



City Council Meeting

July 21, 2020

Inglewood Basketball and Entertainment Center

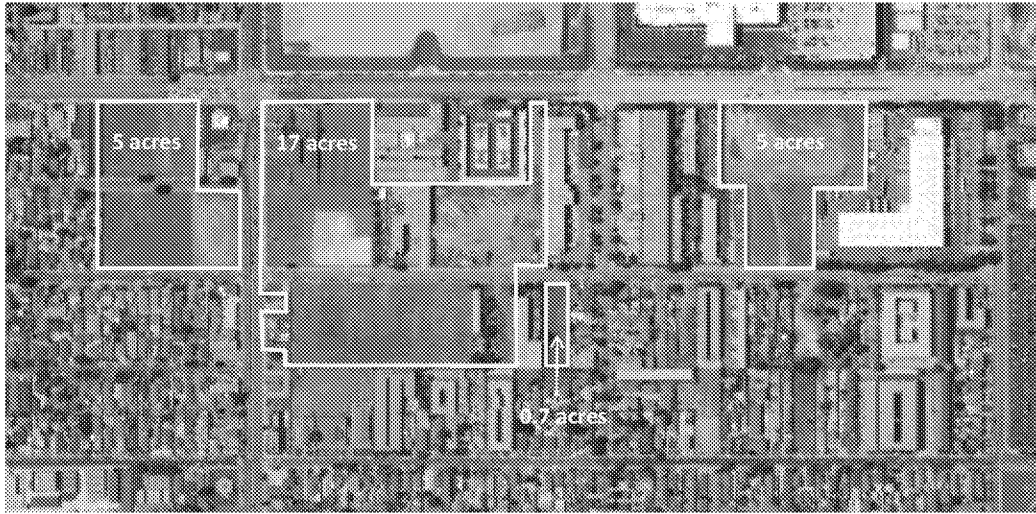


PROJECT LOCATION



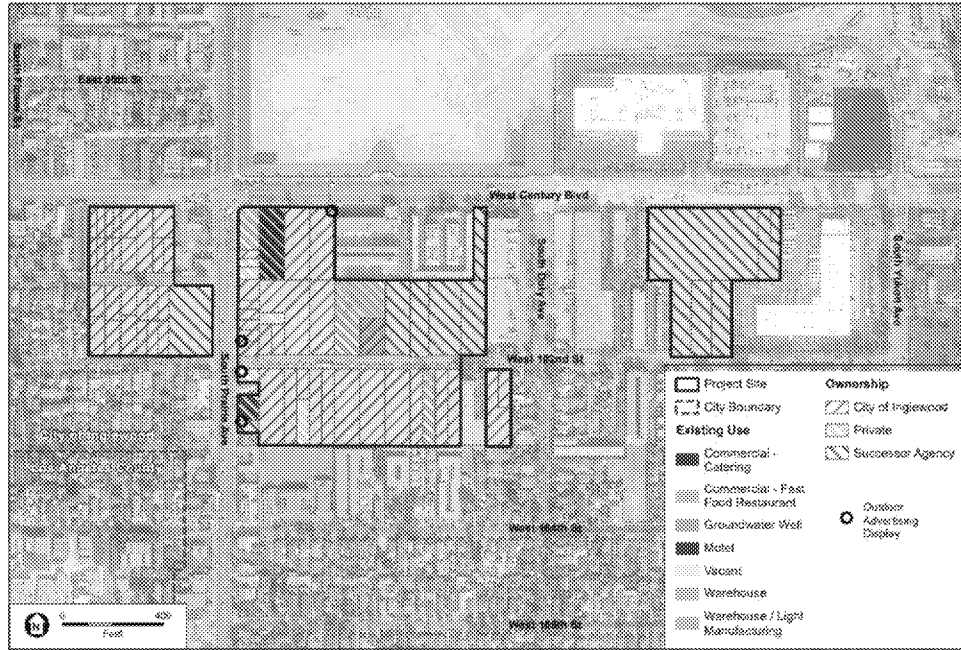
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PROJECT SITE- *Size*



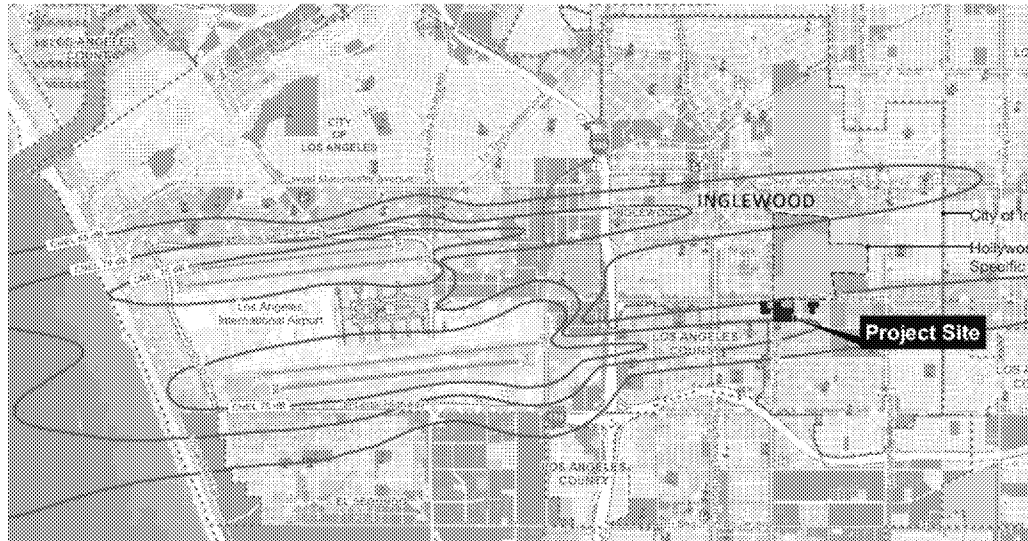
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PROJECT SITE- *Existing Land Uses*



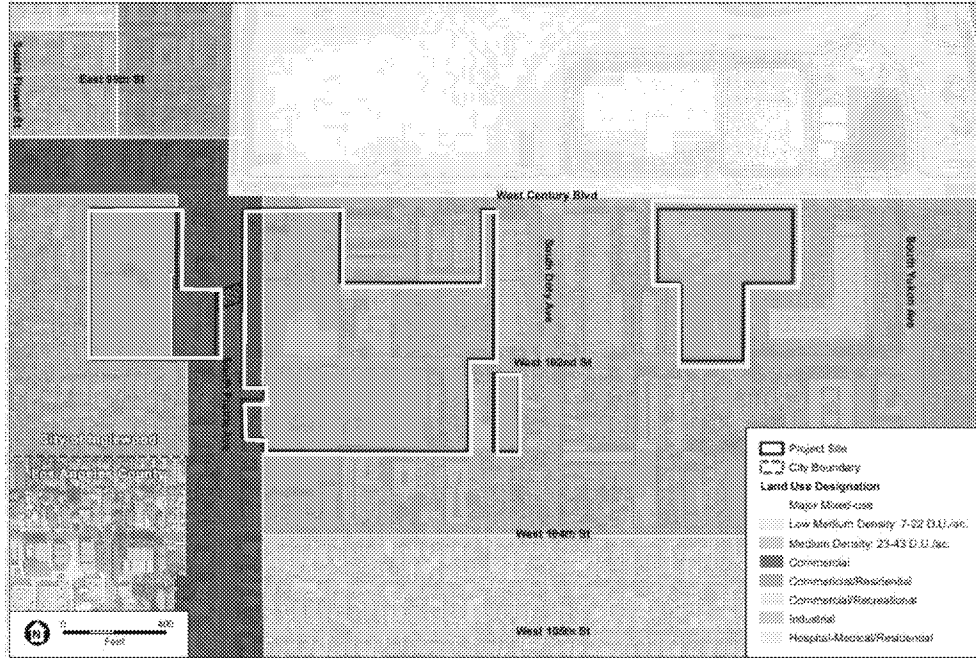
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PROJECT SITE- *Airport Noise Contours*



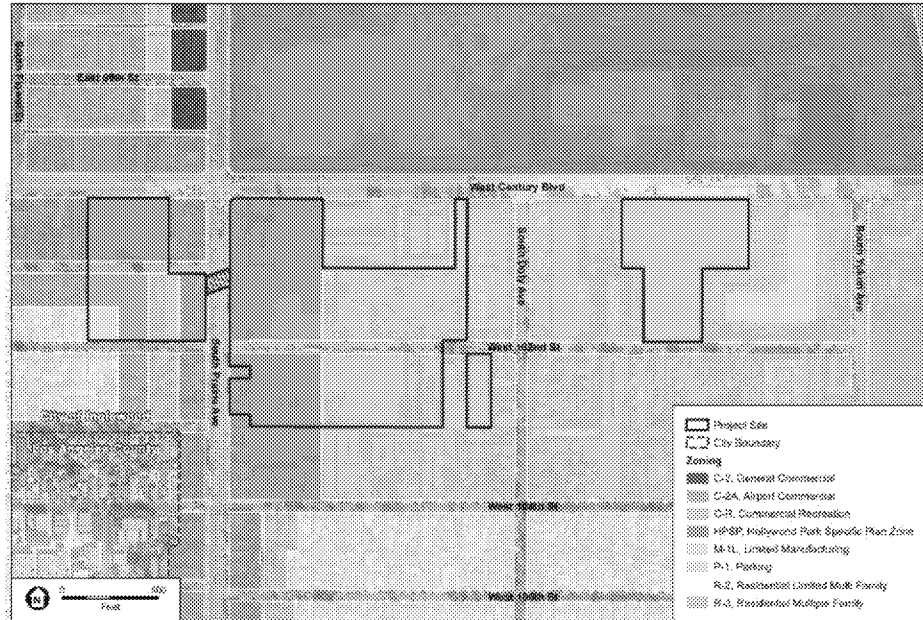
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PROJECT SITE- *Existing General Plan*



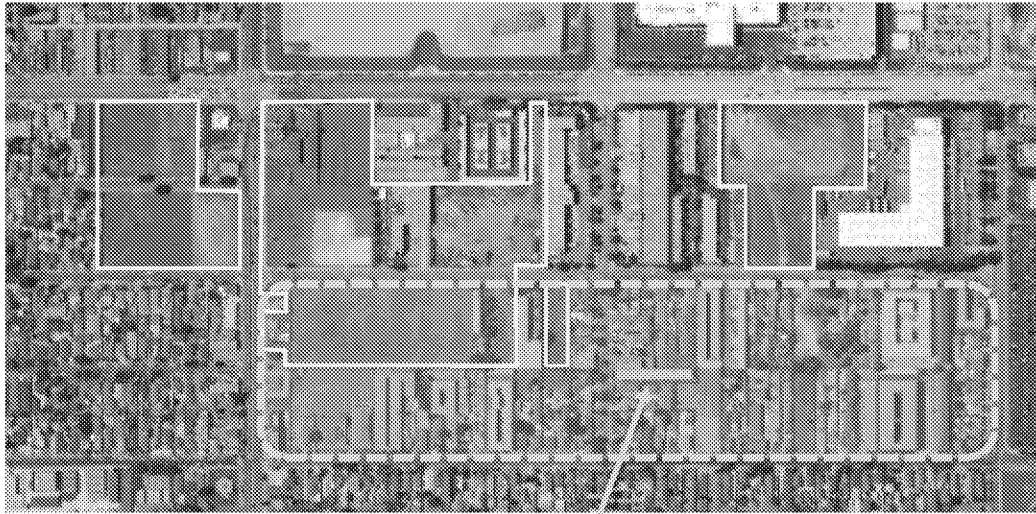
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PROJECT SITE- Existing Zoning



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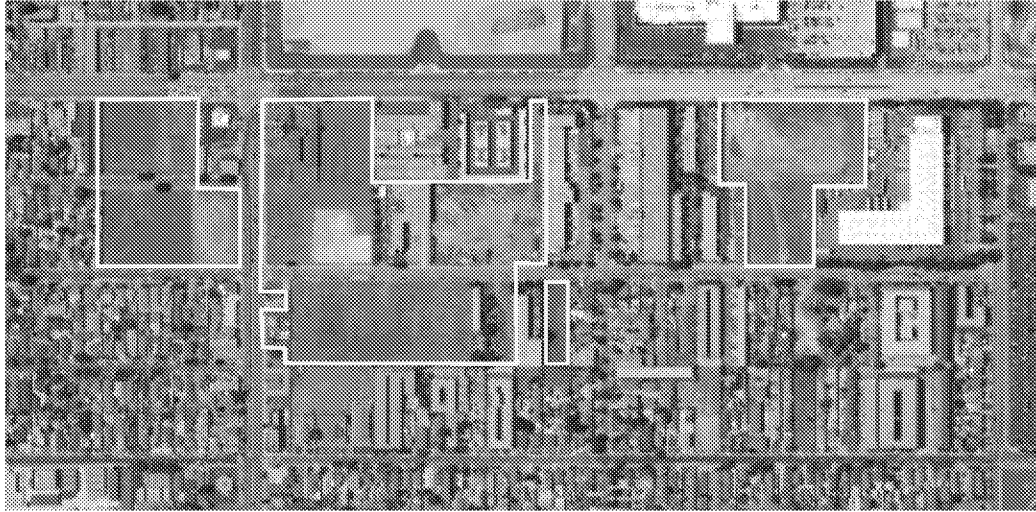
PROJECT SITE- *Existing Specific Plan*



Inglewood International Business Park Specific Plan

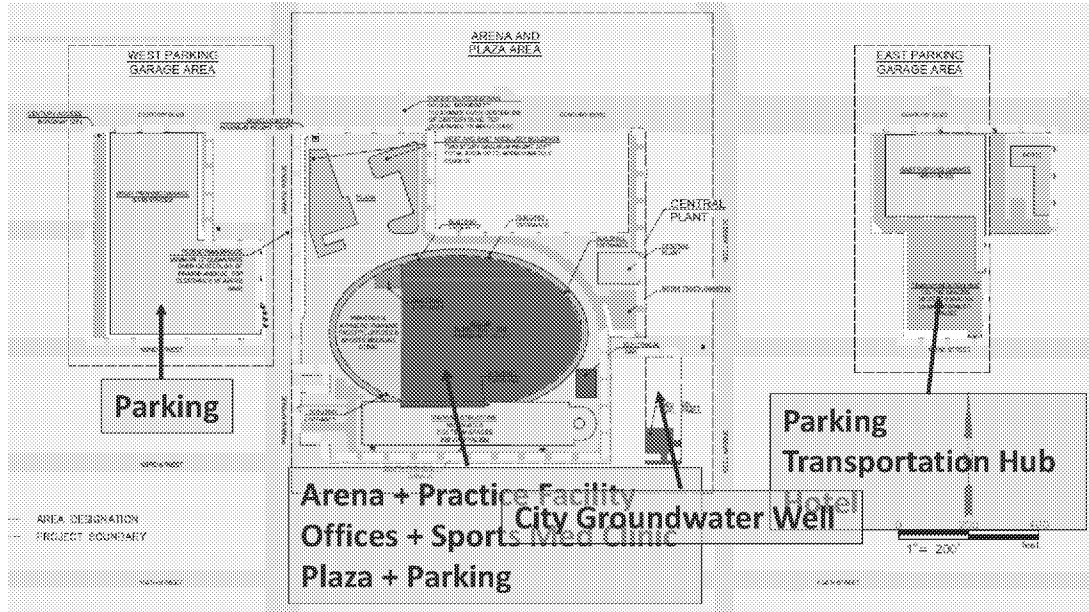
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PROJECT SITE



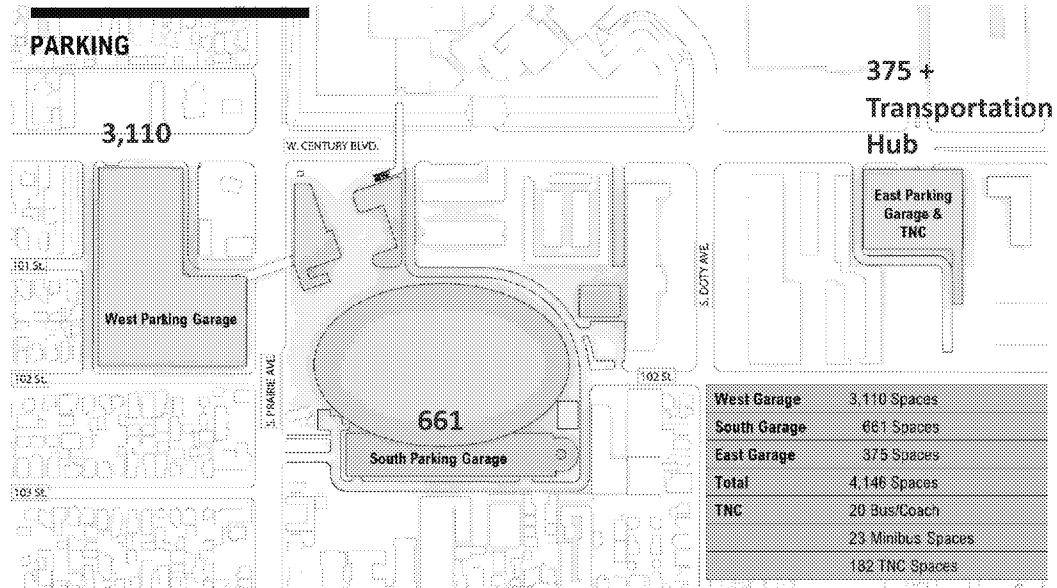
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PROPOSED PROJECT



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PROPOSED PROJECT- *Parking*



4,146 Parking spaces total + Transportation Hub

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PROPOSED PROJECT- *General Plan Amendment*

GPA-2020-003

Proposed Land Use Designations

Land Use Element

- Map and Text Changes

Circulation Element

- Map and Text Changes

Safety Element

- Map Changes

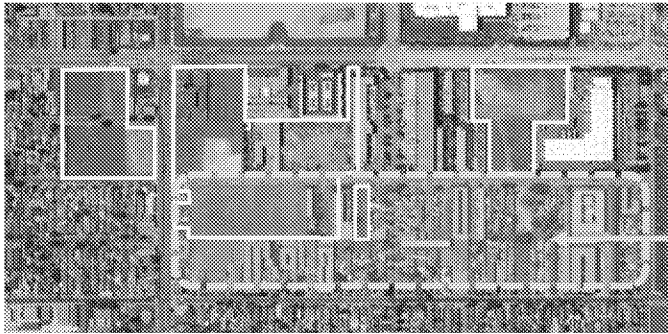


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PROPOSED PROJECT- *Specific Plan Amendment*

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.



*Inglewood International
Business Park Specific Plan*

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PROPOSED PROJECT- *IMC Amendments*

Chapter 2-Administration:

Procedures for disposition of City-owned real property.

Chapter 3-Motor Vehicles and Traffic:

Conforming General Plan Amendment to revise truck route on 102nd Street.

Chapter 5-Offenses, Miscellaneous:

Noise regulations for construction and permitted events or activities for the Sports and Entertainment Complex.

Chapter 10-Public Works:

Allowance for Comprehensive Transportation Demand Management Plan.

Chapter 11-Building Regulations:

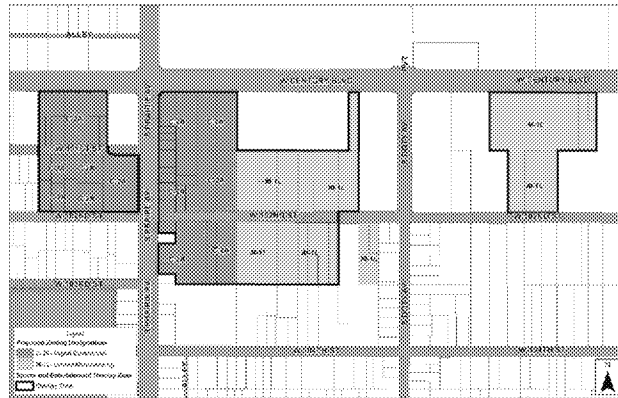
Modifications to Public Art regulations for the Development Agreement.

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PROPOSED PROJECT- *Zone Change*

ZC-2020-001

- General Plan conforming zoning changes.
- Sports and Entertainment Overlay Zone (SE Overlay) would be created for the Project Site
- Zoning of existing C-2A and M-1L properties within the project site unchanged.



Existing Zoning

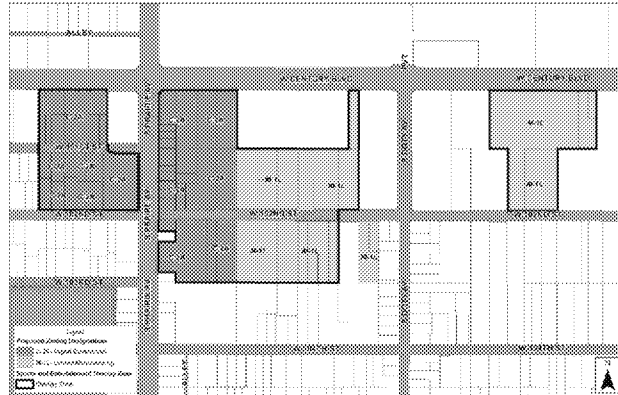
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PROPOSED PROJECT- *Zoning Code Amendment*

ZC-2020-002

Sports and Entertainment Overlay Zone (SE Overlay) would specify provisions regarding:

- Permitted Uses
- Review Process
- Height Limitations
- Lot Frontage
- Lot Size
- Development Intensity
- Parking & Loading
- Signage



Proposed Zoning

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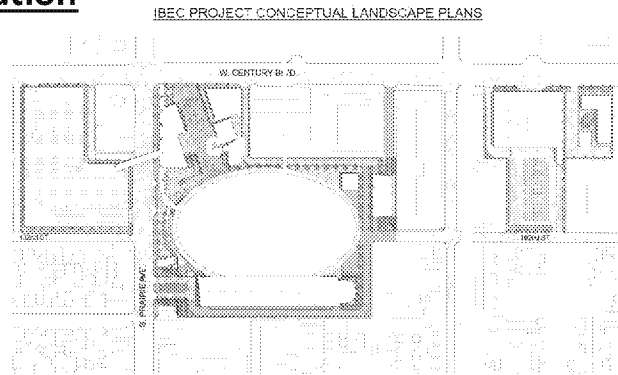
PROPOSED PROJECT- *SEC Development Guidelines*

Implementation & Administration

- Review processes

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



Infrastructure Plan

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

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PROPOSED PROJECT- *Development Agreement*

DA-2020-001

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 Inglewood Public Library and Creation of Community Center
 - Support for Inglewood Youth and Education
 - Support for Inglewood Seniors
 - Improving Inglewood Parks
 - Community Engagement and Collaboration

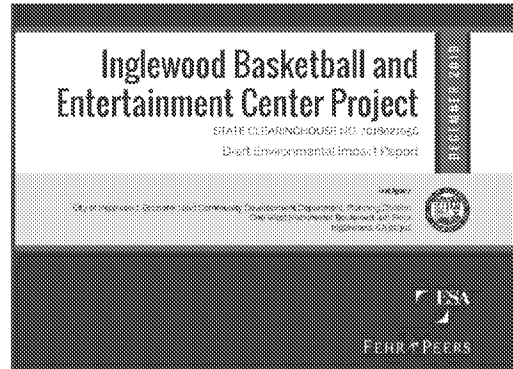
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ENVIRONMENTAL IMPACT REPORT (EIR)

EA-EIR-2020-045

An EIR was required for the project pursuant to the California Environmental Quality Act (CEQA).

- ◆ 15 different environmental topic areas studied
- ◆ In-depth analysis and technical support
- ◆ 65 different event scenarios
- ◆ 7 Alternatives considered, including 5 off-site



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EIR- *Timeline*

EA-EIR-2020-045

August 15, 2017-

Exclusive Negotiating Agreement Executed

December 2017-

City retains ESA (Environmental Science Associates) to prepare environmental analysis

February 2018-

Notice of Preparation (NOP) of an Environmental Impact Report released by City

March 2018-

NOP Scoping Meeting held by City

December 2019-

Draft EIR released by City

June 3, 2020-

Final EIR released by the City

June 17, 2020-

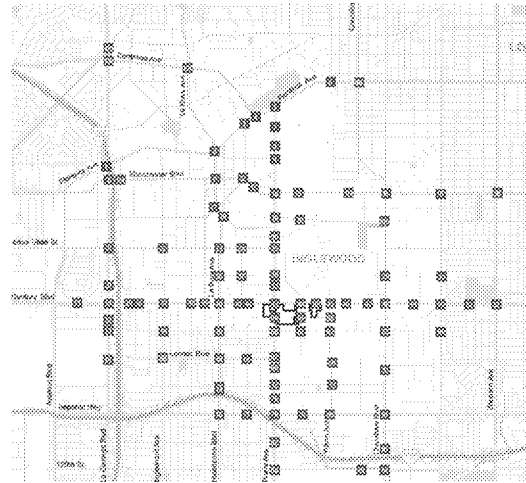
Planning Commission recommends Certification of the EIR

EIR-Traffic Analysis

EA-EIR-2020-045

Traffic Study performed with analysis on:

- ◆ 114 Intersections
- ◆ 65 different event or time of day scenarios
- ◆ 28 Neighborhood street segments including:
 - ◆ Century, Prairie and Manchester Corridors
- ◆ Concurrent events at Forum and Sofi Stadium

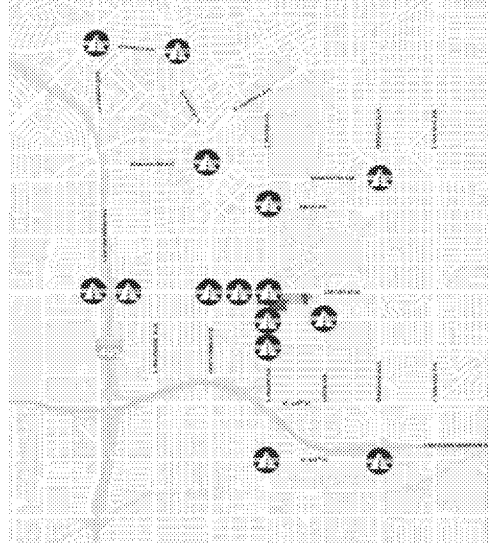


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TRANSPORTATION IMPROVEMENTS

Local Streets

- Traffic Management/ITS improvements
- Street Widening
- New Turn Lanes
- Crosswalk Improvements
- Signal Improvements
- Event Traffic Management
- TNC Staging and Strategy
- Onsite Transportation Hub

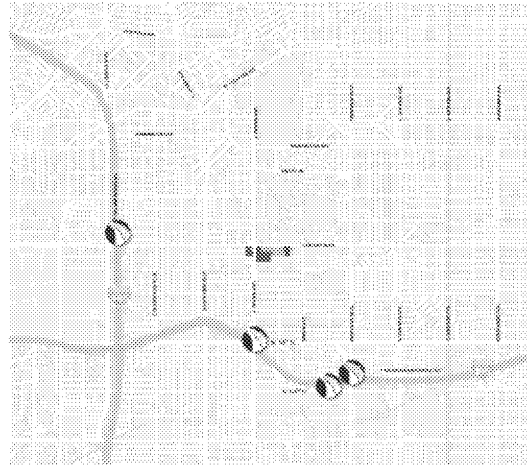


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TRANSPORTATION IMPROVEMENTS

Freeways

- ◆ Caltrans to receive 3.2M for I-405 and I-105 traffic improvement projects.
- ◆ Project to construct improvements to freeway ramps at the following locations:
 - ◆ Century Blvd. / I-405
 - ◆ Prairie Ave. / I-105
 - ◆ 120th St. / I-105
 - ◆ Crenshaw / I-105



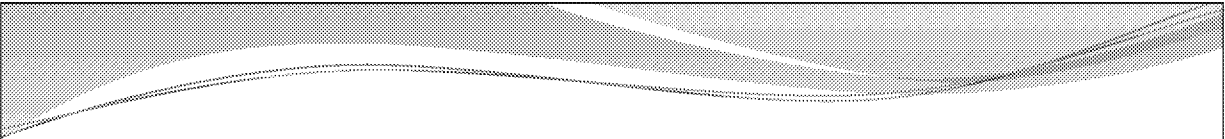
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EIR ERRATA

- ◆ Clarification of mitigation measures
 - ◆ Does not weaken or eliminate any mitigation measures.
 - ◆ Clarification of mitigation will not result in new or more severe impacts.
 - ◆ Does not result in new or substantially more severe secondary impacts as a result of mitigation measure implementation.

COMMENTS & RESPONSES

- ◆ The City received 142 written comments on the Draft EIR (DEIR) and responded to such in the Final EIR.
- ◆ Additional comments received after the DEIR comment period closed have been responded to in Comments and Responses memo attached to City Council staff report.



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

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RECOMMENDATION

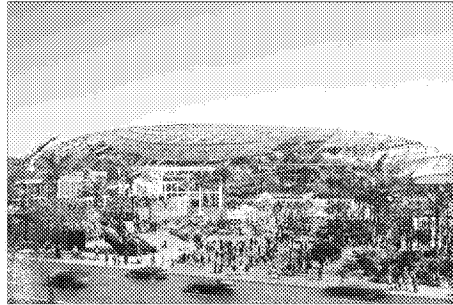
1. Adopt a Resolution Certifying the Project Environmental Impact Report No. EA-EIR-2020-045, State Clearinghouse No.: SCH2018021056, and adoption of a Mitigation Monitoring Reporting Program, and California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations.
2. Adopt 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.
3. Adopt a Resolution Approving Specific Plan Amendment No. 2020-001 to amend the Inglewood International Business Park Specific Plan.

RECOMMENDATION (CONT'D)

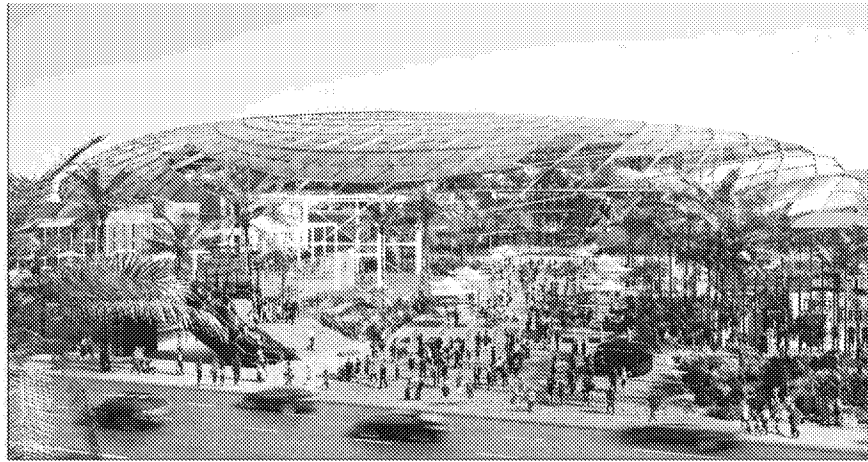
4. Adopt an Ordinance Approving Zone Change No. 2020-001 to apply the Sports and Entertainment (SE) Overlay Zone on the Project Site, and Rezone certain parcels in the Project Site to conform with the existing General Plan Land Use Designation.
5. Adopt an Ordinance Approving Zoning Code Amendment No. 2020-002 to Chapter 12 of the Inglewood Municipal Code.
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).

RECOMMENDATION (CONT'D)

7. Adopt a Resolution Approving the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines).
8. Adopt an Ordinance Approving a Development Agreement between Murphy's Bowl LLC and the City.



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