

# NOTICE OF DETERMINATION

To:  Office of Land Use and Climate Innovation  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

County Clerk  
 County of Los Angeles  
 12400 Imperial Highway  
 Norwalk, CA 90650

From: City of Inglewood  
 Development Services Department  
 One Manchester Boulevard  
 Inglewood, CA 90301

Applicant: City of Inglewood

THIS NOTICE WAS POSTED

ON July 11 2025

UNTIL August 11 2025

REGISTRAR - RECORDER/COUNTY CLERK

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

Beach Avenue/La Colina Drive Rezoning and Development Project  
 Project Title

<u>2016041011</u>	<u>Bernard McCrumby Jr, Planning Manager</u>	<u>(310) 412-5223</u>
State Clearinghouse Number (If submitted to Clearinghouse)	Contact Person	Area Code/Telephone/Extension

**Project Location:**

The 6.92-acre Project Site encompasses 20 Assessor's Parcel Numbers (APNs) in the Beach Avenue District of the Downtown Inglewood TOD Plan Area, in the City of Inglewood. The Beach Avenue District contains manufacturing uses and packinghouses in close proximity to low-density residential development. The Project Site is bounded by Beach Avenue to the north, La Colina Drive and the Metro K-Line to the south, Don Lee Farms to the west, and to the east by an unnamed alley 0.10 mile west of Centinela Avenue. It is approximately 0.5 mile north of Inglewood City Hall. Regional access to the Project Site is provided via Interstate 405 (I-405), approximately one mile to the west, and I-105, approximately 2.3 miles to the south.

**Project Description:**

The Modified Project would include the rezoning of 17 of the 20 parcels in the Project Site; 12 parcels would be rezoned to TOD Mixed-Use 1(MU-1), five parcels would be rezoned for Light Manufacturing (M-1), and zoning for three parcels would not change). The development standards for the Project Site would change to comply with the permitted uses and development standards of the MU-1 and M-1 zoning district for maximum height, minimum lot size, public street setback, public alley setback, and parking requirements.

Additionally, for the purposes of conducting the CEQA analysis, conceptual plans have been analyzed in the EIR Addendum for reasonably anticipated potential future improvements to an existing industrial facility to support Don Lee Farms and construction of a new mixed-use development in the 300 Beach Avenue Site, and construction of a new residential development in the 338 Beach Avenue Site. The EIR Addendum analyzed implementation of all three components as one whole project; therefore, all proposed rezoning and improvements on the two separate sites are referred to as the Modified Project. Future development for the Project Site would be consistent with the proposed zoning regulations and would be subject to the City's design review and approval process, and the assumptions detailed in this EIR Addendum would be verified or updated as appropriate.

This is to advise that the City of Inglewood has approved the above described  Lead Agency or  Responsible Agency)

project on July 8, 2025 and has made the following determinations regarding the above described project:  
 (Date)

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Addendum to a Certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

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 FILED  
 Jul 11 2025

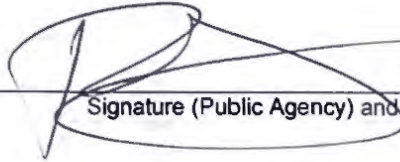
3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
5. A Statement of Overriding Considerations [  was  was not ] adopted for this project.
6. Findings [  were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the Certified Environmental Impact Report and the record of project approval is available to the General Public at:

- City of Inglewood, Development Services Department: One Manchester Boulevard, Inglewood, California 90301
- City of Inglewood, Development Services Department: website: <https://www.cityofinglewood.org/1016/Environmental-Documents>

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Date received for filing and posting at OPR: \_\_\_\_\_



Signature (Public Agency) and Title

PLANNING MANAGER

7/8/25  
Date

2025 140972



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Jul 11 2025