

Message

From: Mindala Wilcox [/O=Inglewood/OU=CITY/cn=Recipients/cn=mwilcox]
on behalf of Mindala Wilcox
Sent: 1/10/2018 8:58:39 PM
To: Christopher E. Jackson [/O=Inglewood/OU=CITY/cn=Recipients/cn=cejackson]
Subject: Planning Weekly

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 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.

D-3 Site-Downtown Revitalization (No Change): The DDA approved by the City Council on July 26, 2016, has been fully executed. 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. 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. To address developmental delays, the developer has requested a revision to the Schedule of Performance to extend the start date of construction to August 2018. Staff has determined that the matter can be considered by the City Council as early as January 2018.

Hollywood Park Site Development (No Change): The structural steel for the stadium has commenced and is anticipated to be completed by June 2018. The stadium opening has been extended to summer of 2020. Staff is working with the residential team. On December 7, 2017, Planning, Building, Public Works and Los Angeles County Fire staff met with the Hollywood Park residential design team to preview their upcoming residential submittal. The upcoming residential is anticipated to include approximately 316 units with Plot Plan submittal to occur in January 2018.

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 Spring 2018, and the plan will be completed by the Summer of 2018. The plan is anticipated to reach the City Council in the 2nd 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. The third round of Community Workshops was held on June 29, 2017. The Westchester/Veterans workshop, held at the US Vets facility, was attended by 25-35 members of the public. The Crenshaw/Imperial workshop, held at Bennett-Kew Elementary School, was attended by 20-30 members of the public. The Draft TOD plan was distributed to the City Council as a Receive and File item on October 31, 2017. The TOD Environmental Impact Report (EIR) Notice of Preparation (NOP) period was issued on October 31, 2017, and an EIR Scoping meeting occurred on Tuesday, November 14, 2017, at 6pm in the City Hall Community Room.

Daniel Freeman Hospital Site (No Change): Harridge Development Group has formally submitted their revised Site Plan Review application to build 226 residential condominiums in lieu of the 310 units previously entitled by The ShopOff Group. The residential product type is proposed to be all detached and the maximum height is no more than three stories. Demolition of the existing hospital and medical structures is in underway and is anticipated to be completed by the 1st quarter of 2018. Prior to commencing demolition, a noise barrier wall and fencing was constructed adjacent to residential uses. The grading permit is ready to be issued, and the applicant is in the process of retaining a grading contractor. They expect to begin grading by March 2018. The construction entrance to the site has been relocated to Prairie Avenue from its original location on Grace Avenue. Protection of the Moreton Bay Fig and other trees to remain will be maintained throughout all stages of demolition, grading, and construction.

Planning Commission Meeting of January 10, 2018: The Planning Commission considered four items at this meeting. The first, a Special Use Permit request to allow a roof mounted wireless telecommunication facility at 1620 N. Centinela Avenue was approved. The second, a Design Review of exterior modifications at 245 S. Market Street was approved. The third, a Design Review for exterior modifications at 260 W. Beach Avenue was approved. The fourth, a Draft Supplemental Energy and Climate Action Plan was recommended to be accepted as a supplement to the Inglewood Energy and Climate Action Plan.

Respectfully,

Mindy Wilcox, AICP : Planning Manager : City of Inglewood

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