

Message

**From:** Christopher E. Jackson [/O=INGLEWOOD/OU=CITY/CN=RECIPIENTS/CN=CEJACKSON]  
**Sent:** 3/8/2018 7:34:18 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]; Sharon Garrett [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=1468c1493f544189bd3e11ce0575fe48-Sharon Garrett]  
**Subject:** RE: Weekly  
**Attachments:** BUILDING SAFETY BIWEEKLY REPORT 02-12-18 to 02-23-18.pdf

See below and attached.

*Mr. Christopher E. Jackson, Sr.*

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## ECONOMIC & COMMUNITY DEVELOPMENT

Council District 1 –

**D-3 Site-Downtown Revitalization:** 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 D-3 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 will be considered by City Council in April 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 existing hospital and medical structures is underway and is anticipated to be completed by the 1st quarter of 2018. The grading permit was issued on February 2, 2018 and grading has begun. The project remains on schedule for models to open in 2019.

Council District 2 –

**921 Edgewood St. (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 existing building on the site has been demolished and plans are being reviewed for Site Plan Review. The applicant has been advised to submit for building Plan Check.

Council District 3 –

**4410 West Century Blvd. (No Change):** Tenant improvement for IHOP restaurant. Construction is continuing with an estimated completion time of May 2018. Some additional time will be needed to open the store which is targeted for end of the 2nd Quarter of 2018.

**950 West Manchester Blvd. (No Change):** Tenant improvement for a danish/pastry retail establishment. Exterior plaster is completed, and the interior is currently in progress. The anticipated completion date is April 2018.

### **Planning Division:**

Council District 4 –

**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. 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 February 20, 2018, the Planning Division released a Notice of Preparation of an EIR for the Inglewood Basketball and Entertainment Center (Clippers Arena) with an EIR Scoping Meeting scheduled for Monday, March 12, 2018.

**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. 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 the week of March 12th. The kick-off for the Hollywood Park 500K retail center was held on February 1st at the new Inglewood Senior Center. In attendance was staff from Los Angeles County Fire Department, Planning, Building Safety and the various architects and engineers for the project. The developer anticipates breaking ground on this phase in the 4th quarter of this year.

City Wide –

**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 final community workshop prior to the public hearing will be held by summer 2018. The plan is anticipated to reach the City Council by September 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. After preparation of the EIR, a final community workshop will be held prior to bringing the plan through public hearings. The TOD plans are anticipated to be adopted by the third quarter of 2018.

**Recent Notable Applications:** The Planning Division has received a Site Plan Review application to construct a new 2,514 fast food restaurant (Jack in the Box) at 1220 N. Centinela (Council District 2).

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**Planning Commission:** At their meeting of March 7, 2018 the Planning Commission approved a City request for Design Review of park improvements at Ashwood Park that includes installation of: 1) seven exercise fitness stations, 2) a new gazebo, 3) a toddler playground and shade structure, 4) remodel of the existing restrooms, and 5) a new walking surface (Council District 3). The project will be put out to bid shortly and take approximately 5 months to completed after securing the construction contract.

**Economic Development Division:**

**Inglewood Airport Chamber (No Change):** The Chamber has asked that member organizations save the date of July 30, 2018, for its annual golf tournament.

**ICSC Recon Las Vegas (No Change):** Council Members Dotson, Padilla and Franklin have confirmed their attendance at the International Conference of Shopping Centers event on May 20-24, 2018.

**Building and Safety Division:**

Attached is the building activity report for the week of February 12<sup>th</sup> thru 23<sup>rd</sup>. The next report will classified by Council Districts. (See Attachment No. ???)