



# CITY OF INGLEWOOD

Economic and Community Development Department



## MEMORANDUM

Thursday, April 12, 2018

**TO:** Yakema Decatur, Deputy to the City Manager

**FROM:** Christopher E. Jackson, Sr., ECD Director

**RE:** City Manager's Weekly Report for the Week Ending March 30, 2018

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### ECONOMIC & COMMUNITY DEVELOPMENT

#### **Planning:**

##### *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 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 will be considered by the City Council by May 2018. The applicant filed for building plan check on April 3, 2018.

**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 grading permit was issued on February 2, 2018, and grading began the week of March 12, 2018. Staff conducted a site visit with the City's consultant arborist, the applicant, and the applicant's arborist on Thursday, March 15, 2018, to evaluate the health of the preserved trees. Measures to protect the trees during grading were discussed, and grading is expected to be completed by end of April 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.

##### *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 2<sup>nd</sup> Quarter of 2018.

**950 West Manchester Blvd.:** Tenant improvement for a danish/pastry retail establishment. Exterior plaster is completed, and the interior is currently in progress. The project is nearing completion which is expected within the next 30 days.

*Council District 4 –*

**Starbucks Tenant (No Change):** Starbuck has pulled permits and begun tenant improvement construction in the old Taco Bell site located on Century Boulevard and Prairie Avenue, across from Hollywood Park. The project will result in an interior waiting area and drive-thru coffee shop and will take approximately 4 months to complete.

**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. On February 20, 2018, the Planning Division released a Notice of Preparation of an EIR for the Inglewood Basketball and Entertainment Center (Clippers Arena). An EIR Scoping Meeting was held on Monday, March 12, 2018 and was very well attended. Consultant agreements for Phase II of the EIR were approved by the Council on April 10<sup>th</sup>. The consultant team and staff continue to work on preparation of the Draft EIR which is expected to be completed in by the end of 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 and on February 1, 2018 the same team convened at the Inglewood Senior Center to review the upcoming commercial submittal. The residential project, comprised of 314 multi-family units, was submitted for Plot Plan review on March 16, 2018. The developer anticipates to break ground on this residential and commercial phase in the 4<sup>th</sup> quarter of this year. Development progress continues (See Attachment No. ???)

**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 third 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. 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 five apartment units (including one affordable unit) at 819 E. La Palma Drive (Council District 1).

**Planning Commission Meeting of April 11, 2018:** The Planning Commission voted to approve a Special Use Permit request to allow Costco to add three fueling pumps to their existing gas station. Item 6a, a Special Use Permit request to allow the serving of distilled spirits in a bar and grill at 1035 S. Prairie, was postponed by staff to the May 2, 2018 meeting due to not having a quorum after two of the four Planning Commissioners at the meeting recused themselves.

### **Economic Development:**

**Inglewood/Airport Chamber (No Change):** ED Staff meet with Chamber President Sam Pena and Inglewood Grow Fund representative Andria Martinez to facilitate a program to uncover prospects for the loan fund. The first event is tentatively scheduled for June 4<sup>th</sup> and the remaining details are being developed.

**South Bay Cities' Economic Development Directors Meeting:** Director Jackson will attend the South Bay Cities' Economic Development Directors' meeting on Thursday, April 19 @ 12:30 pm at 3330 Civic Center Drive, Torrance, CA 90503. Michael Brown, Senior Manager of Sales for Los Angeles Stadium will be the guest speaker.

**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.