

# Inglewood Basketball and Entertainment Center (IBEC) Project

## Summary

<b>SCH Number</b>	2018021056
<b>Lead Agency</b>	Inglewood, City of ( <i>City of Inglewood</i> )
<b>Document Title</b>	Inglewood Basketball and Entertainment Center (IBEC) Project
<b>Document Type</b>	NOD - Notice of Determination
<b>Received</b>	7/22/2020
<b>Posted</b>	7/22/2020
<b>Project Applicant</b>	Murphy's Bowl, LLC
<b>Present Land Use</b>	General Plan designations: Industrial and Commercial. Zoning: C-2A Airport Commercial, M-1L Limited Manufacturing, P-1 Parking, R-2 Residential Limited Multifamily, R-3 Residential Multiple Family. Portions of the project site are vacant.

**Document Description** The Project consists of an approximately 915,000-square foot (sf) Arena intended to promote the enjoyment and recreation of the public, and designed to host the LA Clippers basketball team with up to 18,000 fixed seats for 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 approximately 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.

Annually, it is expected that the LA Clippers will host up to five preseason games in October; 41 regular season games from October to mid-April; and an average of three playoff games from April to June based on NBA team averages. Other events such as concerts, family shows, conventions and corporate or civic events, and non-LA Clippers sporting events will take place in the Arena throughout the year, with attendance ranging from small events up to 2,000 attendees (average of 300 attendees) to full Arena capacity.

A six-story parking structure containing approximately 3,110 parking spaces will be located within the West Parking Garage Site. A 17-foot-high pedestrian bridge will span South Prairie Avenue, connecting the West Parking Garage to the Arena Site to provide pedestrian access between the second floor of the parking garage to the second floor of the westernmost building in the plaza.

The East Transportation and Hotel Site will include a parking garage (approximately 365 spaces) and transportation hub to accommodate private vehicle parking, private or charter bus staging, and Transportation Network Company staging, pick-up and drop-off. The Project will also include a limited-service hotel use with up to 150 rooms on an approximately 1.3-acre portion of the East Transportation and Hotel Site. The hotel could include amenities such as a lobby, business center,

a fitness room, a guest laundry facility, a market pantry, and/or an outdoor gathering area. The hotel will be approximately six stories, with a maximum height of approximately 100 feet.

Circulation improvements including driveways, signals, a crosswalk, bicycle parking, relocation of two bus stops, improved sidewalks, and a 17-foot tall pedestrian bridge crossing South Prairie Avenue will be included as part of the Project. A portion of West 102nd Street between South Prairie Avenue and South Doty Avenue will be vacated and included within the Arena Site. Approximately 350 linear feet of West 101st Street will be vacated and developed as part of the West Parking Garage Site. The primary vehicular access to the Project Site will be provided along the major corridors of South Prairie Avenue and West Century Boulevard. Before, during, and after LA Clippers basketball games and other large events, the Project will provide shuttle service that will connect the Project Site to the Metro Green Line's Hawthorne/Lennox Station and the Metro Crenshaw/LAX Line's La Brea/Florence Station. The shuttle service will drop off and pick up attendees at the shuttle pick-up and drop-off location on the west side of the Arena Site along South Prairie Avenue. The Project will also include identification and advertising signage, graphic display panels or systems, potential illuminated rooftop signage, and wayfinding signage.

City approvals in furtherance of the Project include:

- A. the following actions , each of which received final approval by the City Council of the City of Inglewood on July 21, 2020: approval of General Plan Amendment No. 2020-003 to the Land Use, Circulation, and Safety Elements; approval of Specific Plan Amendment No. 2020-001 to the Inglewood International Business Park Specific Plan; and, approval of Sports and Entertainment Complex Design Guidelines; and
- B. the following actions for which ordinances were introduced and approved for first reading by the City Council of the City of Inglewood on July 21, 2020: adoption of Zone Change No. 2020-001; adoption of Zone Code Amendment No. 2020-002; adoption of Amendments to Inglewood Municipal Code Chapters 2, 3, 5, 10, and 11; and, approval of a Development Agreement between Murphy's Bowl, LLC and the City of Inglewood.

**Contact Information** Mindy Wilcox, AICP  
 City of Inglewood  
 One West Manchester Boulevard, 4th Floor  
 Inglewood, CA 90301  
 Phone : (310) 412-4241  
 mwilcox@cityofinglewood.org

## Location

**Cities** Inglewood  
**Counties** Los Angeles  
**Regions** Citywide  
**Cross Streets** West Century Blvd and South Prairie Ave  
**Zip** 90303  
**Total Acres** approx. 28  
**Jobs** 1476  
**Parcel #** several (see graphic in NOD)

<b>State Highways</b>	I-405, I-105
<b>Airports</b>	Los Angeles International, Hawth
<b>Schools</b>	several
<b>Other Location Info</b>	The Project Site is located in the southwestern portion of the City of Inglewood within Los Angeles County, approximately 10 miles south/southwest of downtown Los Angeles. The Project Site is approximately 28 acres, divided into four sites. The main portion of the Project Site (the Arena Site) is approximately 17 acres and is bounded by West Century Boulevard on the north, South Prairie Avenue on the west, South Doty Avenue on the east, and an imaginary straight line extending east from West 103rd Street to South Doty Avenue to the south. The Project Site includes three additional areas: the West Parking Garage Site on an approximately 5-acre site bounded by West Century Boulevard to the north, hotel and residential uses to the west, South Prairie Avenue to the east, and West 102nd Street to the south; the East Transportation and Hotel Site on an approximately 5-acre site bounded by West Century Boulevard to the north, industrial and commercial uses to the east and west, and West 102nd Street to the south; and the Well Relocation Site on an approximately 0.2-acre parcel located at 3812 West 102nd Street, surrounded by vacant land to the west and south and bounded by residential uses to the east. The Project Site is located immediately to the south of the Hollywood Park Specific Plan (HPSP) area.

## Notice of Determination

<b>Approving Agency</b>	City of Inglewood
<b>Approving Agency Role</b>	Lead Agency
<b>Approved On</b>	7/21/2020

### Final Environmental Document Available at

<https://www.ibecproject.com>; <https://www.cityofinglewood.org/1036/Murphy's-Bowl-Proposed-NBA-Arena>; and Inglewood City Hall, One Manchester Boulevard, Inglewood, CA 90301

## Determinations

### (1) The project will have a significant impact on the environment

Yes

### (2a) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA

Yes

### (2b) A Mitigated or a Negative Declaration was prepared for this project pursuant to the provisions of CEQA

No

### (2c) An other document type was prepared for this project pursuant to the provisions of CEQA

No

### (3) Mitigated measures were made a condition of the approval of the project

Yes

### (4) A mitigation reporting or monitoring plan was adopted for this project

Yes

### (5) A Statement of Overriding Considerations was adopted for this project

Yes

### (6) Findings were made pursuant to the provisions of CEQA

Yes

## Attachments

### Notice of Determination

2020

PDF

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# Notice of Determination

# Appendix D

**TO:**

Office of Planning and Research  
*For U.S. Mail:* Street Address:  
P.O. Box 3044 1400 Tenth Street  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Los Angeles,  
Attn: Business Filings and Registration  
Address: P.O. Box 1208  
Norwalk, CA 90650-1208

**FROM:**

Public Agency: City of Inglewood

Address: One West Manchester Boulevard, 4<sup>th</sup> Floor  
Inglewood, CA 90301

Contact: Mindy Wilcox

Phone: (310) 412-4241

Lead Agency (if different from above):

Address:

Contact:

Phone:

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2018021056

Project Title: Inglewood Basketball and Entertainment Center (IBEC)

Project Applicant: Murphy's Bowl, LLC

Project Location (include county): The Project Site is located in the southwestern portion of the City of Inglewood within Los Angeles County, approximately 10 miles south/southwest of downtown Los Angeles. The Project Site is approximately 28 acres, divided into four sites. The main portion of the Project Site (the Arena Site) is approximately 17 acres and is bounded by West Century Boulevard on the north, South Prairie Avenue on the west, South Doty Avenue on the east, and an imaginary straight line extending east from West 103rd Street to South Doty Avenue to the south. The Project Site includes three additional areas: the West Parking Garage Site on an approximately 5-acre site bounded by West Century Boulevard to the north, hotel and residential uses to the west, South Prairie Avenue to the east, and West 102nd Street to the south; the East Transportation and Hotel Site on an approximately 5-acre site bounded by West Century Boulevard to the north, industrial and commercial uses to the east and west, and West 102nd Street to the south; and the Well Relocation Site on an approximately 0.2-acre parcel located at 3812 West 102nd Street, surrounded by vacant land to the west and south and bounded by residential uses to the east. The Project Site is located immediately to the south of the Hollywood Park Specific Plan (HPSP) area. The Project Site is depicted on the map attached to this Notice of Determination.

Project Description: The Project consists of an approximately 915,000-square foot (sf) Arena intended to promote the enjoyment and recreation of the public, and designed to host the LA Clippers basketball team with up to 18,000 fixed seats for 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 approximately 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.

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This is to advise that the City of Inglewood has approved the above described project on  
( *Lead Agency* or  *Responsible Agency*)

July 21, 2020 and has made the following determinations regarding the above described projects.  
(Date)

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.

6. Findings [ were  were not] made pursuant to the provisions of CEQA, including without limitation Public Resources Code Section 21081 and Section 15091 of the CEQA Guidelines.

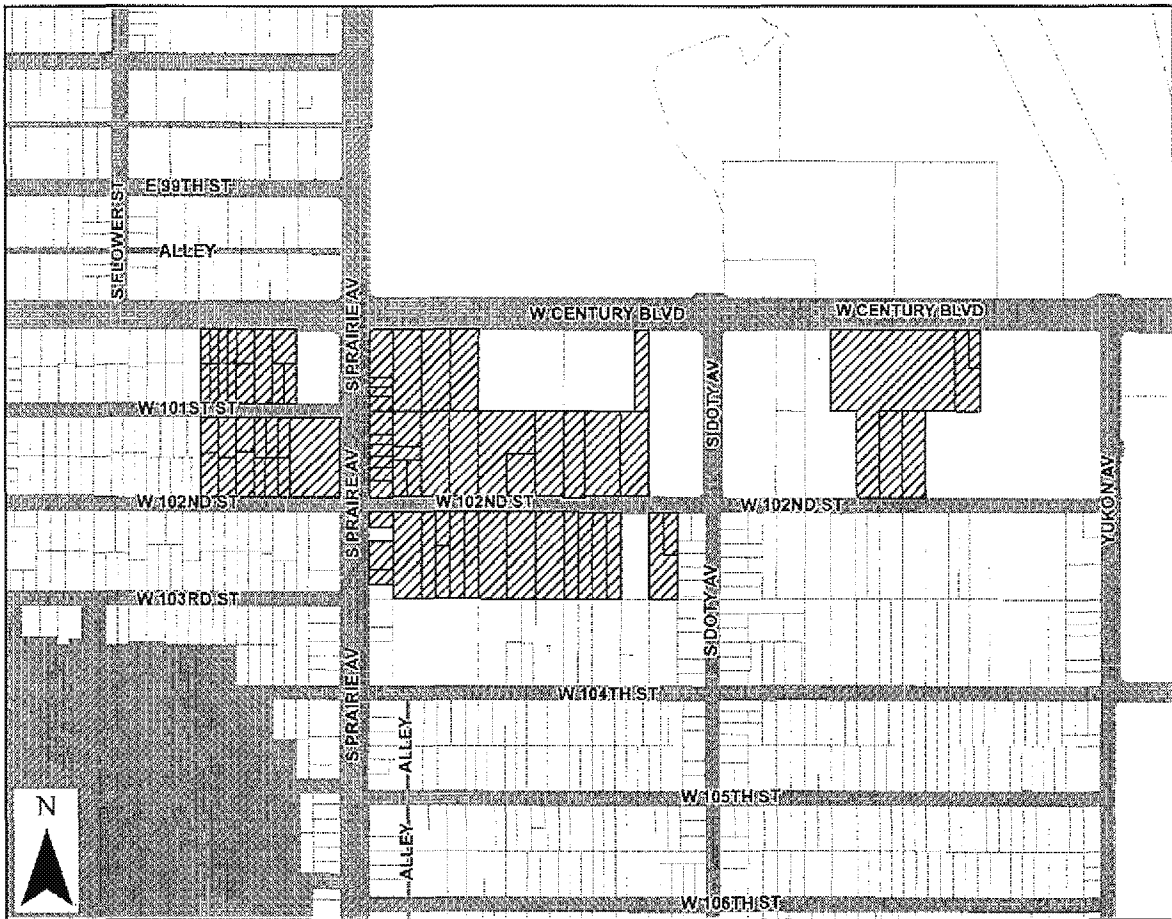
This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

<https://www.ibecproject.com>; <https://www.cityofinglewood.org/1036/Murphy's-Bowl-Proposed-NBA-Arena>; and  
Inglewood City Hall, One Manchester Boulevard, Inglewood, CA 90301

Signature (Public Agency)  Title: Planning Manager

Date: July 21, 2020 Date Received for filing at OPR: \_\_\_\_\_

Inglewood Basketball and Entertainment Center (IBEC)  
SCH No.: 2018021056  
**PROJECT LOCATION MAP**





THE FACE OF THIS DOCUMENT HAS MICROPRINTING. DO NOT CASH IF MISSING. THE BACKGROUND WILL EXPOSE A HIDDEN VOID WHEN PHOTOCOPIED.

**MURPHY'S BOWL LLC**  
FOUR EMBARCADERO CENTER  
SUITE 3330  
SAN FRANCISCO, CA 94111-4103

WELLS FARGO BANK, N.A.  
420 MONTGOMERY STREET  
SAN FRANCISCO, CALIFORNIA 94104

11-24/1210

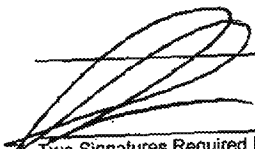
Date  
July 14, 2020

Check No.  
11039

Check Amount  
\$\*\*\*\*\*3,343.25

Pay: \*\*\*\*\*Three thousand three hundred forty-three dollars and 25 cents  
Pay to the order of:

LA COUNTY REGISTRAR  
ATTN: BUSINESS FILINGS AND REG  
PO BOX 1208  
NORWALK, CA 90650-1208

  
Two Signatures Required If Over \$4999

⑈0000 1 1039⑈ ⑆ 25008547⑆ 895086288 1⑈

THE FACE OF THIS DOCUMENT HAS MICROPRINTING. DO NOT CASH IF MISSING. THE BACKGROUND WILL EXPOSE A HIDDEN VOID WHEN PHOTOCOPIED.

**MURPHY'S BOWL LLC**  
FOUR EMBARCADERO CENTER  
SUITE 3330  
SAN FRANCISCO, CA 94111-4103

WELLS FARGO BANK, N.A.  
420 MONTGOMERY STREET  
SAN FRANCISCO, CALIFORNIA 94104

11-24/1210

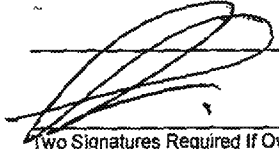
Date  
July 14, 2020

Check No.  
11038

Check Amount  
\$\*\*\*\*\*77.00

Pay: \*\*\*\*\*Seventy-seven dollars and no cents  
Pay to the order of:

LA COUNTY REGISTRAR  
ATTN: BUSINESS FILINGS AND REG  
PO BOX 1208  
NORWALK, CA 90650-1208

  
Two Signatures Required If Over \$4999

⑈0000 1 1038⑈ ⑆ 25008547⑆ 895086288 1⑈