



# CITY OF INGLEWOOD

## OFFICE OF THE CITY MANAGER



**DATE:** July 7, 2020

**TO:** Mayor and Council Members

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

**SUBJECT:** Set 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, Zoning Code Amendment No. 2020-002, Zone Change No. 2020-001, Ordinance Amending Inglewood Municipal Code Chapters 2 (Administration), 3 (Motor Vehicles and Traffic), 5 (Offenses, Miscellaneous), 10 (Public Works), and 11 (Building Regulations); and 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 set a public hearing for July 21, 2020, at 2:00 p.m. to consider the following actions associated with the Inglewood Basketball and Entertainment Center (IBEC):

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;
2. Adoption of General Plan Amendment No. 2020-003;
3. Adoption of Specific Plan Amendment No. 2020-001;
4. Adoption of Zone Change No. 2020-001;
5. Adoption of Zoning Code Amendment No. 2020-002;
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);

7. Adoption of Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines); and
8. Adoption of 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 which would provide for the acquisition by the developer of the City-owned property and a process for potential acquisition of the privately-owned property within the study area. 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). The City retained a consultant to begin preparation of an Environmental Impact Report (EIR) in December 2017, and commenced preparation of an EIR in early 2018.

On September 30, 2018, Assembly Bill 987 was approved which 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 under AB 987, the project must implement a transportation demand management program that will achieve a 15 percent reduction in vehicle trips, 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 reduction of specified amounts of certain criteria 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.

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.

The Developer consulted with the City to draft text and maps that would be compatible with their proposed design and in May 2020, the Developer submitted for staff review suggested text and maps pertaining to the above mentioned public hearing items.

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 Airport Land Use Commission approved a Resolution determining that the proposed project is consistent with the Los Angeles County Airport Land Use Plan.

**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 (see Attachment No. 1 to the June 17, 2020 Planning Commission Agenda Report). The majority of the project site is located in the 65CNEL 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 a 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.

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 effort. Additionally, together with the adjacent SoFi Stadium and other uses, the Project expands the City's presence as a major sports and entertainment center.

*Project Description*

The Inglewood Basketball and Entertainment Center (IBEC) includes an arena calculated 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.

*Project Actions*

The Project includes requests for the following actions:

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.

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. 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. 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. 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.
5. 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.
6. Ordinance Amending Inglewood Municipal Code Chapters 2, 3, 5, 10 and 11 to permit the 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) which 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 within the following sections:
  - a. Implementation and Administration;
  - b. Design Guidelines; and
  - c. Infrastructure Plan.
  
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.

#### 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 Attachment No. 5 to the June 17, 2020 Planning Commission Agenda Report (General Plan Consistency Findings). 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. 2020-003).

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. As such, in addition to the application of the SEC Overlay Zone, the Zone Change also includes the rezoning of the P-1, R-3, and R-2 sites to C-2A (Airport Commercial) in order to conform with the Industrial General Plan Designation.

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.

The EIR found a total of 66 significant or potentially significant impacts. 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. Pursuant to CEQA Guidelines section 15093(b), the City has prepared a Statement of Overriding Considerations that sets forth the City's specific reasons for recommendation of approval of the Project.

The EIR also evaluates a range of alternatives to the Project. These alternatives include a reduced amount of development at the Project Site, as well as the "no project" alternative and alternatives that focus on locating the Project at different sites 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.

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).

A more detailed staff report will be provided for the public hearing.

**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:**

None



**APPROVAL VERIFICATION SHEET**

**PREPARED BY:**

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