

## **ECONOMIC & COMMUNITY DEVELOPMENT**

**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.

**D-3 Site-Downtown Revitalization (No Change):** The DDA approved by the City Council on July 26, 2016, has been fully executed. The development team has submitted the Site Plan Review application for development of the D3 site and the Planning Division released Site Plan Review comments to the applicant on May 18, 2017. The project underwent Design Review by the Planning Commission on May 3, 2017, and was approved with conditions. The project remains on track and is expected to break ground in the first quarter of 2018. The project is anticipated to open in the fourth quarter of 2019. The D3 site development will include 45,000 square feet of commercial area on the ground floor, 235 residential units on floors two through six, and up to 585 parking spaces.

**Hollywood Park Site Development (No Change):** The structural steel for the stadium has commenced and is anticipated to be completed by June 2018. The project opening has been extended to Summer of 2020. (Attachment No. 3)

**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 next community workshop on the ATP will occur in November 2017, and the plan will be completed by the end of 2017. The plan is anticipated to reach the City Council in the 2<sup>nd</sup> Quarter of 2018.

**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. Stakeholder and community input will be compiled and the plan will be drafted for internal review before release and start of the environmental review process. The TOD plan is expected to be submitted to the City Council for consideration by the 1<sup>st</sup> Quarter of 2018.

**Daniel Freeman Hospital Site:** The ShopOff Group, who has entitlement to build 310 condominiums of various residential design types on the old Daniel Freeman Hospital site, has completed its sale to a new developer, Harridge Development Group. The new owner intends to reduce the density of the project to approximately 225 units. The residential product type would be all detached and the maximum height would be no more than three stories. The original design allows for up to four stories. Demolition of the existing structures could commence as early as the

third quarter of 2017. Protection of the Moreton Bay Fig and other trees to remain will be maintained throughout all stages of demolition, grading, and construction. The noise barrier wall and fencing began construction in August 2017. The applicant obtained the demolition permit and demolition work has commenced. On approximately Tuesday, October 17, 2017 the applicant will be using a wrecking ball to demolish one of the smaller buildings onsite.

**Code Enforcement:**

The following is a list of Code Enforcement Activity:

**213 E. Nutwood St:** Code Enforcement Officers assisted IPD – Narcotics with a search warrant of a marijuana dispensary. Code Enforcement identified construction work performed without a building permit and that the business does not have a tax certificate. Notice of Violation to be sent.

**10123 Hawthorne Bl:** Code Enforcement Officers assisted IPD – Narcotics with a search warrant of a marijuana dispensary. Code Enforcement identified construction work performed without a building permit and that the business does not have a tax certificate. Notice of Violation to be sent.

**Economic Development:**

**Los Angeles County Economic Development Corporation (LAEDC):** An LAEDC Los Angeles County task force has identified Hollywood Park as a potential site for Amazon's 2<sup>nd</sup> North America headquarters. Participants include City staff, Los Angeles County Board of Supervisors office, Southern California Edison, and representative from the Kronke Group. Staff continues to work with the Kronke Group and LAEDC on the proposal which is due mid-October. Final inputs (narrative, video, letters of recommendation) are being delivered for the completion of a LAEDC/City/Wilson-Meany proposal to locate Amazon's HQ2 office campus at Hollywood Park.