



CITY OF INGLEWOOD
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division



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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
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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.

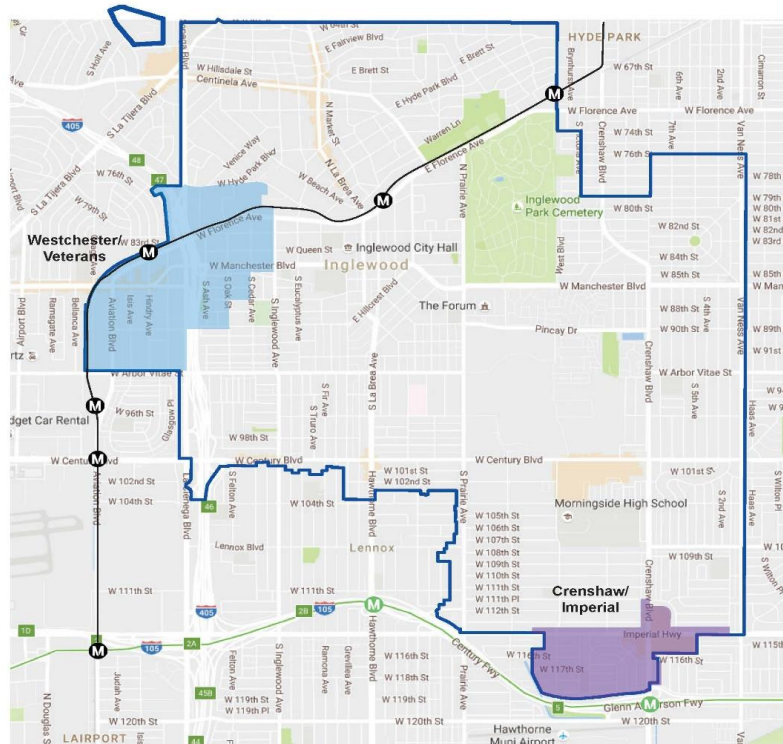
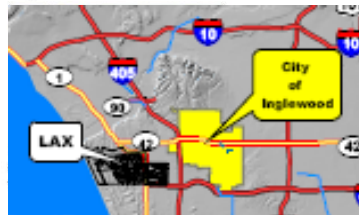


FIGURE 1
Transit-Oriented Development Plan Areas

-  City Boundary
-  Green Line
-  Future Crenshaw/LAX Line
-  Current TOD Plan Areas

Regional Location



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

	RESIDENTIAL (units)	RETAIL (s.f.)	COMMERCIAL/ OFFICE (s.f.)	HOTEL (s.f.)	INSTITUTIONA L (s.f.)	INDUSTRIAL (s.f.)
Westchester/Veterans						
Existing Development	1,596	356,215	419,242	80,645	245,161	2,833,385
Future Demolition	37	50,219	61,065	22,694	103,615	253,639
Future Construction	1,143	234,707	1,422,232	34,689	0	0
Development at Buildout	2,702	540,703	1,780,409	92,640	141,546	2,579,746
Crenshaw/Imperial						
Existing Development	1,044	527,735	190,218	49,497	152,809	0
Future Demolition	83	501,773	129,053	17,390	15,216	0
Future Construction	3,067	376,744	45,067	0	0	0
Development at Buildout	4,028	402,706	106,232	32,107	137,593	0
Project Total						
Existing Development	2,640	883,950	609,460	130,142	397,970	2,833,385
Future Demolition	120	551,992	193,118	40,084	118,831	253,639
Future Construction	4,210	611,451	1,467,299	34,689	0	0
Development at Buildout	6,730	943,409	1,883,641	124,707	279,139	2,579,746

Source: The Arroyo Group, 2021.

TABLE 2: PROPOSED DEVELOPMENT SUMMARY

	RESIDENTIAL (units)	POPULATION	NON- RESIDENTIAL (s.f.)	JOBS
Westchester/Veterans				
Existing Development	1,596	4,617	5,008,003	7,217
Future Demolition/Loss	37	102	465,087	772
Future Construction	1,143	3,155	1,412,676	6,297
Development at Buildout	2,702	7,670	5,955,592	12,742
Crenshaw/Imperial				
Existing Development	1,044	3,281	920,259	3,578
Future Demolition/Loss	83	229	663,432	858
Future Construction	3,067	8,465	421,810	1,017
Development at Buildout	4,028	11,517	678,638	3,737
Project Total				
Existing Development	2,640	7,898	5,928,262	10,795
Future Demolition/Loss	120	331	1,128,519	1,630
Future Construction	4,210	11,620	1,834,486	7,314
Development at Buildout	6,730	19,187	6,634,229	16,479

Source: The Arroyo Group, 2021.

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**.

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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