

Message

**From:** Christopher E. Jackson [/O=INGLEWOOD/OU=CITY/CN=RECIPIENTS/CN=CEJACKSON]  
**Sent:** 11/9/2017 5:51:52 PM  
**To:** Ashli Marzett [/O=Inglewood/OU=CITY/cn=Recipients/cn=amrazett]  
**CC:** Mindala Wilcox [/O=Inglewood/OU=CITY/cn=Recipients/cn=mwilcox]; Mandhir Singh [/o=Inglewood/ou=CITY/cn=Recipients/cn=msingh]; Jerry Tucker [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=0051bf1667a04d19baecb9b4b287a975-Jerry Tucker]  
**Subject:** RE: WE11032017 - CITY MGR WEEKLY REPORT.docx  
**Attachments:** 20171107 Pics CE Division biweekly photos.pdf; BUILDING SAFETY BIWEEKLY REPORT 10-16-17 to 10-27-17.pdf

See below and attached:

**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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**From:** Ashli Marzett  
**Sent:** Monday, November 06, 2017 9:16 AM  
**To:** Margarita Cruz <macruz@cityofinglewood.org>; Christopher E. Jackson <cejackson@cityofinglewood.org>; Sabrina Barnes <sbarnes@cityofinglewood.org>; Thomas Bunn <tbunn@cityofinglewood.org>; Yulanda Parson <yparson@cityofinglewood.org>; Catrece Bragg <cjbragg@cityofinglewood.org>; Gloria McPeake <gmcpeake@cityofinglewood.org>; Gordon Anderson <gordon@gandersonassociates.com>  
**Cc:** Yakema Decatur <ydecatur@cityofinglewood.org>  
**Subject:** FW: WE11032017 - CITY MGR WEEKLY REPORT.docx

**Good morning,**

Here is the final version of last week's weekly. This is a short week due to the holiday so please have your updates to me by the end of the day Wednesday, November 8, 2017.

Thank You,

Ashli Marzett

## **ECONOMIC & COMMUNITY DEVELOPMENT**

### **Planning:**

**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 must 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 (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. The residential is anticipated to include approximately 316 units with submittal to occur in the 90 days.

**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. 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 will issued on October 31, 2017, and an EIR Scoping meeting is scheduled for Tuesday, November 14, 2017, at 6pm in the City Hall Community Room.

**Daniel Freeman Hospital Site (No Change):** 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. Demolition will continue for approximately 6 weeks. All buildings except the main hospital building and building foundations have been demolished. The foundation removal will continue until approximately mid-December. The two-story portion of the hospital demolition will begin the week of November 6, 2017, and the remaining five-story portion will take place at the end of November. The grading permit is ready to be issued, and the applicant is in the process of retaining a grading contractor. They expect to pull their grading permit in 1-2 weeks. 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.

**Economic Development:** Staff forwarded a copy of the Amazon submission to the Mayor and City Council. If you have questions, please direct them to Sharon Mann Garret, Economic Development Manager.

**Building Safety:** A report of Major Building Safety Activity from October 16, 2017 to October 27, 2017, is attached. (Attachment No. ???)

**Code Enforcement:** (See Attachment No. ???)

**16 Pine Court:** In 2015 Code Enforcement staff responded to a complaint of an unpermitted shed in the rear yard. Various Notices were sent to the property owner, but due to an on-going family dispute and conflicting executor status for the owner, staff was faced with numerous delays. In concert with the City Attorney's Office, staff continued to speak with

various family members/executors and prepared the case for criminal filing. The family opted to remove the unpermitted shed and forgo any further legal remedies at the City's disposal.

**100 W. 64<sup>th</sup> Street:** Overgrow vegetation removed.

**7905 8th Ave:** Damaged residential building repaired.

**Cannabis Regulations:** The Ordinance concerning Cannabis regulations modifications in the City is now in effect. CE Manager is preparing notices to property owners for all illegal dispensaries and rolling out enforcement as set forth by the regulations. Staff will be coordinating with Council offices as progress is made. CE Manager is working with Department Managers to prepare handouts for the public.