



**CITY OF INGLEWOOD**  
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division



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Director

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**DATE:** January 29, 2020  
**TO:** Christopher E. Jackson, Sr., Department Director  
**FROM:** Mindy Wilcox, AICP, Planning Manager  
**SUBJECT:** Planning Weekly

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**DISTRICT 1 –**

**D-3 Site-Mixed Use Development (No Change):** The DDA approved by the City Council on July 26, 2016, has been fully executed. The D3 site development will include 45,000 square feet of commercial area on the ground floor, 243 residential units on floors two through six, and up to 585 parking spaces. To address developmental delays, an amended DDA was approved by the City Council on August 22, 2019, which extended the construction start date to October 2019, and an outside opening date of October 2022. The project site was modified to exclude the sites adjacent to the Fox Theater and incorporate additional housing units on Market Street between Regent Street and Queen Street. While the underground utility issue is still being resolved the developer has commenced site grading and display signs are being constructed to identify the project and the associated contact info. Foundation construction began December 20, 2019 and will be completed by July 2020. Foundation construction, which has been delayed due to recent rainfall, is expected to begin by February 1, 2020 and will be completed by July 2020.

**Grace Park (former Daniel Freeman Hospital site): (No Change)** This development includes 226 residential condominiums (single detached homes). Approximately half of the units and the recreational facilities will be developed by Pulte Homes and completed in late 2021 and the remaining half will be developed by KB Home and completed in early 2022.

**[ [LINK Excel.Sheet.12](#) ]**

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**Affordable Apartment Mixed-use Development - 923 E. Redondo Boulevard: (No Change)**

Under a joint development agreement between Los Angeles County and Metro, a Site Plan Review and Design Review application was submitted by LINC-Core Housing to construct a 4-story, mixed-use building including 5,000 square feet of commercial space, and 101 affordable apartment units. The demolition of the site is underway and the project is expected to take 21 months (November 2021) to complete. The Groundbreaking for the development was held on January 22, 2020 and was well attended. LA County Supervisor Mark Ridley Thomas and Mayor

James Butts, Jr. were featured speakers. Construction is anticipated to take 27 months (May 2021).

**Metro Parking Lot - 1123-1137 E. Redondo Boulevard: (No Change)** The Planning and Building Divisions received an inquiry in February 2019 from a contractor representing Metro regarding planned demolition of the commercial/industrial buildings onsite and development of a Metro parking lot. As of October 11th the Metro has indicated that they are in the process of coordinating with the South Coast Air Quality Management District in preparation to begin demolition. An update has been requested, but not received on when Metro anticipates beginning demolition.

**Senior Housing Development - 3320 W. 85<sup>th</sup> Street:** A proposed 65-unit market-rate senior housing development including seven (7) affordable units via Density Bonus. In order to reach the 65 unit count, a Planned Assembly Development (PAD) is needed to increase the allowable units from 33 units to 49 units. A Senior Housing Development bonus allows for nine (9) additional units and finally the Density Bonus is applied of seven (7) units. On October 3, 2019, an application was submitted for a Planned Assembly Development and CEQA via a Mitigated Negative Declaration. The environmental document will be peer reviewed by a City selected third party consultant. On November 19<sup>th</sup>, the Council approved an Advance Funds Agreement with the developer and a Short Form was executed for the environmental consultant. In December. The consultant completed their first round of comments which were provided to the applicant on December 19, 2019. Planning staff received the response to the draft document on January 30, 2020 and the City's peer review consultant has approved the final draft. The application will be scheduled for hearing in March or April.

**Medical Office Building - 451-455 North Prairie Avenue (No Change):** The Planning Division is processing a Site Plan Review application to construct a 6,350 square foot medical office building and review comments were issued on May 30, 2019. Applicant has indicated they plan to submit their revised plans in February 2020.

**Mixed use development - 336 E. Hillcrest Boulevard:** A Planned Assembly Development (PAD) Application was submitted on Monday, November 4, 2019 for an adaptive reuse to allow a mixed use development containing ground floor retail and 62 residential/flex-space units on the upper floors. Preliminary Site Plan Review comments were issued on September 13, 2019. The applicant has elected to withdraw the PAD application and will submit for Site Plan Review in March 2, 2020.

**8401 S. Crenshaw Boulevard: (No Change)** A Site Plan Review application was received for Stadium Park Apartments (formerly Forum Apartments) to add 34 market rate units to the existing 136 market rate residential units. The applicant is working on obtaining all outside agency approvals. Site Plan Review approval is anticipated to be completed in March 2020.

**Public Notices** – On Thursday, January 23, 2020, a notice was sent out for a Special Use Permit hearing to be held on February 5, 2020 for a requested bar at 207 S. Market Street.

**Notable Applications:** A Site Plan Review application was received to construct a duplex at 948 E. 67<sup>th</sup> Street.

## **DISTRICT 2 -**

**Affordable Apartment Development - 921 Edgewood Street:** The project proposes 38 units inclusive of 11 affordable units. The project is being developed in accordance with density bonus provisions pursuant to Chapter 12, Article 33 of the Inglewood Municipal Code. No HUD funds are being used for this project at this time. The existing building on the site has been demolished. The Site Plan Review was approved in June 2019. The applicant has been advised to submit for building Plan Check. Staff has requested but has not received an update from the applicant on when they plan to submit for building plan check. However, Staff has fielded a few calls and it appears that the property is up for sale.

**Market Rate/Affordable Apartment Development - 417-433 Centinela Avenue (No Change):** Approved for 116 multi-family units including six (6) affordable units via Density Bonus with no HUD applications submitted as part of the Planning project. The applicant submitted for Building Plan Check in September 2017. A building permit has been issued. The relocation of the power lines will take approximately one year (approximately September 2020) to complete during which time the project is anticipated to be nearing completion.

**Market Rate Condominiums - 117-133 Plymouth Street (No Change):** The project proposes 20 market rate condominiums and was approved for Preliminary Planned Assembly Development by the Planning Commission on October 3, 2018. The applicant has been making modifications to their project based on L.A. County Fire Department review comments and submitted for Site Plan Review on July 1, 2019. Staff provided Site Plan Review comments to the applicant on August 30, 2019. The applicant anticipates on resubmitting plans, with all agency approvals, by February 2020.

**Storage Facility - 701-715 Centinela Avenue:** The 5-story, 82,000 square foot storage facility was issued a Certificate of Occupancy on December 2, 2019. The remaining landscaping and utility screening requirements to be met for Planning requirements was completed in January 2020.

**Jack in the Box - 1220 Centinela Avenue:** A building permit was issued on June 26, 2019 for the construction of a 2,514 square foot fast food restaurant (Jack in the Box) with 36 parking spaces. Construction is nearing completion with final sign-off is expected on February 2020.

**Market Rate Apartment Development - 219 Stepney Street:** On September 4, 2018 a Site Plan Review application was submitted for the development of a five unit apartment building. On April 11, 2019, the applicant received Site Plan Review approval and is in Building Plan Check. The applicant has indicated that they intend to start construction by the end of February 2020.

**New Apartment Building - 411 East Hazel Avenue:** A Site Plan Review application was submitted on May 8, 2019, to construct 18 units, including 7 affordable units. Staff anticipates that Site Plan Review will be completed by November 2019. The applicant has received corrections and anticipates resubmitting revised plans to Planning by March 2020.

**New Apartment Building - 423 Warren Lane (No Change):** A Preliminary Site Plan Review application was submitted to construct a 5-story residential building with 44 units, including 5 affordable units via Density Bonus with no HUD applications submitted as part of the Planning project. Review comments were issued on September 16, 2019. In December, the applicant has indicated they are exploring financial options and investors before proceeding with Site Plan Review. Review comments were issued on September 16, 2019. As of February 2020, the applicant has indicated they are exploring an alternate scope of work that will require less robust financing before proceeding with Site Plan Review.

**New Apartments - 1001 Welton Way (No Change):** - A Site Plan Review was received to develop an 11 market rate unit, 3 story apartment building. Site Plan Review comments were issued on March 25, 2019. Applicant has obtained all agencies and Planning approval.

**New Apartments Units - 332 E. Stepney St.:** A Preliminary Site Plan Review application was received on September 5, 2019 to construct 8 residential rental units and comments were provided to the applicant on December 16, 2019. An update was requested, but not yet received on when they plan to resubmit by February 18<sup>th</sup>.

**7 Eleven – 1500 North La Brea Avenue:** The proposed Planning Commission Special Use Permit public hearing was postponed to address community concerns and was considered at the February 5, 2020 meeting and denied.

### **DISTRICT 3 -**

**New Retail Building: 524 W. Manchester Boulevard (No Change):** Construction continues on a two-story 2,008 square foot retail building with 14 parking spaces to be occupied with a full service restaurant (Veronica's Kitchen) on the 1<sup>st</sup> floor, and offices on the 2<sup>nd</sup> floor. We anticipate that the building construction will be completed by March 2020.

### **WOW Billboards on La Cienega Boulevard:**

- **Caltrans Landscape Declassification:** The Landscape Declassification Agreement and MOU with Caltrans was approved on June 20, 2019, at Caltrans offices in downtown Los Angeles. Staff continues to work with WOW on a reimbursement Agreement for the Landscape Maintenance area along the 405 Freeway, which is anticipated to be to City Council by April 2020.

**LA Phil YOLA Center (No Change):** The building permit for exterior alterations was issued on May 20, 2019. The project is slated to be completed by 2021. The interior structural steel bowl and rooftop are well underway.

**Notable Applications:** A Site Plan Review application was received to construct a 900 square foot fast food restaurant at 230 W. Arbor Vitae (El Charrito Restaurant). A Special Use Permit application was received to allow a poolside bar with the sale of alcoholic beverages within an existing hotel at 4200 W. Century Blvd.

#### **DISTRICT 4 –**

**Murphy’s Bowl ENA (No Change):** Staff continues to work with the developer during the due diligence phase of the Exclusive Negotiating Agreement (ENA). The ENA has specific criteria (including CEQA compliance) that must be met over the three (3) year ENA period ending June 15, 2020, prior to entering into the Disposition and Development Agreement (DDA). A Right of Entry Agreement has been approved for the developer to conduct preliminary investigatory examination of the parcels under City control. An Advanced Funding Agreement was approved in December 2017 that will cover the cost for the appraisal and environmental work contemplated for the project. The project received AB 987 approval by the Governor on December 11, 2019. Required AB 987 newspaper publication occurred in the Los Angeles Times on Friday, December 20, 2019. An additional, identical informational (non-required) publication was in the Inglewood Today on Thursday, December 26, 2019. The Draft EIR was released for public comment on Friday, December 27 and the 45-day comment period closes on Monday, February 10, 2020. A hard copy of the draft is available at the Main Library and supplemental copies are available in the Planning Division and Crenshaw Branch Library. Additionally, the draft is available on the City’s website through the Planning Division page.

**AM/PM Gas Station - 3611 W. Imperial Highway:** Construction of this property is complete and has been developed with a new gas station and convenience market. Final sign-off was given on January 23, 2020.

#### **Hollywood Park Site Development:**

**Employment (No Change):**

Contact for the LASED project can be accessed as follows:

For Construction – contact Construction and Utilities Pathways Program (CUPP) at (310) 680-3761.

For Administrative Employment - Use the following LASED link - <https://boards.greenhouse.io/lased>

**Stadium (No Change):** The roof skeleton is complete and full installation of the roof skin is scheduled to be completed by the first quarter of 2020. The stadium seating is being installed. The stadium opening has been scheduled for July 2020. The field pour has been completed and the framing for the Oculus (Video monitor) is under construction.

**Residential (No Change):** The residential apartment project is comprised of 314 units and received Plot Plan approval on June 30, 2018. The building permit was issued December 2,

2019. The residential product is slated to begin construction by February 3, 2020 and be completed by the end of 2021.

**Office (No Change):** The NFL studio office shell is under construction and slated to be turned over to the NFL Network in early 2020.

**Retail: (No Change)** The retail project (516,094 square feet including a cinema) received Plot Plan Review approval on November 1, 2018. The building permit for the retail building shell was ready to issue as of Thursday, May 30, 2019. Parking structure construction is expected to begin in March 2020. Building permits for the retail building foundations were pulled in December 2019. Construction of the first phase of retail is anticipated to begin by February 1, 2020 and completed in July 2022.

**Lake Park: (No Change)** Applicant received Planning approval for the Plot Plan on January 29, 2020 and anticipates final plan check approval to occur in February 2020.

**Site Wayfinding Signage (No Change):** A Plot Plan Review application was submitted on December 12, 2019. Review comments were provided to the applicant on December 24, 2019.

**Prairie Station (Imperial Highway and Prairie Avenue) (No Change):** On November 19, 2019, the Council approved an Amended and Restated Exclusive Negotiating Agreement with Prairie Station Inc. Staff is working with the developer to finalize conceptual plans and move towards CEQA review.

**Hilton Tru Hotel:** The Planning Commission approved the final PAD for 120 room Hotel at 11111 South Prairie and the appeal period expired on June 26, 2019, with no appeal filed. Plan Check was filed in two phases. Phase I (Foundation and Podium) was approved by CSG last week. The applicant file Phase 2 (Building Plan Check) on Wednesday February 12, 2020.

**Public Notices** – On Monday, January 27, 2020, a notice was sent out for an Administrative Hearing to be held on Thursday, February 6, 2020 at 9:30am for a Variance request at 11101 Lemoli Avenue.

#### **CITYWIDE –**

**Caltrans Active Transportation Plan (ATP) Grant: (No Change)** In 2014, the City was awarded a \$486,000 grant from Caltrans to prepare an Active Transportation Plan and Safe Routes to School Plan in conjunction with the Inglewood Unified School District (IUSD). Workshops for each school in the district have been completed. The final community workshop, prior to the public hearing, will be held in the summer of 2019. The final community workshop, prior to the public hearing, will be held in Spring 2020. The plan is anticipated to reach the City Council by Summer 2020.

**Metro Transit Oriented Development (TOD) Grant-Round 4: (No Change)** In Metro's Round 4 of TOD grants, the City of Inglewood was awarded \$550,000 on January 29, 2015, to prepare TOD Plans for two station areas in the City on the LAX-Crenshaw transit line, now under construction, and the existing Green line: the Florence/Hindry station, and the Crenshaw/Imperial station. The TOD planning effort will include updates to General Plan policies, zoning requirements, design guidelines, as well as the associated CEQA review. The preparation of the EIR, the holding of the final community workshop, and the adoption of the TOD plans are anticipated to be completed by Summer 2020.

**Environmental Justice General Plan Element: (No Change)** On Wednesday, October 24, 2018, Planning Division staff held a kick-off meeting with Civic Solutions who has been retained to prepare an Environmental Justice Element for the City, as required by State General Plan Guidelines. As part of the scope of work, outreach will be conducted within the community on environmental justice (EJ) issues followed by preparation of a plan which will outline goals and policies related to EJ (e.g. pollution exposure, food access, physical activity, community engagement within disadvantaged communities. The draft plan will be presented to the City Council by March 2020.

**SB 2 Grant Funding:** On November 27, 2019, the Planning Division submitted a grant request for \$310,000 under this program which is aimed at promoting sustainability and expanding affordable housing resources. If received, the funds will be used towards updating the City's Housing Element which will be required in 2021. The Grant is being reviewed and Planning expects a response by end of February 2020.

**Planning Commission Meeting of February 5, 2020:** The Commission considered three items at this meeting. 1) A Special Use Permit to allow a 7-11 with beer/wine sales and a gas station at 1500-1502 N. La Brea Ave was denied; 2) A Special Use Permit to allow a bar with beer/wine/distilled spirits at 207 S. Market St was approved; and 3) A Design Review to allow exterior modifications to a proposed restaurant at 307 E. Hillcrest Blvd was approved.