



# CITY OF INGLEWOOD

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division



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Department Manager

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: July 7, 2016

TO: Responsible Agencies and Interested Parties

NOTICE IS HEREBY GIVEN that the City of Inglewood ("City" or "Inglewood") has prepared an Environmental Impact Report ("EIR") for the Downtown Inglewood and Fairview Heights Transit Oriented Development (TOD) Plan ("Proposed Project"). The Draft EIR is being distributed for public review. Pursuant to the California Public Resources Code and the CEQA Guidelines, the City of Inglewood is the Lead Agency for the proposed project.

Project Title: Transit Oriented Development Plan for Downtown Inglewood and Fairview Heights

State Clearinghouse Number: 2016041011

### **Project Location**

The Downtown TOD planning area centers on the Downtown Inglewood Metro station along the Crenshaw/LAX line. The Downtown TOD planning area is approximately 585 acres in size, which generally encompasses a ½ mile radius around the Downtown Inglewood Metro Station. The Fairview Heights TOD planning area includes approximately 328 acres within the City of Inglewood that is within a ½ mile radius around the Fairview Heights Metro Station.

### **Project Description**

The proposed Transit Oriented Development Plan would amend the Inglewood General Plan to recognize the enhanced accessibility that completion of the Metro Crenshaw/LAX Line will bring, and to capture resulting land use and economic development opportunities. Existing General Plan land use designations for the Downtown Inglewood and Fairview Heights planning areas will be replaced with a single TOD designation for each planning area.

The proposed project will modify existing zoning to provide form-based development regulations aimed at maximizing use of transit, bicycling, and walking within Downtown Inglewood and Fairview Heights. These regulations set forth opportunities for increased development intensity in mixed use settings, along with expansion of employment-generating uses, particularly in the Downtown area. Recognizing the intended transit orientation of new development within the Downtown and Fairview Heights areas, proposed zoning regulations include reductions in minimum parking requirements for uses and locations most amenable to transit use.

Table 1 summarizes existing uses, future demolition, future development, and the total amount of development that would result from the proposed TOD Plan.

**TABLE 1  
SUMMARY OF PROPOSED TOD PLANNING AREA DEVELOPMENT**

	RESIDENTIAL (units)	RETAIL (s.f.)	OFFICE (s.f.)	HOTEL (rooms)	INSTITUTIONAL (s.f.)	INDUSTRIAL & INDUSTRIAL/ CREATIVE OFFICE (s.f.)
<b>DOWNTOWN</b>						
Existing Development	4,314	974,432	762,133	23	390,172	798,535
Future Demolition	36	437,549	81,152	23	41,073	302,337
Future Development	2,515	629,602	432,480	258	0	1,248,476
Development at Buildout	6,793	1,116,485	1,113,461	258	349,099	1,744,674
<b>FAIRVIEW HEIGHTS</b>						
Existing Development	1,467	57,505	43,035	0	18,738	77,944
Future Demolition	4	12,129	41,214	0	1,710	70,950
Future Development	218	19,011	4,830	0	383,977	0
Development at Buildout	1,681	64,387	6,651	0	401,005	7,354
<b>PROJECT TOTAL</b>						
Existing Development	5,781	1,031,937	805,168	23	408,910	876,479
Future Demolition	40	449,768	122,366	23	42,783	372,927
Future Development	2,733	648,613	437,310	258	383,977	1,248,476
Development at Buildout	8,474	1,230,872	1,120,112	258	750,104	1,752,029

Source: The Arroyo Group, 2016.

### Environmental Topics Evaluated

The Draft EIR examines the potential impacts that would be generated by the proposed TOD Plan in relation to the following environmental topics:

- Aesthetics
- Agricultural/Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Services

In addition, the Draft EIR evaluates three project alternatives: No Project, Reduced Net Increase in Development (50 percent reduction), and Reduced Net Increase in Development (25 percent reduction).

## Public Comment Period

The EIR and its technical appendices are available for the CEQA required 45-day public review and comment period from July 7, 2016 through August 22, 2016.

Written comments on the Draft EIR and technical appendices must be received **no later than 5:00 p.m. on August 22, 2016**. Submit written comments to:

Fred Jackson, Senior Planner  
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One Manchester Boulevard, 4<sup>th</sup> Floor  
Inglewood, CA 90301

Fax (310) 412-5681  
E-Mail: [ HYPERLINK "mailto:fljackson@cityofinglewood.org" ]

The Draft EIR is available for review at:

Inglewood City Hall Planning Division One Manchester Boulevard, 4 <sup>th</sup> Floor Inglewood, CA 90301	Inglewood Public Library One Manchester Boulevard Inglewood, CA 90301
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TOD Plan Website: <http://inglewood.arroyogroup.com>