



CITY OF INGLEWOOD

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division



Christopher E. Jackson, Sr.
Department Manager

February 29, 2016

Mr. Andrew Salas, Chairman
Gabrieleño Band of Mission Indians – Kizh Nation
P.O. Box 393
Covina, CA 91723

Re: Notification of the Proposed Market Gateway Project Pursuant to California Assembly Bill 52.

Dear Mr. Salas:

In accordance with Public Resources Code § 21000 et seq., the City of Inglewood has received a request from the Gabrieleño Band of Mission Indians – Kizh Nation to be notified of specific projects within the geographic area that is traditionally and culturally affiliated with the Tribe. Pursuant to California Assembly Bill (AB) 52, the City of Inglewood (City) is providing you with notification of the Market Gateway Project (proposed project), located in the City of Inglewood's downtown area in Los Angeles County, California. The City is the lead agency for the Market Gateway Project in accordance with the California Environmental Quality Act (CEQA). The proposed project would redevelop vacant and underutilized sites in the City of Inglewood's downtown area with mixed-use structures. The project would provide and enhance connections between Main Street, Downtown Inglewood, and the new Downtown Inglewood light rail transit stop.

Project Location

The proposed project site is located within the City of Inglewood (Figure 1, Regional Map), an urbanized area situated in the northern portion of the South Bay, approximately 8 miles southwest of downtown Los Angeles. The project site consists of one 2.77-acre vacant parcel located at the corner of North Market Street and East Regent Street (hereafter referred to as the D3 Site) and five underutilized or vacant parcels along North Market Street, which total 1.22 acres (hereafter referred to collectively as the Market Street Sites) (Figure 2, Vicinity Map and Figure 3, Project Site). The addresses and corresponding Assessor's Parcel Numbers (APNs) that compose the project site are listed in Table 1-1.

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Site Name	Address	Assessor's Parcel Numbers	Square Footage of Parcel	Acreage of Parcel	Existing Site Use
D3 Site	205 Market Street	4015028900	15,000	0.34	Parking Lot
	223 Market Street	4015028901	15,300	0.35	Vacant
	228 La Brea Avenue	4015028902	18,828	0.43	Vacant
	237 Market Street	4015028903	15,300	0.35	Vacant
	214 La Brea Avenue	4015028904	7,500	0.17	Vacant
	221 Market Street	4015028905	3,750	0.08	Vacant
	219 Market Street	4015028906	11,250	0.25	Vacant
	213 Market Street	4015028907	3,750	0.08	Vacant
	204 La Brea Avenue	4015028908	15,000	0.34	Vacant
	215 Regent Street	4015028909	7,500	0.17	Vacant
	No Address	--	7,556	0.17	Alley
<i>Subtotal – D3 Site</i>			120,734	2.77	
Market Street Sites ¹	101 Market Street	4021008912	7,497	0.17	Vacant Mixed-Use Building
	125 Market Street	4021008913	7,500	0.17	Vacant Commercial Building
	139 Market Street	4021008914	14,998	0.34	Vacant
	140 Market Street	4021007904	13,875	0.31	Vacant
	150/154 Market Street	4021007906	9,250	0.21	Vacant
Total – All Sites			173,854	3.99	

Project Description

The proposed project would involve construction of a mixed-use building at the D3 Site, followed by construction of three commercial buildings along Market Street and one parking structure along Market Street.

The proposed building at the D3 Site would link the Downtown Inglewood Metro Station to the commercial uses along Market Street. The building’s ground level would consist primarily of commercial uses, above which would be 5 levels of market rate residential units. The proposed parking would support both the residential and commercial uses. Parking would be located within the subterranean level and on the interior portion of the aboveground levels. The top of the building would have a roof deck with a pool and patio. The D3 Site would also include public plazas and a pedestrian promenade on the building’s ground level. One of the plazas, called Transit Plaza, would be located at the southwest corner of Market Street and Florence Street, acting as a physical link between the proposed project and the Downtown Inglewood Metro Station.

The Market Street Sites would be redeveloped as neighborhood-serving retail, restaurants, and parking. As part of this redevelopment, the applicant would upgrade the existing streetscape along Market Street to visually connect the commercial uses with Market Street. Streetscape improvements would include landscaping, outdoor public furnishings, awnings over storefronts, new pavers and sidewalks, lighting, signage, and crosswalks between the D3 Site and the Market Street Sites. The applicant also plans to collaborate with the owner of the Fox Theater to rehabilitate the facility into a complimentary use.

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If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed project, please provide a written request for consultation to the address below or via email to mwilcox@cityofinglewood.org, within 30 days of receipt of this notice and include the name of a designated lead contact person.

Sincerely,

Ms. Mindy Wilcox, AICP, Planning Manager

*Att: Figure 1. Regional Map
Figure 2. Vicinity Map
Figure 3. Project Site*