 101st Street	4034004901
4042 W Century Blvd	4034004908
4033 W 101st Street	4034004911
4045 W 101st Street	4034004900
4046 W Century Blvd	4034004907

4030 W 101st Street	4034005901
4037 W 102nd Street	4034005903
4036 W 101st Street	4034005909
4026 W 101st Street	4034005911
4023 W 102nd Street	4034005906
4043 W 102nd Street	4034005902
4019 W 102nd Street	4034005908
10220 S Prairie Ave	4032008903
10212 S Prairie Ave	4032008035

**FURTHER NOTICE IS HEREBY GIVEN REGARDING PUBLIC PARTICIPATION** that 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>" ]), please note that members of the public will be allowed to observe and/or address the City Council Meeting of July 21, 2020 at 2:00 P.M. as follows:

- 1. Written Public Comments:** Members of the public may choose to submit comments electronically for consideration by the Inglewood City Council/Successor Agency/Housing Authority/Finance Authority/Parking Authority/Joint Powers Authority (Legislative Body) by sending them to the City Clerk/Secretary at [ HYPERLINK "<mailto:yhorton@cityofinglewood.org>" ], and Deputy City Clerk at [ HYPERLINK "<mailto:aphillips@cityofinglewood.org>" ]. To ensure distribution to the members of the Legislative Body prior to consideration of the agenda, please submit comments prior to 8:00 A.M. the day of the meeting, and in the body of the email, please identify the agenda number or subject matter. Correspondence should indicate the meeting date and agenda item. Comments received after 8:00 A.M. and prior to the close of the public hearings, will be made part of the official public record of the meeting. Contact the Office of the City Clerk at 310-412-5280 with any questions.
- 2. In Person:** While adhering to and enforcing social distancing standards, members of the public can come to the Community Room located on the First Floor of Inglewood City Hall at 1 West Manchester Blvd., Inglewood, CA 90301, to listen, observe and make public comments.
- 3. By Telephone-Listening to the Meeting and Making Oral Public Comments:** Members of the public can participate in the meeting by telephone to listen and make comments. The meeting’s telephone number and access code will be provided no later than 72 hours before the meeting on the meeting agenda published at the following link:  
[ HYPERLINK "<https://www.cityofinglewood.org/AgendaCenter/City-Council-3>" ]

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 delayed from the phone transmission. Additionally, when you are making public comments on the phone line you will be inaudible due to feedback.
- 4. 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/>" ]

- 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 City Council must use the public access options noted above.

ACCESSIBILITY: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Office of the City Clerk by telephone at 310-412-5280 or via email to [ [HYPERLINK "mailto:yhorton@cityofinglewood.org"](mailto:yhorton@cityofinglewood.org) ] no later than 24 hours prior to the scheduled meeting.

A Final Environmental Impact Report has been prepared under the California Environmental Quality Act, a copy of which is available for public review online at the following link:

[ [HYPERLINK "https://www.cityofinglewood.org/1036/Murphys-Bowl-Proposed-NBA-Arena"](https://www.cityofinglewood.org/1036/Murphys-Bowl-Proposed-NBA-Arena) ]

And at the following physical location:

Inglewood City Hall  
Information Desk, First Floor Lobby  
One West Manchester Boulevard, 1st Floor  
Inglewood, CA 90301

Pursuant to Government Code Section 65009, if you challenge the proposed environmental documents, General Plan Amendment, Specific Plan Amendment, Zone Change, Zoning Code Amendment, other Inglewood Municipal Code Amendments, 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 described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

This notice is given by the order of the City Council of the City of Inglewood and is dated this 7<sup>th</sup> day of July 2020.

Yvonne Horton, City Clerk  
City of Inglewood, California

In the event that the City Council meeting of July 21, 2020 is not held, or is concluded prior to this public hearing agenda item being considered, the public hearing will automatically be continued to the next regularly scheduled City Council meeting.

Si no entiende esta noticia o si necesita mas informacion, favor de llamar a este numero (310) 412-5280.

DATE OF POSTING: JULY 10, 2020