



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: August 18, 2020

TO: Mayor and Council Members

FROM: The Economic and Community Development Department

SUBJECT: Set Special Public Hearing for Inglewood Basketball and Entertainment Center Project Disposition and Development Agreement (DDA) Between Murphy's Bowl LLC and the City.

RECOMMENDATION:

It is recommended that the Mayor and Council Members set a special public hearing for September 3, 2020, at 2:00 p.m. to consider approval of a Disposition and Development Agreement between Murphy's Bowl LLC and the City regarding development of the Inglewood Basketball and Entertainment Center (IBEC).

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 and a process for potential acquisition of the privately-owned property within the study area.

On July 21, 2020, the City Council conducted a public hearing and took the following actions:

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

On July 28, 2020, the City Council took the following actions:

1. Adopted 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.
2. Adopted 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 addressing parcel map procedures, and other land use controls.
3. Adopted 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.

4. Adopted an Ordinance Approving a Development Agreement between Murphy's Bowl LLC and the City.

DISCUSSION:

The Project Site is located near the intersection of Prairie Avenue and Century Boulevard, is approximately 28 acres in size.

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.

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 will continue to expand the City's presence as a major sports and entertainment center.

The DDA sets forth the terms for disposition and development of properties under the control of the City.

The Final Environmental Impact Report (FEIR) was certified by the City Council on July 21, 2020 and therefore no further CEQA analysis is required.

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

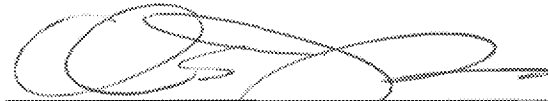
PREPARED BY:

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CITY MANAGER APPROVAL:

Artie Fields, City Manager