



CITY OF INGLEWOOD
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division



Christopher E. Jackson, Sr.
Director

Mindy Wilcox, AICP
Planning Manager

DATE: August 19, 2020
TO: Christopher E. Jackson, Sr., ECD Department Director
FROM: Mindy Wilcox, AICP, Planning Manager
SUBJECT: Planning Weekly

Planning Division:

- State 65.6 % + .6% increase from last week
- LA County 60.9% + .7% increase from last week
- Inglewood 59.2 % + .4% increase from last week

Date: August 17, 2020

Source: [[HYPERLINK "https://2020census.gov/en/response-rates.html"](https://2020census.gov/en/response-rates.html)]

Planning Division and Social Media City staff participated in an Inglewood specific outreach meeting with the LA County Census team on May 20, 2020. City action items from the May 20th meeting included the following:

- Identify grocery stores in hard to count neighborhoods to display census outreach materials. Staff is in the process of compiling this information. Estimated to be complete by August 2020 **(Completed)**.
- Development of utility/water bill insert with the County's graphic design consultant **(Completed)**.
- Identify local papers/media and provide contact info to the County. Estimated for completion by August 2020. **(Completed)**.
- Look into City/departmental mailing/distribution lists. Estimated for completion by August 2020. **(Completed)**.
- County action items from this meeting include as follows:
 - Coordinate development of the utility bill insert **(In progress)**
 - Explore the possibility of customizing videos for Inglewood **(In progress)**.
 - Coordinate paid census advertising at grocery stores targeting residents in HTC areas with low response rates **(In progress)**.
 - Coordinate possible second round of mailers targeting HTC areas with low response rates **(In progress)**.
 - Share website link of HTC area with low response rates **(Ongoing)**.

Inglewood staff and the Executive Assistant/Transportation Deputy to the Mayor had a conference call on August 17th with US Census representatives - Tammie Brown, Kirk Bernard, Eli McCoy, and Alexandra Fouguet to explore additional tools and methods to further increase the Census response rate within the City. City action items from the August 17th meeting included the following:

- Coordinate with ITC Department to have Census Logo placed on City Website with a link for individuals to complete Census survey form.
- US Census has yard signs for distribution. Staff to investigate opportunities to have signs placed on City properties.
- ITC and US Census to collaborate to develop an Instagram Live Event to inform Inglewood residents.
- US Census to provide access to their social media and outreach materials for City to use and disseminate to public.
- Staff will assist with facilitating an introduction of US Census to Inglewood School District and Inglewood Chamber of Commerce.

D-3 Site-Mixed Use Development: (No Change) The DDA was approved by the City Council on July 26, 2016. 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. Full build-out is estimated to take approximately 24 months, completion by January 2022.

Grace Park: (No Change) The development includes 226 residential condominiums (single detached homes). Approximately half of the units and the recreational facilities is being developed by Pulte Homes and will be completed in late 2021. The remaining units will be developed by KB Home and be completed in early 2022.

Pulte Homes: The first phase of the development has been separated into two development types identified as 1) "Icon at Grace Park" with 60 detached auto court style homes and 2) "Parallel at Grace Park" with 45 town homes. In addition to an interest list, you can also access the Request Info list which will notify the builder of your interest to get information and status on living in the community. You can also call (310) 984-7186 or go to the Pulte link:

[[HYPERLINK "https://www.pulte.com/homes/california/southern-california/inglewood"](https://www.pulte.com/homes/california/southern-california/inglewood)]

[[LINK Excel.Sheet.12 "C:\\Users\\cejackson.CITYOFINGLEWOOD\\AppData\\Local\\Microsoft\\Windows\\Temporary Internet Files\\Content.Outlook\\PDEM00TW\\2019.01.16 Planning Weekly \(003\).xlsx" "Sheet1!R1C1:R24C2" \a \f 4 \h * MERGEFORMAT \]](C:\\Users\\cejackson.CITYOFINGLEWOOD\\AppData\\Local\\Microsoft\\Windows\\Temporary Internet Files\\Content.Outlook\\PDEM00TW\\2019.01.16 Planning Weekly (003).xlsx)]

KB Homes (No Change): KB was given Planning Division approval on February 25, 2020 and four (4) models are currently under construction and anticipated to be complete by August 2020. The KB website announcing the Inglewood homes can be accessed by the following link:

[**HYPERLINK** "<https://www.kbhome.com/new-homes-los-angeles-and-ventura-county/axis-at-grace-park>"]

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 foundation is under construction and the project is expected 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 (AQMD) in preparation to begin demolition. The Metro contractor advised that work is not anticipated to begin until 2021, due to COVID-19.

Senior Housing Development - 3320 W. 85th Street: (No Change) A proposed 65-unit market-rate senior housing development including seven (7) affordable units via Density Bonus. On October 3, 2019, an application was submitted for a Planned Assembly Development and CEQA via a Mitigated Negative Declaration. The Mitigated Negative Declaration was posted for Public Comments. The project was approved at the April 13th Planning Commission meeting. On May 11, 2020, the applicant filed for Site Plan Review. Site Plan Review comments are anticipated to be provided to the applicant by late August 2020.

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. The applicant submitted for a 6-month extension that extends the application to October 25, 2020. The applicant is attending to code enforcement issues.

Mixed use Development - 336 E. Hillcrest Boulevard: (No Change) 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. The project was conditionally approved by Planning Commission for Design Review on August 5, 2020. Staff will forward Site Plan Review comments by the end of August 2020.

Stadium Park Apartments - 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 has received all outside agency approvals and plans to resubmit for Site Plan Review approval by September 2020.

Hotel (Name Pending) - 4041 W. Century Boulevard: (No Change) On March 9, 2020, a Preliminary Site Plan Review (PSPR) application was received for a 145-room 5-story hotel. The hotel architectural design was peer reviewed by the City's consultant architect and PSPR review comments were issued on June 10, 2020. The applicant has submitted draft CEQA documentation and staff has identified a peer review consultant and is preparing the staff report for Council action in September 2020.

Private General Public Parking Lot - 1007 S. Prairie Avenue: (No Change) A Site Plan Review application was received for the development of a parking lot at 1007 S. Prairie Avenue. The parking lot is being developed by the property's owner for general public parking. Site Plan Review comments were issued on April 8, 2020. Staff received an update from the applicant on July 28, 2020, that revisions are being made and resubmittal is expected by the end of August 2020.

Starbucks – 801 East Manchester Boulevard: A Site Plan Review application was submitted August 10, 2020 for a new 1,100 drive-thru Starbucks. The applicant is proposing to reduce the size of the existing building from 2,356 square feet to 1,100 square feet. Comments are anticipated to be released September 2020.

DISTRICT 2 -

New Apartment Building – 716-730 W. Beach Avenue: A Preliminary Site Plan Review application was submitted in February 2020 to construct a 4-story residential building with 42 units via Density Bonus. On June 19th the applicant submitted the revised architectural plans and the application form for their Site Plan Review application. Staff reviewed the plans, identified all Code concessions and DDA deviations, and consulted with outside counsel to identify approaches to rectify the DDA deviations. Staff and outside counsel met with the developer concerning DDA issues on August 6, 2020 and discussed areas where a DDA amendment is necessary. On August 6, 2020, the developer provided updated project renderings, which have been reviewed by architectural consultant, Gwynne Pugh as of August 11, 2020. On August 11, 2020, Site Plan Review comments were sent to the applicant. Under the lead of the Inglewood Housing, the developer will request several amendments to the approved DDA. These amendments will require City Council approval and the matter is tentatively scheduled to be considered in late August.

Affordable Apartment Development - 921 Edgewood Street: (No Change) 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 Site Plan Review was approved in June 2019. The applicant submitted an incomplete Building Plan Check application to the Building Division. Building staff has requested the missing items to be submitted.

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 adjacent power lines will take approximately one year (approximately September 2020). The project is anticipated to be completed in summer 2021.

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 submitted for Building Plan Check on July 7, 2020. Plan status can be found in the Building Safety Division report provided biweekly.

Market Rate Apartment Development - 219 E. Stepney Street: (No Change) 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 Building permits were issued on March 11, 2020. Construction status can be found in the Building Safety Division report provided biweekly.

New Apartment Building - 411 East Hazel Avenue: (No Change) A Site Plan Review application was submitted on May 8, 2019, to construct 18 units, including 7 affordable units. The applicant has received corrections and staff met with the applicant on March 2, 2020, to discuss other development options that reduce the number of affordable units or reduce overall cost. Additional information requested was provided to the applicant on July 22, 2020.

New Apartment Building - 423 Warren Lane: A Preliminary Site Plan Review application was submitted to construct a 5-story residential building with 44 units, including five affordable units via Density Bonus with no HUD applications submitted as part of the Planning project on May 14, 2019. On August 5, 2020, the applicant notified planning staff that they are withdrawing their application and are no longer moving forward with the project due to an inability to afford the costs of financing the project's development at this time.

New Apartments - 1001 Welton Way: (No Change) A Site Plan Review was received to develop an 11-market rate unit, 3-story apartment building. On January 14, 2020, the project obtained SPR approval and the project is in Building Plan Check. Plan Check status can be found in the Building Safety Division report provided biweekly.

New Apartments Units - 332 E. Stepney St.: (No Change) 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. Staff spoke with the applicant who has indicated the project is on hold, due to COVID and funding considerations.

424 Warren Lane: (No Change) A Site Plan Review application was received for the development of a parking lot at 424 Warren Lane. The parking lot is being used for the adjacent office building for additional parking for customers. Staff requested an update from the applicant on August 4, 2020, on when they plan to submit for their construction permits with the Building Division. The applicant responded that due to Covid-19, the owner's business (Rocker

Bros. meat distributing plant) is running at half production, so they aren't expecting to move forward until next year.

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 1st floor, and offices on the 2nd floor. The building construction is anticipated to be completed by September 2020.

WOW Billboards Art Wall - La Cienega Boulevard: (No Change) The Art Wall that is located on the east side of La Cienega Boulevard between Manchester Boulevard and Florence Avenue has been completed and outside legal Counsel has prepared an Acceptance Agreement on behalf of Public Works. Public Works has indicated that the Agreement will be considered by City Council on August 18th.

LA Phil YOLA Center: The interior structural steel bowl and rooftop are well underway. The applicant has submitted a sign plan for the facility. Staff will provide comments by September 1, 2020. The project is slated to be completed by 2021.

Mixed Use Development - 317 S. La Brea Ave/100 E. Nutwood Ave.: (No Change) On March 11, 2020, the City Council approved an Exclusive Negotiating Agreement with 317 La Brea LLC to develop a 311 unit mixed-use project. Staff has determined the project will be considered an In-fill project and exempt pursuant to CEQA. Staff is working on the evaluation of the requested concessions pursuant to Density-Bonus regulations. Outside Counsel continues to work with applicant on the draft DDA and appraisal review. Staff has selected an appraiser and is targeting August 25th City Council consideration.

Starbucks Conversion - 4801 W. Century Blvd: (No Change) A Site Plan Review application was received on March 4, 2020 to convert the existing Rally's to a Starbucks drive through. Both interior and exterior improvements will be made to the facility. The applicant submitted revisions on August 5, 2020. Staff will provide feedback by end of August 2020.

District 3 ICOP Center Remodel - 401 W. Arbor Vitae Street: (No Change) Short Form Agreement No. 20-191 MSF was approved to provide architectural design services by Aero Collective (Inglewood, CA) to repair and remodel an existing 1,200 sf 1-story commercial building to be used as a District 3 Community Center. The draft architectural plans were reviewed by the Director and Building staff on July 31st and direction given to the architect. The architect has indicated that they will schedule a meeting with the City Manager during the week of August 17th. Staff is working with Public Works to have a site survey completed to address Accessibility issues with the design. The construction plans are estimated to be completed, inclusive of building plan check, in early September 2020. A decision will be made on whether the construction work will be completed by Public Works staff or sent out for bid at that time.

New Apartment Building – 201 N. La Brea Avenue: A Design Review and Site Plan Review application was submitted on July 13, 2020 to construct a 6-story residential building with 144 units. The Design Review will be presented to the Planning Commission on September 2, 2020 and Site Plan Review comments will be issued by the end of September.

DISTRICT 4 –

Murphy’s Bowl ENA: 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 ENA period, 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. On July 21, 2020 the City Council certified the EIR, approved and/or introduced the Planning entitlements, introduced other IMC Code Amendments, and introduced an Ordinance adopting the Development Agreement. Ordinances were approved on July 28, 2020. On August 18, 2020, the City Council scheduled the DDA to be considered by the City Council on September 3, 2020.

Hollywood Park Site Development:

Employment:

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/sofistadiumhollywoodpark>

Stadium: The project was estimated to be completed on August 31, 2020. The outstanding requirements related to Building Code and life safety are being address before a Temporary Certificate of Occupancy can be granted. Staff continues to meet with the developer and confer on issues as they arise. The NFL has given notice that all preseason games are canceled. If finalized by the NFL, the first game of the season will be September 13th.

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 begin construction on February 3, 2020 and be completed by the end of 2021.

Office: (No Change) The NFL studio office shell, production studio and associated parking structure are under construction and the office shell is planned to be turned over to the NFL Network in 2020. The façade panels are near complete and the shell is estimated to be completed in October 2020.

Retail: (No Change) The retail project (516,094 square feet including a cinema) received Plot Plan Review approval on November 1, 2018. Parking structure construction began in March 2020. Building permits for the retail building foundations were pulled in December 2019. Construction of the first phase of retail has commenced and is anticipated to be completed in July 2022.

Lake Park: (No Change) Applicant received Planning approval for the Plot Plan on January 29, 2020. The building permit for Lake Park was issued on January 29, 2020. Construction of the park has begun, construction of lake itself is complete and it is currently being filled. Construction of the entire Lake Park is planned for completion by September 2020.

Site Wayfinding Signage: A Plot Plan Review application was submitted on December 12, 2019. The wayfinding signage is under construction and is scheduled to be completed September 2020. The wayfinding signage construction is complete and a planning inspection is scheduled for the week of August 17th to ensure compliance with mitigation measures.

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. to develop a 392-unit luxury residential apartment development. The City selected TAHA to conduct the Initial Study and the funding agreement was approved by the City Council on March 24, 2020. A CEQA kick-off meeting was held on June 16, 2020 with the consultant and preparation of the environmental document is underway and anticipated to be completed in September 2020.

Hilton Tru Hotel (11111 South Prairie Avenue): (No Change) The project is a six-story 120 room hotel. Planning and Building Safety approvals are completed and the developer is awaiting loan funding. Construction is anticipated to begin in September 2020.

Arya Hotel (3320 102nd Street): (No Change) The Planning Division has received an application for a Preliminary PAD to allow a 14-story 300 room hotel on a site directly adjacent to Murphy's Bowl. The City has selected ESA to conduct the Initial Study and the funding agreement was approved by the City Council on March 24, 2020. On June 15, 2020 Staff and ESA held a kick-off meeting to begin the Environmental Process. The Initial Study is slated to be completed by September 2020.

Airport Park View Hotel (3900 W. Century Boulevard): (No Change) A Special Use Permit application was submitted on March 12, 2020 to allow for onsite alcohol sales and live entertainment within the existing 178 Room Airport Park View Hotel. The project was conditionally approved by Planning Commission for Design Review on August 5, 2020. Construction continues on the rehab of the hotel which is estimated to be completed by the end of 2020.

CITYWIDE –

Caltrans Active Transportation Plan (ATP) Grant (In Process): (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 fall of 2020. The final community workshop, prior to the public hearing, will be held in fall 2020. The plan is anticipated to reach the City Council by fall 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 fall 2020.

Housing Element SB 2 Grant Funding Approved: (No Change) 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. Staff is in the process of compiling a list of Housing Consultants to solicit proposals to complete the City's Housing Element and has begun drafting a Request for Proposal estimated to be issued September 2020.