NOTICE OF AVAILABILITY

Westchester/Veterans and Crenshaw/Imperial TOD Plans Environmental Impact Report

Date: May 27, 2021
To: Interested Agencies and Organizations
Subject: Notice of Availability of a Draft Environmental Impact Report
Westchester/Veterans and Crenshaw/Imperial TOD Plans
EIR SCH # 2017101068/ EA-EIR-2021-066

Lead Agency:
Agency Name: City of Inglewood
Street Address: One West Manchester Boulevard
City/State/Zip: Inglewood, California 90301
Contact: Bernard McCrumby
Phone: 310-412-5230
Email: bmccrumby@cityofinglewood.org

The CITY OF INGLEWOOD, as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the Westchester/Veterans and Crenshaw/Imperial Transit Oriented Development Plans identified below. This Notice of Availability (NOA) has been issued to notify interested parties that the Draft EIR is publicly available for review and comment. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public.
Project Location

Figure 1 indicates the location of the Westchester/Veterans and Crenshaw/Imperial TOD Plan areas.

The Westchester/Veterans planning area consists of approximately 432 acres located at the western gateway to Inglewood along the new Crenshaw/LAX Metro rail line at the Florence Avenue/Hindry Avenue intersection. The Westchester/Veterans planning area generally encompasses the area within the City of Inglewood that is half-mile from the Westchester/Veterans Metro Station, which is currently under construction.

The Crenshaw/Imperial planning area consists of approximately 221 acres located near the intersection of Crenshaw Boulevard interchange along the I-105 freeway. This planning area encompasses the area within the City of Inglewood that is half-mile from the Crenshaw Station on the Metro Green Line.
Project Description

The Transit Oriented Development Plans for the Westchester/Veterans and Crenshaw/Imperial planning areas consist of amendments to the Inglewood General Plan and Zoning Code to capture opportunities generated by the Metro Crenshaw/LAX Line and Green Line on the community's accessibility, and to capture the land use and economic development opportunities such accessibility brings. Included in the General Plan Amendment will be revisions to proposed land uses to take advantage of higher density mixed-use development opportunities adjacent to the two Metro stations.

Existing General Plan land use designations for the Westchester/Veterans planning area will be replaced with a single “Westchester/Veterans Transit Oriented District” designation, and existing General Plan land use designations for the Crenshaw/Imperial planning area will be replaced with a single “Crenshaw/Imperial Transit Oriented District” designation. Concept plans for the two planning areas provide detailed land use plans and policy direction for appropriate uses and development intensity for each area. The Concept Plans also provide for enhanced pedestrian and bicycle mobility within the two planning areas, along with improved access to the two Metro stations that are at the center of the planning areas. The Concept Plans also provide for the creation of new and enhancement of existing public spaces within the Westchester/Veterans and Crenshaw/Imperial areas.

The proposed Transit Oriented Development Plans will involve modifications to existing zoning designations to provide form-based development regulations aimed at maximizing use of transit, bicycling, and walking within the Westchester/Veterans and Crenshaw/Imperial areas. These regulations set forth opportunities for increased development intensity in mixed-use settings, along with expansion of employment-generating uses, particularly in the Westchester/Veterans area. Form-based development regulations are integrated with design guidelines, including guidelines for new development and rehabilitation of existing historic structures. Recognizing the intended transit orientation of new development within the Westchester/Veterans and Crenshaw/Imperial areas, proposed zoning regulations include reductions in minimum parking requirements for uses and locations most amenable to transit use. Overall, the TOD plans would provide for the types and amount of development described in Table 1, Proposed Development and Table 2, Proposed Development Summary.

Anticipated Discretionary Approvals

The list below identifies the discretionary approvals that are anticipated and therefore analyzed at a programmatic level in this Draft Program EIR.

- **Current Proposed Actions by the City of Inglewood**
  - Transit Oriented Development Plans for the Westchester/Veterans and Crenshaw/Imperial planning areas, each of which includes a Concept Plan, Transit Oriented Development zoning, and Design Guidelines.
  - General Plan Amendments for the Westchester/Veterans and Crenshaw/Imperial planning areas.

- **Potential Future Actions by the City of Inglewood**
  - Site-specific development projects that would be proposed subsequent to the TOD Plans within the Westchester/Veterans and Crenshaw/Imperial.
  - Close Isis Avenue north of Manchester Boulevard for open space.
  - Eliminate westbound travel and parking lane on Olive Avenue between Manchester Boulevard and Glasgow Avenue for open space.
Establish property-based Business Improvement Districts for the Westchester/Veterans and Crenshaw/Imperial areas.

Various capital improvement projects within the Westchester/Veterans and Crenshaw/Imperial areas.

Enhanced Infrastructure Financing Districts for the Westchester/Veterans and Crenshaw/Imperial areas.

Inclusionary zoning policy to require affordable housing within new residential developments.

Construct City Gateway Park on the east side of Crenshaw Boulevard south of 118th Street in coordination with the City of Hawthorne.

- **Potential Future Actions by Others**
  - Crenshaw Boulevard/I-105 Freeway On-Ramp Redesign (Caltrans, City of Hawthorne).
  - New portal to the Westchester/Veterans Metro Station (Los Angeles Metro).

### TABLE 1: PROPOSED DEVELOPMENT

<table>
<thead>
<tr>
<th></th>
<th>RESIDENTIAL (units)</th>
<th>RETAIL (s.f.)</th>
<th>COMMERCIAL/OFFICE (s.f.)</th>
<th>HOTEL (s.f.)</th>
<th>INSTITUTIONAL (s.f.)</th>
<th>INDUSTRIAL (s.f.)</th>
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### TABLE 2: PROPOSED DEVELOPMENT SUMMARY

<table>
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<th>RESIDENTIAL (units)</th>
<th>POPULATION</th>
<th>NON-RESIDENTIAL (s.f.)</th>
<th>JOBS</th>
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<td>Crenshaw/Imperial</td>
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### Environmental Impact Report

The EIR evaluates potential environmental impacts resulting from the proposed TOD Plans. The EIR analyzes the following potentially significant environmental areas:

- Air Quality
- Cultural and Tribal Cultural Resources
- Energy Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning Policy
- Noise and Vibration
- Population and Housing
- Public Services
- Recreational Resources
- Transportation
- Utilities, Service Systems, and Water Supply

### Agencies

The City requests that each responsible and trustee agency review the Draft EIR relevant to the agency’s statutory responsibilities in connection with the Project, in a manner consistent with California Environmental Quality Act (CEQA) Guidelines §15087 (14 California Code of Regulations [CCR] §15087). Each agency may use the EIR prepared by the City when considering any permits that the agency must issue, or other approvals for the Project.

### Public Review Period

The Draft EIR is available for public review for a period of 45 days. In accordance with CEQA Guidelines §15105, should you have any comments, please provide written comments on the Draft EIR within the 45-day period between May 27, 2021 and July 12, 2021.
Notice of Availability

May 27, 2021

Locations Where Draft EIR is Available for Public Review
Pursuant to the California Governor’s Executive Order N-54-20, an electronic PDF of the Draft EIR is available for download on the City’s website at www.cityofinglewood.org/834/Transit-Oriented-Development

In addition, a hard copy will be available at the following location:

- Inglewood City Hall, First Floor Lobby, One Manchester Boulevard, Inglewood, CA 90301

Public Comments

The City requests your review and consideration of the Draft EIR, and invites written comments from interested agencies, persons, and organizations regarding the environmental issues identified in the Draft EIR. Please indicate a contact person for your agency or organization. Comments in response to this notice may be submitted to the City through close of business (5:30 PM) on July 12, 2021.

Lead Agency Contact

All comments should be submitted in writing to:

City of Inglewood
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