

March 22, 2018

VIA FIRST CLASS AND ELECTRONIC MAIL

Mindy Wilcox, AICP
Planning Manager
City of Inglewood, Planning Division
One Manchester Boulevard, 4th Floor
Inglewood, California 90301

Re: Response to Notice of Preparation of a Draft Environmental Impact Report
Inglewood Basketball and Entertainment Center

Dear Ms. Wilcox:

This office represents the Hollywood Park Land Company and its related entities that are the owners and developers of the adjacent NFL stadium project across from the Inglewood Basketball and Entertainment Center ("Proposed Project"). We appreciate the opportunity to review the project description and notice of preparation for the Proposed Project.

In reviewing the project description, we think it is important that the draft EIR analyze the Proposed Project in the context of the broader area. Specifically, between the Forum, the proposed stadium project and the Proposed Project, there will be multiple events potentially happening at the same time and multiple supplies of parking. We request that the EIR thoroughly analyze the ability of the various potential users to take advantage of shared parking for event parking.

We also believe that the traffic study should incorporate a variety of possible event scenarios, including scenarios where the Forum, the football stadium and the Proposed Project all have events on the same day.

Lastly, for purposes of the traffic and other analyses, please be aware that there are portions of the stadium property that have a General Plan designation that would permit a 2.0 floor area ratio of commercial development, although a specific plan amendment is required to set the precise uses. That specific plan amendment would be subject to subsequent CEQA review and the imposition of feasible mitigation measures. However, pursuant to Section 7.1 of the stadium Development Agreement with the City of Inglewood, the 2.0 FAR called for in the General Plan is vested. In accordance with Section 8 of our Development Agreement, in approving any subsequent approval, including the amendment to the specific plan

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contemplated to specify the uses on the northern 60 acres, the City may not limit, reduce or modify the density or intensity of the project. Accordingly, we believe the full additional development of approximately 5.25 million square feet of commercial development should be assumed as part of your baseline traffic analysis.

Thank you again for the opportunity to comment.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Amy R. Forbes", is written over the typed name.

Amy R. Forbes

ARF/hhk