

Message

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Sent: 10/27/2017 5:35:41 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]; Sharon Garrett [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=1468c1493f544189bd3e11ce0575fe48-Sharon Garrett]; Jerry Tucker [/o=Inglewood/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=0051bf1667a04d19baecb9b4b287a975-Jerry Tucker]
Subject: RE: Weekly Reports
Attachments: 20171027 Pics CE Division Format 2 weekly photos.pdf; Stadium progress attachment 20171019.pdf

See below and attached.

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ECONOMIC & COMMUNITY DEVELOPMENT

Planning:

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. 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: 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 is required 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 approximated 316 units with submittal to occur in the 90 days. (See Attachment No. ???)

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 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.

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 2nd 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. On May 30, 2017, a tree removal permit was issued for removal of all trees onsite except for the 29 protected trees to remain, including the Moreton Bay Fig. The removal of trees not planned for preservation was completed in July 2017. The noise barrier construction wall and fencing began construction in August 2017. The applicant obtained the demolition permit on Tuesday, September 12 and has begun demolition work. All buildings except the main hospital building and building foundations have been demolished. The foundation removal will continue until approximately mid-December. The hospital demolition will begin in late November. 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: At 11111 South Prairie Avenue - a Planned Assembly Development (PAD) application was received to construct a 120 room hotel; at 819 La Palma Drive - a Site Plan Review application with a density bonus request was received to construct 6 multi-family units including 2 affordable units; at 355 La Colina Drive - a Zone Change Application was received to change the zoning from M-1/R-2 to R-4; at 706 N. La Brea Avenue - a Special Use Permit request was received for the sale of beer and wine from a mini-market for offsite consumption.

Code Enforcement: Code Enforcement continues to improve its response to the Code related issues and compliance. Inter Department coordination has been key to collaborate on larger and more complex issues such as Cannabis regulations and response. IPD continues to be both at the forefront and supporting Code Enforcement actions. (See Attachment No. ????)

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 2nd 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. LAEDC expressed their appreciation to staff for all of the diligent work to complete the response to the Amazon RFP. The response was sent on time to Amazon on October 19th. Per news reports, Amazon received 238 responses from North America. The following is a link to Amazon's website: <https://www.amazon.com/b?ie=UTF8&node=17044620011>