



# CITY OF INGLEWOOD

## OFFICE OF THE CITY MANAGER



**DATE:** July 21, 2020

**TO:** Mayor and Council Members

**FROM:** The Economic and Community Development Department

**SUBJECT:** Public Hearing for Inglewood Basketball and Entertainment Center Project– Certification of the Project Environmental Impact Report No. EA-EIR-2020-045; General Plan Amendment No. 2020-003; Specific Plan Amendment No. 2020-001; Zone Change No. 2020-001; Zoning Code Amendment No. 2020-002; Ordinance Amending Inglewood Municipal Code Chapters 2 (Administration), 3 (Motor Vehicles and Traffic), 5 (Offenses, Miscellaneous), 10 (Public Works), and 11 (Building Regulations); Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines); and Development Agreement Between Murphy’s Bowl LLC and the City.

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### **RECOMMENDATION:**

It is recommended that the Mayor and Council Members conduct a public hearing to consider the following actions associated with the Inglewood Basketball and Entertainment Center (IBEC) Project:

- 1) Adopt a Resolution Certifying 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.
- 2) Adopt a Resolution Approving 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. Re-designation 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 of the Land Use Element;
  - 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 Proposed Project; and
  - d. Updating Safety Element map to reflect the relocation of the municipal water well and related infrastructure.

- 3) Adopt a Resolution Approving 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.
- 4) Adopt an Ordinance Approving 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.
- 5) Adopt an Ordinance Approving 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 (discussed under #7, below), addressing parcel map procedures, and other land use controls.
- 6) Adopt an Ordinance to Amend 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) Adopt a Resolution Approving the 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.
- 8) Adopt an Ordinance Approving a Development Agreement between Murphy's Bowl LLC and the City.

**BACKGROUND:**

On August 15, 2017, the City Council, the City of Inglewood as Successor Agency to the Former Inglewood Redevelopment Agency, and the Inglewood Parking Authority (City Entities) approved an Amended and Restated Exclusive Negotiating Agreement (ENA) with Murphy's Bowl LLC (Developer or Project Sponsor) for the proposed development of a premier and state-

of-the-art National Basketball Association (NBA) professional basketball arena and other ancillary uses on the subject properties within a study area defined in the ENA. As contemplated by the ENA, the parties agreed to negotiate a Disposition and Development Agreement (DDA) which would provide for the acquisition by the developer of the City-owned property pursuant to certain additional privately-owned property (not currently owned or acquired by the Developer), may be potentially acquired by the City should it, in its sole and absolute discretion, seek to do so. However, and notwithstanding the foregoing, no action will be taken on either the DDA or the potential acquisition of these properties at the July 21, 2020 City Council meeting. Instead, the City Council will be asked, following consideration of the evidence presented at the public hearing, to consider taking actions related to certifying the EIR, adopting a mitigation monitoring and reporting program, and undertaking other land use and zoning-related actions that would allow for, but would not require or guarantee, the subsequent development of the proposed project. As part of the ENA obligations, the City was to facilitate the preparation of the environmental analysis required under the California Environmental Quality Act (CEQA).

In December 2017, the City retained a consultant (Environmental Science Associates-ESA) to begin preparation of an Environmental Impact Report (EIR) pursuant to CEQA .

On February 20, 2018, a Notice of Preparation (NOP) of an EIR was released with a comment period that closed on March 22, 2018. During the comment period, an NOP Scoping Meeting was held on March 12, 2018, to gather additional comments on the scope of analysis for the EIR. The City received 76 written comments in response to the NOP, as well as comments at the NOP scoping meeting, advising on the recommended scope of the EIR as well as general comments on the proposed project. Since that time, ESA and their sub-consultants, in close coordination with City staff, has worked to address the NOP comments and prepare the environmental analysis.

On September 30, 2018, Assembly Bill 987 was signed by the Governor. The bill added section 21168.6.8 to the Public Resources Code, and provides for expedited judicial review in the event that the certification of this EIR or the granting of project approvals are challenged, so long as certain requirements are met. In order to qualify for expedited judicial review under AB 987, among other requirements, the project must implement a transportation demand management program that will achieve a 15-percent reduction in vehicle trips as compared to project operations absent such program, and must not result in any net additional greenhouse gas emissions. Additionally, as a condition of approval, the City must require the project applicant to implement measures that will achieve reductions of specified amounts of certain criteria pollutants and toxic air contaminants. In December 2019, the Governor certified the project as complying with the provisions of AB 987, and the Joint Legislative Budget Committee concurred in that determination.

On December 27, 2019, the City published the Draft EIR for the IBEC Project. The comment period for the Draft EIR was extended three times and closed on March 24, 2020, a total of 88

days, almost twice the length of the 45-day comment period required under CEQA. The City received 142 comments on the Draft EIR from public agencies, tribal entities, organizations and individuals, including 114 letters in support of the IBEC Project. The Final EIR for the IBEC Project, including complete responses to all comments received on the Draft EIR and revisions to the EIR was published on June 3, 2020.

At the time of preparing the NOP, staff identified the anticipated entitlements and approvals that the developer would need to construct the proposed IBEC. Using this information, the developer prepared for staff review, suggested text and maps pertaining to the above mentioned public hearing items:

- General Plan Amendment
- Inglewood International Business Park Specific Plan Amendment
- Zoning Code Amendment
- Zone Change
- Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines)

The developer consulted with the City to draft text and maps that would be compatible with their proposed design and submitted their suggestions for review in May 2020. Staff and the developer also identified other proposed amendments to Chapters 2 (Administration), 3 (Motor Vehicles), 5 (Offenses, Miscellaneous), 10 (Public Works) and 11 (Building Regulations) as discussed more fully below.

Since the City Entities' approval of the ENA in 2017 and throughout preparation of the EIR, the developer has conducted multiple means of community outreach. This has included numerous presentations at block club meetings and other community events; information booths at community events; and outreach to public agencies.

On June 17, 2020, the Planning Commission adopted the following Resolutions recommending approval of the IBEC Project:

**No. 1868** Recommending 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;

**No. 1869** Recommending Adoption of General Plan Amendment No. 2020-003;

**No. 1870** Recommending Adoption of Specific Plan Amendment No. 2020-001;

**No. 1871** Recommending Adoption of Zone Change No. 2020-001 and Adoption of Zoning Code Amendment No. 2020-002;

**No. 1872** Recommending Adoption of Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines); and

**No. 1873** Recommending Adoption of Development Agreement between Murphy's Bowl LLC and the City.

On July 1, 2020, the County of Los Angeles Airport Land Use Commission adopted an Order and Findings determining that the proposed project is consistent with the Los Angeles County Airport Land Use Plan.

On July 7, 2020, the City Council set a public hearing to hear the matter on July 21, 2020. On July 10, 2020, notice was published in the Los Angeles Times, posted in the online version of Inglewood Today newspaper, mailed to all interested parties, mailed to agencies required to receive notice under Government Code 65091, and mailed to property owners within the project area and within 500 feet of the project area.

**DISCUSSION:**

The Project Site is located near the intersection of Prairie Avenue and Century Boulevard, is approximately 28 acres in size, and is comprised of four sub-area sites (Attachment No. 1). The majority of the project site is located in the 65 dBA Community Noise Equivalent Level (CNEL) noise contour for the LAX flight path. Approximately 84 percent (%) of the project site is City or Successor Agency owned and the remainder is privately owned property. Additionally, approximately 25 of the 28 acres is vacant land.

Many of the vacant or undeveloped parcels on the project site were acquired and cleared by the City/Successor Agency between the mid-1980s and the early 2000s utilizing grants issued by the Federal Aviation Administration (FAA) as part of the Noise Control/Land Use Compatibility Program for Los Angeles Airport (LAX). These grants were aimed at removing residential land uses which were deemed incompatible with the flight path overhead.

Since 1979, a number of steps were taken by the City to situate the properties for land uses more compatible with the airport use of the flight path overhead. These steps included adoption of a noise-compatible General Plan Amendment and Zone Change to change the General Plan and Zoning designations of a significant portion of the Project Site from Residential to Industrial and

Commercial. Additionally, in 1993, the City adopted the Inglewood International Business Park Specific Plan which was aimed at facilitating an industrial office park development in a portion of the Industrial and Commercial zoned land. Though the City took these legislative actions and also considered multiple industrial/business park development proposals for City land in the project area, only a limited amount of development has transpired in the Specific Plan area over the past 40 years. Over the years, the City also entered into numerous negotiations regarding City Parcels on the Project Site, but such redevelopment efforts have never come to fruition and the City Parcels remain undeveloped. The City has continuously invested in the beautification of and redevelopment along Century Boulevard and desires to continue those efforts by providing access to entertainment to its residents in the form of spectator sports, including basketball.

The Project presents a unique economic development opportunity that allows the City to transform vacant and underdeveloped parcels on the Project Site into productive, compatible land use, following decades of prior efforts. Moreover, the Project provides the City with the unique redevelopment opportunity associated with the National Basketball Association (NBA) franchise. Opportunities to host such franchises are rare, and the current opportunity is presented in large part because the lease term at Staples Center is expiring, and team's ownership desires to build a new, state-of-the-art facility. The Project presents a significant economic development opportunity, and together with the adjacent SoFi Stadium and other uses, expands the City's presence as a major sports and entertainment center, and builds on the City's rich tradition in sports and entertainment.

The Project Site is comprised of the following four sub-areas:

***Central Site ("Arena Site"): approximately 17 acres***

Existing General Plan Designations: Commercial and Industrial  
Existing Specific Plan (portions of site): Inglewood International Business Park Specific Plan

Existing Zoning Designations: C-2A (Airport Commercial)  
M-1L (Limited Manufacturing)

Existing land uses: Fast food restaurant, motel, warehouse, light manufacturing facility, catering business, a City groundwater well No. 6, four (4) freestanding billboards, and 14 acres of vacant land.

Right-of-Way Included: Site includes an approximately 900-foot segment of West 102nd Street.

Surrounding land uses: *North-* Hollywood Park (under construction), a hotel under renovations, and a self-storage facility  
*South-* Multi-family residential, and a church with education and family services facility  
*East-* Shipping facility and an industrial warehouse

*West-* Fast food/coffee drive thru, liquor store, laundromat, restaurant, auto body shop, single-family and multi-family residential, and vacant land

***West Site (“West Parking Garage Site”): approximately 5 acres***

Existing General Plan Designations: Commercial and Industrial

Existing Zoning Designations: C-2A (Airport Commercial)

P-1 (Parking)

R-2 (Limited Multi-Family)

R-3 (Residential Multi-Family)

Existing land uses: Vacant land

Right-of-Way Included: Site includes an approximately 300-foot segment of West 101st Street.

Surrounding land uses: *North-* Fast food with drive-thru, gas station, motel, auto repair and vacant land

*South-* Single-family residential and a religious facility

*East-* Fast food/coffee drive-thru, liquor store, laundromat, and vacant land

*West-* Motel and single-family residential

***East Site (“East Transportation and Hotel Site”): approximately 5 acres***

Existing General Plan Designations: Industrial

Existing Zoning Designations: M-1L (Limited Manufacturing)

Existing land uses: Vacant land

Surrounding land uses: *North-* Casino (Hollywood Park)

*South-* Multi-family residential and vacant land

*East-* Shipping facility

*West-* Industrial aquatics manufacturer and wholesale

***Southeastern Site (“Well Relocation Site”): approximately 0.7 acres***

Existing General Plan Designations: Industrial

Existing Specific Plan: Inglewood International Business Park Specific Plan

Existing Zoning Designations: M-1L (Limited Manufacturing)

Existing land uses: Vacant land

Surrounding land uses: *North-* Shipping facility

*South-* Vacant land and multi-family residential

*East-* Single-family residential

*West-* Vacant warehouse

### Project Description

The Inglewood Basketball and Entertainment Center (IBEC) 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.

Development of the IBEC will entail demolition of all existing structures on the Project Site and construction of the following components, by sub-area (Attachment No. 2- Basic Site Plan Drawings and Attachment No. 3- Conceptual Renderings and Conceptual Landscape Plan):

#### Arena Site Development:

<i>Arena:</i>	up to 18,000 fixed seats and 500 additional temporary seats (proposed to be the home of the LA Clippers)
<i>Team Office Space:</i>	up to 71,000 s.f.
<i>Team Practice and Training Facility:</i>	up to 85,000 s.f.
<i>Sports Medicine Clinic:</i>	up to 25,000 s.f.
<i>Restaurant/Retail/Ancillary and Related Arena Uses:</i>	up to 63,000 s.f.
<i>Outdoor Gathering Space and Landscaping:</i>	approximately 80,000 s.f.
<i>Parking Structure (VIP/Team Personnel):</i>	approximately 650 spaces

On the Arena Site, the Event Center Structure will contain an approximately 915,000 sf Arena with a main performance and seating bowl, food service and retail space, and concourse areas. The Event Center Structure will also include an integrated team practice and training facility, a sports medicine clinic, and office space that would accommodate the LA Clippers team offices. On the south side of the Event Center Structure will be a 3-story, parking structure for premium ticket holders, VIPs, and some team personnel.

The Event Center Structure is proposed to be an iconic, ellipsoid structure with a maximum height of 150 feet above ground. The exterior of the building is designed to have a gridlike façade and roof. The exterior of the building will be comprised of a range of textures and materials, including metal and glass, with integrated solar panels. At night, the structure will be accentuated by distinctive lighting and signage.



The Proposed Project would be designed and constructed to meet the US Green Building Council's Leadership in Energy and Environmental Design (LEED®) Gold certification requirements. Some of the sustainable characteristics would be related to the Project Site, and others would be related to the project design and construction methods.

It is projected that the proposed Arena will accommodate as many as 243 event days each year, on average. Of these events, it is estimated that 62 of them would attract 10,000 or more attendees, and the remainder would be smaller events, with up to 100 events having attendance of 2,000 or less.

The Event Center Structure will be situated to the south of an outdoor plaza with a main entrance on Century Boulevard that would both provide a pedestrian connection to adjacent public streets as well as serve as a gathering area for arena attendees. The plaza would be landscaped with a variety of vegetation such as trees and shrubs. Adjoining the plaza would be a number of 2-story structures that would provide commercial uses such as retail shops, food and drink establishments, as well as an outdoor stage and flexible programming space. The plaza and plaza structures would be connected to the West Parking Garage by an elevated pedestrian bridge that would span South Prairie Avenue.

West Garage Site Development:

*Parking Structure: 3,110 spaces for arena employees and visitors*

The West Parking Garage Site includes development of a 6-story, 3,110-space parking garage with entrances and exits on West Century Boulevard and South Prairie Avenue. This site is proposed to include a new publicly accessible access road that would connect West 101st Street and West Century Boulevard on the western property boundary of the West Parking Garage Site.

Dual purpose vehicular entrance/exits would be located on Prairie Avenue and Century Boulevard. Both entrances would be equipped with traffic signals that would primarily be used to streamline vehicles exiting the parking structure at the end of events.

East Transportation and Hotel Site Proposed Development:

*Hotel: 100-150 guestrooms*  
*Transportation Hub/Parking Structure: Taxis, shared ride services, charter bus pick-up/drop-off, 365 spaces for arena employees and visitors.*

The East Transportation and Hotel Site includes development of a three-story structure on the south side of West Century Boulevard, east of the Arena Site. The first level would serve as a

transportation hub, with bus staging for approximately 20 coach/buses, 23 mini buses, and 182 car spaces for shared ride services such as drop-off/pick-up and queuing.

The second and third levels of the structure would provide 365 parking spaces for arena and retail visitors and employees. An up to 150-room limited service hotel and associated parking would be developed on the east side of the site.

Well Relocation Site Proposed Development:

*New City groundwater well No. 8*

On this site, a new City owned and operated groundwater well (Water Well #8) would be constructed to replace Water Well #6 to be removed within the Project Site. The site would be enclosed with fencing and the majority of the pumping equipment will be located underground.

**Land Use Entitlements Proposed**

While the existing land use designations of the site are commercial and industrial, the land use and associated Zoning regulations do not currently permit all components of the proposed IBEC. The project sponsor proposes a number of modifications to the City's General Plan, Municipal Code, Specific Plan and Design Guideline documents in order to facilitate the proposed project with sensitivity towards the surrounding area as follows:

General Plan Amendment (Land Use, Circulation, and Safety Elements):

The existing General Plan designations within the Project Site are Commercial and Industrial. Most of the site is Industrial with a band of Commercial designation along Prairie Avenue of approximately 180 feet deep on the west side and approximately 100 feet deep on the east side.

As part of the IBEC proposal, the General Plan designation of the Commercial properties would be changed to Industrial so the entire site would have an Industrial designation. This would result in approximately 2.7 acres of land located along Prairie Avenue that would now have an Industrial land use designation instead of a Commercial designation.

In addition to the map changes, text changes would be made to the goals and purpose of the Industrial Land Use designation to expand the vision for that area to include Sports and Entertainment and associated facilities on underutilized Industrial land.

In addition to changes to the Land Use Element modifications, changes would be made in the Circulation Element to reflect the vacation of portions of 101<sup>st</sup> Street and 102<sup>nd</sup> Street as well as map updates to reflect the Sports and Entertainment Complex.

Lastly, in the Safety Element, map updates would be made to reflect the new water well location.

Inglewood International Business Park Specific Plan Amendments:

The Inglewood International Business Park Specific Plan (Specific Plan) was adopted in 1993 and encompasses a 2-block area bound by Prairie Avenue on the west, Yukon Avenue on the east, 102<sup>nd</sup> Street on the north and 104<sup>th</sup> Street on the south. The Project Site covers approximately one-fourth (1/4) of the Specific Plan Area. When the Specific Plan was adopted, it established development standards and design guidelines that were aimed at the development of an industrial office park. Since that time such development has not occurred, and the vision of the Specific Plan was never built out.

As proposed, language would be added to the Specific Plan that excludes the project site from the Specific Plan such that its policies and regulations would not apply to the Project site if the site is developed as the proposed Sports and Entertainment Complex.

Zoning Map and Zoning Code Text Changes:

As stated above, the Project approvals include Zoning Code Amendment (No. 2020-002) 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 use, signage, parking and loading, public art, design review process under the SEC Development Guidelines, addressing parcel map procedures, and other land use controls, and a Zone Change (No. 2020-001) to apply the Sports and Entertainment Overlay Zone on the entire Project Site, and to rezone certain parcels in the Project Site to conform with the existing General Plan Land Use designation.

The Inglewood Municipal Code requires that the Planning Commission make a recommendation to the City Council on whether to approve a proposed Zone Change or Zoning Code Amendment and associated Findings required under Chapter 12 of the IMC. The Planning Commission recommended approval of the proposed amendments on June 17, 2020.

Existing Zoning designations within the site include M-1L, C-2A, P-1, R-3, and R-2. While the Project Site has an existing Commercial/Industrial General Plan designation, the underlying zoning does not fully conform with these designations. Much of the Project Site is zoned C-2A and M-1L which conform but 13 parcels have zoning designations that do not conform with the underlying General Plan designations, which do not allow residential uses. These parcels include P-1, R-3, and R-2 zoning.

It is not unusual for zoning to fall out of conformance with the applicable General Plan land use designations over time as changes are made to the General Plan and not always made concurrently to the Zoning. As such, the zoning of the P-1, R-3, and R-2 sites (all vacant and City owned) are proposed to be changed to C-2A (Airport Commercial) in order to conform with the Industrial General Plan Designation. This would rezone approximately 2.5 acres to C-2A.

For City-owned, vacant parcels acquired through FAA noise grants to the City of Inglewood as part of LAX Noise Control/Land Use Compatibility Program, the City must dispose of the land purchased under the grants at the earliest practicable time for fair market value, and use its best efforts to dispose of such land subject to the retention or reservation of any interest or right therein necessary to ensure that such land is used only for purposes which are compatible with the noise levels of operation of the airport.

The FAA has stated that the Project appears to be a compatible use of the properties acquired in compliance with the FAA grant program, that residential development of these noise-impacted properties is “inherently inconsistent with the intent of the City’s land acquisition/noise mitigation program, approved and funded by the FAA,” and that residential use of the properties “may be inconsistent with Grant Assurance #21, Compatible Land Use, and Grant Assurance #31, Disposal of Land”, as further discussed in the letter to the City dated August 26, 2019, from Mr. David Cushing, manager of the FAA’s Los Angeles Airport District Office.

Under the proposed project, the existing zoning designations of all C-2A and M-1L properties within the Project Site would remain unchanged in order to allow for existing development options to be maintained.

Under the proposal, a new Sports and Entertainment Overlay Zone (SE Overlay) would be created for the entire proposed Project Site. The Overlay would include new regulations pertaining specifically to the potential development of a basketball arena and ancillary facilities included in the developer’s proposal, while keeping the underlying zoning in place.

Development standards established by the Overlay would include the following topic areas as zoning regulations or would make reference to the applicable Design Guidelines:

*Definitions and Permitted Uses:* Key terms are defined such as “Arena” and “Sports and Entertainment Complex” (SEC) and permitted uses are described.

*SE Overlay Review Process:* Under the Overlay, SEC Design Review will be conducted by the Economic and Community Development Department Director or designee to confirm project conformance with the SEC Design Guidelines. The determination of the Director can be appealed to the City Council.

*Setbacks:* Setback requirements are contained in the SEC Design Guidelines and range from 0 feet to 35 feet.

*Height Limitations:* Maximum height of 150 feet for the Arena/Event Center Structure and 100 feet for all other supporting structures and uses. The height limitation for the underlying base zoning is 200 feet for the M-1L portions and 75 feet for the C-2A portions.

*Parking/Loading:* The parking requirements proposed in the SEC Overlay for the arena, retail, restaurant, and office space are equivalent to or greater than the comparable parking requirements in the IMC. These parking requirements would result in the provision of 4,125 parking spaces. The proposed parking requirement for the hotel is one (1) space per room (1:1) for the first 90 rooms and above 90, the rate would be one (1) space per each two rooms (1:2). This is similar to the IMC hotel parking requirement which is 1:1 for the first 100 rooms and 1:2 thereafter. For a hotel with up to 150 rooms, it will reduce the parking provided by a maximum of five spaces.

For loading, the Event Center Structure is required to have a minimum of four spaces. Supporting structures would be required to provide loading spaces at a rate of 1 per 10,000 square feet of floor area.

*Signage:* The SEC Overlay regulations specify prohibited signs but the majority of regulations are contained in the Design Guidelines.

In addition to Zoning Code changes made within Chapter 12, other minor changes would be made within other Chapters of the IMC to permit development and operation of the Project, as follows:

Chapter 2-Administration: Modifications affirming and ratifying the City Council's prior determination pertaining to procedures for disposition of City-owned real property.

Chapter 3-Motor Vehicles and Traffic: Changes to conform with the General Plan Amendment to reflect revised truck route on 102<sup>nd</sup> Street.

Chapter 5-Offenses, Miscellaneous: Modifications to applicable noise regulations for construction and permitted events or activities for the Sports and Entertainment Complex.

Chapter 10-Public Works: Modifications to allow implementation of the comprehensive Transportation Demand Management Plan that will be required as part of the Project in lieu of IMC Traffic Demand Management provisions.

Chapter 11-Building Regulations: Modifications to Public Art regulations applicable to the Project to allow for compliance with Public Art requirements through provisions contained in the Development Agreement.

SEC Development Guidelines

*SEC Design Guidelines*

As mentioned above, the City has citywide Design Guidelines that were adopted in 1979 and the Downtown/Fairview Heights Transit Oriented Districts have Design Guidelines that were adopted in 2016. Those design guidelines were established by the City in an effort to maintain a consistent design approach within a specific area. In furtherance of high design standards, Project-specific Design Guidelines are proposed for IBEC. Additionally, the proposed Design Guidelines serve to facilitate compliance with Project Design Features determined to be required as part of the environmental review and AB 987 related Conditions of Approval. The SEC Design Guidelines (DG) include the following topic areas:

***Site Design and Features:*** Requirements and guidelines related to setbacks, size limitations for specific uses, walls and fences, and grading and drainage.

***Design Elements:*** Requirements and guidelines related to building massing, façade design, rooflines, exterior building materials, screening, and pedestrian bridge aesthetic requirements.

***Landscape Elements:*** Landscaping requirements and guidelines related to design, plant materials, and irrigation.

***Signage and Graphics:*** Requirements and guidelines related to sign type, function, and location.

***Lighting and Acoustics:*** Requirements and guidelines related to decorative and security lighting, sound walls and other sound attenuation features.

***Circulation:*** Requirements and guidelines to incorporate safe and efficient vehicular access amenities as well as guidelines for designing the SEC to include accessible, inviting, and safe pedestrian features.

***Parking:*** These include requirements and guidelines related to parking facility access design, and layout; shared ride (Uber, Lyft, etc.) facilities; and Transportation Demand Requirements.

***Loading:*** Requirements and guidelines regarding loading space(s) location, design and screening.

*Sustainability and Environmental Sensitivity:* Requirements and guidelines related to reducing building energy consumption, waste diversion, alternative transportation modes, electric vehicles, water efficiency, storm water retention, and bird collision deterrence.

*Design Considerations for Specific Uses:* The DG include requirements and design guidelines for the following: on-site alcohol sales, outdoor dining, communications facilities, and public art.

The Design Guidelines are part of a larger document called the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines). The SEC Development Guidelines include procedures related to the implementation and administration of the SEC Development Guidelines. The overarching review processes under the Development Guidelines would be the SEC Design Review and SEC Infrastructure Review. These reviews would be conducted by the Economic and Community Development Director or Public Works Director or their designees.

#### *SEC Infrastructure Plan*

The SEC Development Guidelines also include the SEC Infrastructure Plan. This component includes requirements and guidelines related to onsite and offsite infrastructure components as follows:

#### Wet Utilities

- Sanitary Sewer-To be installed in existing Right-of-Way and on the Project site.
- Storm Drainage-Project will connect to existing storm drain system as well as relocate and construct new segments of storm drains.
- Fire Protection Infrastructure-Will include public and private water mains and hydrants to be installed on- and offsite.
- Domestic Water Infrastructure-New water mains to be installed in Right-of-Way and connections onsite.
- Well Water Transmission Main-Water well transmission infrastructure to be reconfigured to access the new well site.
- Reclaimed Water System-Reclaimed water line on Prairie Avenue to be accessed for landscape irrigation and other purposes.

#### Dry Utilities

- Relocations to Maintain Existing Service to Surrounding Businesses-Relocations of utilities contained within applicable segments of 101<sup>st</sup> and 102<sup>nd</sup> Streets.
- New Dry Utility Services-Dry utility connections to the Project Site.
- Inglewood Water Well Relocation-Existing Well No. 6 on the Arena Site to be abandoned and Well No. 8 to be constructed on the new site.

**Street Improvements**

- Local Public Street Right-of-Way Surface Improvements-Specific street and sidewalk improvements as well as repair/replacement necessary due to damage resulting from construction of the Project.
- Intersection, Traffic Signal, and Freeway Improvements (Mitigation Measures)-Includes twenty (20) transportation related investments that physically improve intersections and freeways; allow for more efficient transportation operations; and facilitate emergency access during events.

Development Agreement

Pursuant to Government Code Section 65867, the Planning Commission must hold a hearing on the Development Agreement (DA), which it did on June 17, 2020, and pursuant to Government Code Section 65867.5 the City Council must find that the DA is consistent with the General Plan and Specific Plan as amended. The proposed DA primarily includes a number of provisions related to community benefits and vesting entitlements for the Project. All land use requirements contained within the DA are consistent with the General Plan Amendment, Specific Plan Amendment, SE Overlay and/or the SEC Development Guidelines and other (Non Chapter 12) IMC Amendments

Public Benefits included in the DA are as follows:

**Creation of Jobs & Workforce Equity**

- Minority/Disadvantaged Business Enterprises Participation Goals
- Local Employment Opportunities
- Job Fairs
- Workforce Outreach Coordination Program
- Job Training for Inglewood Residents
- Construction Opportunities for the Formerly Incarcerated
- Project Labor Agreement for Project Construction
- Good Faith Effort to Lease Space to Inglewood Restaurant

**Commitments to Affordable Housing & Renter Support**

- Funding for Affordable Housing
- First-Time Homeowners Assistance
- Emergency Support to Inglewood Renters and Anti-Eviction Services
- Capacity Building for Housing-Focused Non-Profits

**Rehabilitation of Inglewood Public Library and Creation of Community Center**

**Support for Inglewood Youth and Education**

- After School Tutoring for Inglewood Students
- Youth Innovation and Design Camps
- Keeping Inglewood Students in School



- Opening Pathways to College for Inglewood Students
- College Scholarships for Inglewood Students

Support for Inglewood Seniors

Improving Inglewood Parks

Community Engagement & Collaboration

- Use of Arena for Charitable Causes
- Access to NBA Games for Community Groups

HR&A Advisors, Inc. (HR&A) conducted a comprehensive study of the economic and fiscal impacts of the IBEC Project. HR&A fiscal impact analysis was peer reviewed by Keyser Marston Associates (KMA) on behalf of the City. KMA generally concurs with the HR&A's findings. The major findings of the HR&A analysis, as reviewed by KMA peer review are as follows:

- **Construction Jobs:** The construction of the IBEC would result in the creation of 7,020 full-time and part-time construction jobs on-site and \$450.4 million paid to those on-site construction workers.
- **Operational Jobs:** The operation of the IBEC, once constructed, would result in the creation of 1,476 full-time and part-time jobs on-site. The on-site workers would be paid \$134.7 million annually. Operation of the IBEC would result in 1,408 more jobs than currently exist on the site.
- **Construction City Revenues:** During IBEC construction, the City would receive \$12.9 million in tax revenues generated by project construction (\$4.3 million per year).
- **Operational City Revenues:** Operation of the IBEC would result in \$4.4 million in net annual fiscal impact to the City in the first stabilized year, and a total of \$70 million in cumulative net fiscal impact over 2020–2045 period.
- **School Revenues:** The IBEC will generate approximately \$72.4 million cumulatively in nominal property tax revenues to the Inglewood Unified School District over the 2020-2045 period.

#### General Plan Consistency Analysis

The Inglewood General Plan serves as a blueprint for the physical development of the City. It sets the long term physical economic, social and environmental goals for the City and identifies the type of development needed to achieve these goals. Over time, as individual General Plan elements are modified, the City must ensure that any modifications do not conflict with any other part of the general plan. The City has undertaken a comprehensive review and analysis of the Project and the approvals required for its implementation, for consistency with the City's General Plan, as it is proposed to be amended by the General Plan Amendment (No. 2020-003); this analysis is set forth in the General Plan Consistency Findings (Attachment No. 4). Based on this review, and as further described in the attachment the City concludes that the Project and the

approvals are each, on balance, consistent with relevant applicable General Plan policies, goals and objectives of the General Plan, as proposed to be amended by the General Plan Amendment (No. GPA-2020-003).

#### Environmental Determination

As discussed above, an EIR (No. EA-EIR-2020-045, State Clearinghouse No.: SCH2018021056) has been prepared for the Project, in addition to a Mitigation Monitoring Reporting Program, and California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations. (See Resolution Certifying the Final EIR).

The EIR found a total of 66 significant or potentially significant impacts in the following study areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise and Vibration
- Transportation and Circulation

Of these significant impacts, 25 can be mitigated to a Less than Significant Level. The mitigation measures proposed for the Project are set forth in the Mitigation Monitoring Reporting Program. The remaining 41 impacts cannot be mitigated to a Less than Significant Level. As such, the EIR concludes that implementation of the proposed project will result in 41 Significant and Unavoidable Impacts listed in Attachment No. 5. Pursuant to CEQA Guidelines section 15093(b), the City has prepared a Statement of Overriding Considerations, included in the Resolution Recommending City Council Final EIR Certification that sets forth the City's specific reasons for recommendation of approval of the Project.

The EIR evaluates a range of alternatives to the Project. These alternatives include a reduced amount of development at the Project Site, as well as different locations for the Project within and outside of the City of Inglewood. The City's proposed rejection of those alternatives is further described in the Resolution Recommending City Council Final EIR Certification.

Should the City decide to certify the EIR, it must make the findings set forth in CEQA Guidelines § 15090(a); that the EIR:

- Complies with CEQA;

- Reflects the lead agency's independent judgment and analysis; and
- Was presented to the decision-making body, which reviewed and considered the information in the EIR before approving or approving with modifications any component of the proposed project.

A copy of the Final Environmental Impact Report (FEIR) remains available for public review in the First Floor lobby of City Hall, on the City's webpage and via email at [ibecproject@cityofinglewood.org](mailto:ibecproject@cityofinglewood.org).

#### Public Comments

The City received written comments on the Proposed Project that are not included in the Final EIR. The reason these comments are not included in the Final EIR is that the City received the comments well past the deadline for submitting comments on the Draft EIR. The City is not required to provide written responses to these late comments. However, a memorandum has been prepared responding to these late comments. The late comments are attached to ESA's memorandum. ESA's memorandum, including the attached comments, appear as Attachment No. 6 to the Staff Report.

#### **COMMISSION COMMENTS AND RECOMMENDATION:**

On June 17, 2020, the Planning Commission Adopted the Following Resolutions:

**No. 1868** Recommending that the City Council Certify 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;

**No. 1869** Recommending that the City Council Approve General Plan Amendment No. 2020-003;

**No. 1870** Recommending that the City Council Approve Specific Plan Amendment No. 2020-001;

**No. 1871** Recommending that the City Council Adopt Zone Change No. 2020-001 and Adoption of Zoning Code Amendment No. 2020-002;

**No. 1872** Recommending that the City Council Approve the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines); and

**No. 1873** Recommending that the City Council Adopt a Development Agreement between Murphy's Bowl LLC and the City.

Minutes to the Planning Commission hearing on June 17, 2020 are included in Attachment 7.

**FINANCIAL/FUNDING ISSUES AND SOURCES:**

There is no fiscal impact.

**LEGAL REVIEW VERIFICATION:** \_\_\_\_\_

Administrative staff has verified that the legal documents accompanying this report have been submitted to, reviewed and approved by the Office of the City Attorney.

**BUDGET REVIEW VERIFICATION:** \_\_\_\_\_

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Budget Division.

**FINANCE REVIEW VERIFICATION:** \_\_\_\_\_

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Finance Department.

**DESCRIPTION OF ANY ATTACHMENTS:**

- Attachment 1: Project Site Aerial
- Attachment 2: Basic Site Plan Drawings
- Attachment 3: Conceptual Renderings and Landscape Plan
- Attachment 4: General Plan Consistency Findings
- Attachment 5: Significant and Unavoidable Impacts
- Attachment 6: Comments and Responses
- Attachment 7: Planning Commission Minutes of June 17, 2020
- Attachment 8: Draft Environmental Impact Report Resolution
- Attachment 9: Draft General Plan Amendment Resolution
- Attachment 10: Draft Specific Plan Amendment Resolution
- Attachment 11: Draft Zone Change Ordinance
- Attachment 12: Draft Zoning Code Amendment Ordinance
- Attachment 13: Draft Inglewood Municipal Code Amendment Ordinance
- Attachment 14: Draft Development Guidelines Resolution
- Attachment 15: Draft Development Agreement Ordinance
- Attachment 16: Keyser Marston & Associates Peer Review Report

**APPROVAL VERIFICATION SHEET**

**PREPARED BY:**

Christopher E. Jackson, Sr., Director, Economic and Community Development Department  
Louis Atwell, Director, Public Works Department  
Mindy Wilcox, AICP, Planning Manager  
Fred Jackson, Senior Planner  
Eddy Ikemefuna, Senior Planner

**COUNCIL PRESENTER:**

Mindy Wilcox, AICP, Planning Manager

**DEPARTMENT HEAD APPROVALS:**

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Christopher E. Jackson, Sr., Director, ECD Dept.

\_\_\_\_\_  
Louis Atwell, Director, Public Works Dept.

**CITY MANAGER APPROVAL:**

\_\_\_\_\_  
Artie Fields, City Manager