

Message

From: Mindala Wilcox [/O=Inglewood/OU=CITY/cn=Recipients/cn=mwilcox]
on behalf of Mindala Wilcox
Sent: 11/29/2017 11:23:49 AM
To: Christopher E. Jackson [/O=Inglewood/OU=CITY/cn=Recipients/cn=cejackson]
Subject: Planning Weekly w/ CD 3 notes

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. Staff is completing an Advanced Funding Agreement 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. The project remains on track and is expected to break ground in the first quarter of 2018. Per the DDA, the developer was to submit Construction Drawings for building plan check by November 14, 2017. The developer has indicated that the submittal for building plan check will be delayed and therefore an extension will be needed. Staff is determining if City Council approval is required.

Hollywood Park Site Development: 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. The residential is anticipated to include approximately 316 units with submittal to occur by the first Quarter of 2018.

Caltrans Active Transportation Plan (ATP) Grant: 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 early 2018. The plan is anticipated to reach the City Council by the 3rd Quarter of 2018.

Metro Transit Oriented Development (TOD) Grant-Round 4: 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 will be 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 was held on Tuesday, November 14, 2017, at 6pm in the City Hall Community Room. The meeting was lightly attended. The next step is the preparation of the draft EIR. The draft TOD was submitted to the City Council as a Receive and File item on October 31, 2017. It is anticipated that staff will bring the final plan and EIR to the City Council for adoption by August 2018.

Daniel Freeman Hospital Site: 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 hospital building, medical structures, and associated building foundations is substantially complete and will be completed by the end of February 2018. On Tuesday, November 21, 2017 demolition of the remaining portion of the main hospital building (final remaining building on-site) was started. 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.

Recent Notable Applications: The Planning Division has received applications for Design Review of exterior improvements to 245 S. Market Street and 260 W. Beach Avenue.

CD3 Planning Update:

950 W. Manchester (Danish Bros.)- Sign Adjustment not applied for yet.

4410 W. Century (IHOP)- SPR plans approved by Planning staff but awaiting agency stamps from applicant to receive final Planning sign-off.

Respectfully,

Mindy Wilcox, AICP : Planning Manager : City of Inglewood

Economic and Community Development Department

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From: Christopher E. Jackson

Sent: Friday, November 3, 2017 6:32 PM

To: Mandhir Singh <msingh@cityofinglewood.org>; Jerry Tucker <jtucker@cityofinglewood.org>; Mindala Wilcox <mwilcox@cityofinglewood.org>

Subject: FW: CD3 Follow-up Action Plan

Good day Team,

Please review the attached and provide an update by Wednesday of each week until completed along with your weekly in narrative form. I have been doing my best to keep up on these limited matters, but with my attention on the Clippers Arena and Department management, my time is very limited to follow-up. I will hold you each responsible if I do not receive these updates - this is important. Thank you for stepping up!

Christopher E. Jackson, Sr.

Department Manager: City of Inglewood

Economic and Community Development Department

Economic Development. Planning. Building Safety. Code Enforcement

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Voice: (310) 412-5672 Fax: (310) 412-5681 Email: cejackson@cityofinglewood.org

From: Christopher E. Jackson

Sent: Thursday, October 19, 2017 9:02 PM

To: Eloy Morales Jr.

Cc: Artie Fields; Jaime Gutierrez

Subject: CD3 Follow-up Action Plan

Good evening Councilman Morales,

I have compiled and attached a list to give you weekly updates on the progress and actions concerning issues that directly affect Council District 3. While the issues are not in any particular order of priority, we do understand that some are more pressing than others. New issues will be added as they arise and as issues are resolved they will be removed.

I appreciate the confidence that you have placed in me since I have taken leadership of the department. I apologize that some matters have taken longer to address. However, with these weekly updates you will be informed of what actions my department staff is taking to address and resolve issues.

Christopher E. Jackson, Sr.

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