

1 RESOLUTION NO. _____
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3 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
4 INGLEWOOD, CALIFORNIA, APPROVING VESTING TENTATIVE
5 TRACT MAP NO. 69906 (VTTM-69906) TO SUBDIVIDE 238.4 ACRES
6 INTO 215 LOTS ON PROPERTY GENERALLY LOCATED NORTH OF
7 CENTURY BOULEVARD AND EAST OF PRAIRIE AVENUE
8 COMMONLY KNOWN AS THE HOLLYWOOD PARK RACETRACK
9 AND CASINO AT 1050 SOUTH PRAIRIE AVENUE, UNDER THE
10 PROVISIONS OF ARTICLE 22, CHAPTER 12 OF THE INGLEWOOD
11 MUNICIPAL CODE.

12 (Case No. VTTM-69906)

13 WHEREAS, pursuant to Chapter 12, Article 22 of the Inglewood Municipal
14 Code, there was filed with the Planning Department of the City of Inglewood,
15 California on the fifth day of November, 2008, an application by The Hollywood Park
16 Land Company, LLC, for a Vesting Tentative Tract Map to subdivide the 238.4-acre
17 Hollywood Park Racetrack and Casino property into 215 lots to allow the development
18 of a new master planned mixed-use community on the real property legally described
19 as:

20 Portions of Lot C of Parcel Map No. 25640 in the City of Inglewood, County of
21 Los Angeles, State of California, as per map filed in Book 289, Pages 53 to 61
22 inclusive of Parcel Maps, in the office of the County Recorder of said County.
23 Exceptions noted. The subject lots are identified also as Assessors Parcel
24 Number (APN) 4025-011-028 and APN 4025-011-029.

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26 WHEREAS, the application was set for a public hearing before the Planning
27 Commission in the City Council Chambers, Ninth Floor of City Hall, on the sixth day of
28 May 2009, beginning at the hour of 7:00 p.m., and;

1 On May 6, 2009, staff requested that the Planning Commission continue the
2 hearing to May 11, 2009, at 7:00 p.m., City Council Chambers, Ninth Floor of City Hall,
3 to allow additional time for staff to respond to comments on the Draft Environmental
4 Impact Report that were provided at a City Council hearing on May 4, 2009. The
5 Planning Commission granted staff's request and continued the hearing to May 11,
6 2009. Notice of the time and place of the continued hearing was given as required by
7 law, and;

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9 WHEREAS, following the staff presentation and the close of public testimony, on
10 May 11, 2009, the Planning Commission of the City of Inglewood, California adopted
11 Resolution No. 1559 entitled:
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13 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**
14 **INGLEWOOD, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL**
15 **APPROVE VESTING TENTATIVE TRACT MAP NO. 69906 (VTTM-69906) TO**
16 **SUBDIVIDE 238.4 ACRES INTO 215 LOTS ON PROPERTY GENERALLY**
17 **LOCATED NORTH OF CENTURY BOULEVARD AND EAST OF PRAIRIE**
18 **AVENUE COMMONLY KNOWN AS THE HOLLWOOD PARK RACETRACK**
19 **AND CASINO AT 1050 SOUTH PRARIE AVENUE, UNDER THE PROVISIONS**
20 **OF ARTICLE 22, CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE.**

21 WHEREAS, Resolution No. 1559 was presented to the City Council on May 12,
22 2009, who then scheduled a public hearing for May 28, 2009, and

23 WHEREAS, on May 28, 2009, staff requested that the City Council continue the
24 public hearing. The City Council granted the request and continued the hearing to
25 June 3, 2009, at 5:30 p.m., and subsequently to June 8, 2009 at 5:30 p.m., at the City
26 Council Chambers, Ninth Floor of City Hall; and

27 WHEREAS, the City Council conducted a public hearing on June 8, 2009 at the
28 time and place stated above and afforded all persons interested in the matter of the

1 Vesting Tentative Tract Map, VTTM-69906, or in any matter or subject related thereto,
2 an opportunity to appear before the City Council and be heard and to submit any
3 testimony or evidence in favor of or against the requested Vesting Tentative Tract Map.

4 The City Council continued its consideration of the requested Vesting Tentative Tract
5 Map to July 8, 2009, at 7:00 p.m., at the City Council Chambers, Ninth Floor of City
6 Hall; and,
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8 WHEREAS, the City Council carefully considered all testimony and evidence
9 presented at the hearing and now finds as follows:
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- 11 1. That all procedural requirements for approval of the Vesting Tentative
12 Tract Map No. 69906 (VTTM) have been followed.
- 13 2. That VTTM-69906 substantially complies with the applicable
14 requirements of state and local law, including the Subdivision Map Act
15 and the City Subdivision Regulations (Chapter 12, Article 22).
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- 17 3. That the standards of the City Quimby Act ordinance do not apply to the
18 proposed project because the date of the project application was before
19 the date of adoption of the ordinance.
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- 21 4. That the proposed subdivision and the provisions for its design and
22 improvement in the VTTM are consistent with the City Comprehensive
23 General Plan, as amended by General Plan Amendment (GPA 08-03),
24 the Hollywood Park Specific Plan (SP-08-01), and the City Zoning
25 Ordinance, as amended by Zone Change (ZC-127) and Zoning Code
26 Text change. The General Plan Amendment (GPA 08-03), the Hollywood
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Specific Plan (SP-08-01), Zone Change (ZC-127) and Zoning Code Text change were considered concurrently with VTTM by the City Council.

5. That the site is physically suitable for the type and density of development proposed under the VTTM. The property is suitable for the type and density of development due to its substantial size which allows the site to be designed appropriately to accommodate the proposed mixture of residential, mixed use, commercial recreational, open-space, and civic uses.
6. That the proposed subdivision under the VTTM, together with the provisions for its design and improvement, with the implementation of the required conditions and mitigation measures, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as documented in the EIR and elsewhere in the record.
7. That the proposed subdivision under the VTTM, together with the provisions for its design and improvement, with the implementation of the required conditions and mitigation measures, are not in conflict with public easements for access through or use of the property in the VTTM: The subdivision includes abandonment of certain existing utility easements within the project boundaries. Where necessary, alternate easements are provided that are substantially equivalent or more suitable, to ensure that there is not a conflict due to the abandonment of

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existing easements. The VTTM will also create additional public access opportunities that do not currently exist.

8. That the approval of Vesting Tentative Tract Map No. 69906 will not be detrimental to neighboring properties: The project Specific Plan, project EIR, and the project conditions of approval identify specific requirements to mitigate project related impacts to neighboring properties. As proposed in the Draft Specific Plan, the 238-acre site has been planned in an efficient and orderly manner that allows for the provision of project amenities and appropriate interfaces between the neighborhoods and land uses such as parks, pedestrian linkages, and uniform streetscape design and landscaping throughout the project that would have been unlikely to occur in the absence of a master-plan for the entire site.

9. That the subdivision will not adversely impact City services. Any impact to existing City Services will be mitigated as described in the Hollywood Park Specific Plan (SP 08-01) and the project EIR by conditions. Any impact to the Inglewood Unified School District (IUSD) which may be caused by this development will be alleviated by the imposition of fees given to the School District as authorized by Government Code section 65996 (AB 2926 (Stirling), Chapter No. 887, 1986, effective January 1, 1987 (as amended)). In addition, IUSD will also receive additional revenue in the form of pass-through payments as a result of development.

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10. That the design of the subdivision under the VTTM provides for, to the extent feasible, future passive or natural heating or cooling opportunities in that, where feasible, lot size and configuration will allow for structures to incorporate southern exposure and to take advantage of shade or prevailing breezes.
11. That the subdivision is reasonably related to the protection of the general health, safety and welfare of the community.
12. That the subdivision fosters the City's goal to create additional housing stock.
13. That sufficiency of water available to serve development of the subdivision under the VTTM has been demonstrated by the analysis of water supply impacts in the EIR (including the Water Supply Assessment prepared for the Hollywood Park project ((Appendix F-6) to the EIR)) with required mitigation measures and conditions imposed on the VTTM and Hollywood Park project, including terms in the Development Agreement which require Landowner to convey specified water rights to the City.
14. Pursuant to the California Environmental Quality Act, Public Resources Code, §§ 21000, et seq. (CEQA), the City prepared an Environmental Impact Report (EIR) for the Hollywood Park Project, including the VTTM (State Clearinghouse No. 2007111018), which analyzes adverse environmental impacts of the proposed Project and the VTTM. Prior to making a decision on the VTTM, the City Council reviewed and considered the EIR and certified the EIR, made certain environmental

1 findings, adopted a Mitigation Monitoring and Reporting Program, and
2 adopted a Statement of Overriding Considerations for significant and
3 unavoidable impacts of the Project that would remain even with the
4 implementation of necessary mitigation measures specified in the EIR.
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7 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF**
8 **INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

9 That the City Council concurs with the Planning Commission recommendation to
10 approve Vesting Tentative Tract Map No. 69906 under the provisions of Chapter 12,
11 Article 22 of the Inglewood Municipal Code, subject to the following conditions:
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- 13 1. An approved final tract map must be recorded with the Los Angeles
14 County Recorder's Office within two years of the City Council's approval
15 of the tentative tract map (unless another term is provided in the
16 Development Agreement approved for the Hollywood Park Project, and
17 subsequent final maps are approved and recorded as set forth in the
18 applicable provisions of the Inglewood Municipal Code.
- 19 2. All subsequent final tract maps, must be approved by the City Council
20 and all final tract maps must be approved and recorded with the Los
21 Angeles County Recorder's Office.
- 22 3. That the Mitigation Monitoring Program (MMP) of the Final Environmental
23 Impact Report and Addendum prepared for the project shall be conditions
24 of approval incorporated herein by reference. Where there is a conflict
25 between these conditions and the MMP, the more restrictive conditions
26 shall apply as determined by the Director of the Planning and Building
27 Department.
- 28 4. That all development shall be consistent and comply with all
requirements of the Hollywood Park Specific Plan (SP 08-01) whether or
not such requirements are identified herein.

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5. That all conditions and requirements as outlined in the Development Agreement for this project shall be conditions of approval by reference. Where there is a conflict between these conditions and the Development Agreement, the Development Agreement shall apply. Where there is a conflict between these conditions and the Specific Plan, the Specific Plan shall apply. To the extent an issue has not been addressed in the Development Agreement, Specific Plan or tentative map, the Inglewood Municipal Code will control.

6. That the developer shall and does hereby agree to indemnify, protect, defend and hold harmless the City of Inglewood, its agents, officers, and employees, from any claim, action or proceeding to attach, set aside, void, or annul an approval of the City concerning the subdivision/Vesting Tentative Tract Map. Said indemnification shall be set forth in a written instrument acceptable to the City Attorney, which shall be signed by the applicant and the property owner within 10 days of City Council approval of the VTTM.

7. That all applicable requirements of the Planning Division, Public Works Department, Los Angeles County Fire Department, Building and Safety Division, and all other applicable City Departments will be complied with during all phases of development associated with this approval, except where the requirement conflicts with a specific term in the Development Agreement.

8. That the Developer shall submit to the City Public Works Director a reproducible mylar copy of the vesting tentative map in a format consistent with City standards and a digital copy of said map reflecting the conditions approved by the final decision - making body. The mylar shall be submitted to the City and reviewed and approved by the City Public Works Director and Planning and Building Director prior to first submittal of building plans, final map, improvement or grading plans, whichever occurs first. The digital file copy shall be submitted in a format as approved by the City Public Works Director. At a minimum, the mylar of the vesting tentative map shall incorporate the following revisions:
 - i. The project phasing map shown on sheet 1 shall be revised to correctly identify project phasing in accordance with the Hollywood Park Specific Plan and other project entitlements.
 - ii. Letter D under Proposed Land Uses shall be revised to read: The applicant shall offer for dedication perpetual public easements for park land/open space to the City of Inglewood local park sites on Lots B, C, D, E, F, G, and I in accordance with an approved Development Agreement. Such easements shall be free and clear

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of money and other encumbrances, liens, leases, fees, easements (recorded or unrecorded), assessments and unpaid taxes except those meeting the approval of the Inglewood City Council, or except for other easements shown on Tentative Tract Map No. 69906.

- iii. Letter G under Proposed Land Uses shall be revised to read: The applicant shall offer for dedication in fee to the City of Inglewood a Civic Site on Lot A in accordance with an approved Development Agreement and consisting of not less than four acres. Such offer shall be free and clear of encumbrances and liens, except for those permitted in the Development Agreement.
- iv. The Proposed Land Uses section shall note that residential uses will not be constructed within the identified Potrero Fault Restricted Use Zone.
- v. The Proposed Land Use General Summary Table shall be updated and/or finalized to the satisfaction of the Director of Planning and Building.
- vi. The location of the LAX Noise Contour affecting this project shall be depicted.

9. That all final maps prepared for this project shall conform to the applicable sections of the Subdivision Map Act, the City Municipal Code, the Specific Plan, the Development Agreement, and the conditions of approval for the Vesting Tentative Tract Map No. 69906.

10. That prior to the recordation of the first final map within each Phase of development, the applicant shall demonstrate resolution of related traffic impact mitigation measures to the satisfaction of the City and as set forth in the project MMP.

11. That prior to recordation of the first final map for Phase I, the specifics of phasing of all infrastructure associated with the vesting Tentative Map shall be established to the satisfaction of the City and in conformance with the requirements of the project MMP, SP 08-01 and the Development Agreement.

12. That all of the on-site public roads, utilities and other infrastructure contained within the boundaries of Phase I and subsequent Phases shall be designed in accordance with the requirements and to the satisfaction of the City of Inglewood, and shall be bonded in accordance with the terms set forth in the Development Agreement, specifically the Phasing Plan. Construction of said infrastructure shall be complete to the

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- satisfaction of the City Public Works Director prior to the issuance of the first certificate of occupancy for any lots or development within the applicable phased final map, except for Phase 1, as approved by the City Public Works Director upon a showing that all infrastructure needed to serve the particular lots developed has been completed.
13. That the applicant shall provide will-serve letters for all subject public service and utility facilities, including water and sewer utilities, prior to final recordation of any proposed final map.
14. That concurrent with the recordation of any final map, sufficient perpetual public easements for park land/open space dedications shall be made to satisfy the requirements associated with the total number of residential units provided for in the final map and in accordance with the Development Agreement. Acceptance of the dedication of park land easement need not occur until all improvements have been completed to the satisfaction of the City.
15. That final maps encompassing the Potrero Fault Restricted Use Zone as identified in the project Geotechnical Report shall identify the limits of said Restricted Use Zone and establish required easements or identify use restrictions to the satisfaction of the City.
16. That prior to the issuance of a grading permit or building permit, whichever occurs first, Developer shall submit for City approval a "Storm Water Pollution Prevention Plan (SWPPP)." The SWPPP shall be in compliance with current requirements and provisions established by the Los Angeles Regional Water Quality Control Board and City of Inglewood Requirements. The SWPPP shall address measures to reduce to the maximum extent practicable storm water pollutant runoff during construction of the project.
17. That prior to the issuance of any final map, grading or building permit, whichever occurs first, Developer shall submit water quality technical documents to address all proposed site design, source control and treatment control Best Management Practices (BMPs) within the scope of the proposed final map, building permit or grading permit, as well as addressing ongoing operational and maintenance responsibilities to the satisfaction of the City. Said technical documents shall demonstrate compliance with all City of Inglewood and Los Angeles Regional Water Quality Control Board requirements current at the time of the actual final map, grading or building permit and shall be subject to City review and approval.

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- 18. That all construction shall be performed in accordance with the guidelines established by the City and State building regulations.
- 19. That prior to hauling dirt or construction materials to or from any proposed construction site within this project, Developer shall apply for and obtain approval from, the City Public Works Director for the proposed haul route.
- 20. That a recycling program shall be implemented to the satisfaction of the City during demolition, grading, excavation and all subsequent project construction phases.
- 21. That the applicant and successors in interest shall comply with all conditions of approval. The applicant shall submit to City staff any conditions from other agencies that may arise from future governmental permits or actions on the project site.
- 22. That prior to obtaining approval of any final map, the applicant must submit to the City for review and approval a copy of all applicable Operation and Easement Agreements (OEs) and Covenants, Conditions and Restrictions (CC&Rs).
- 23. That prior to approval of the any final map, the applicant shall submit to the City of Inglewood proof of current property taxes paid.
- 24. That the applicant and successors in interest shall be responsible for payment of all applicable fees for all future applications and permits.

NOTE: Unless specifically stated in the condition, all of the following conditions, upon the approval of this proposed vesting tentative map, must be met prior to approval of any final map, building or grading permit (except the rough grading permit), whichever occurs first. However, the rough grading permit shall be subject to Condition # 29.

- 25. That all utility easements shall be provided to the specifications of the appropriate utility companies or agency, and subject to review and approval by the City Public Works Director.

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26. That prior to the issuance of grading or building permits, whichever occurs first, Developer shall submit to the City proof that a Notice of Intention for the start of work has been submitted to the State Water Resources Control Board.

27. That upon completion of grading, Developer shall file an "as-graded" geologic plan with the Planning and Building Director and the City Public Works Director. The plan shall clearly show all the geology as exposed by the grading operation, all geologic corrective measures as actually constructed and must be based on a contour map which represents both the pre and post site grading. The plan shall be signed by both the soils engineer and the engineering geologist, and shall be submitted on a 24" x 36" mylar or similar drafting film format suitable for a permanent record.

28. That all phases of the proposed project shall incorporate site design, source control, and treatment control best management practices as well as utilizing Low-Impact Development (LID) techniques to the extent practicable.

29. That the Developer shall comply with the City's requirements of the National Pollutant Discharge Elimination System (NPDES) permit, most current version as determined by the City at the time of subsequent project applications within each phase of development. Developer shall provide improvements constructed pursuant to best management practices as referenced in the "California Storm Water Best Management Practices Handbook" to reduce surface pollutants to an acceptable level prior to discharge to sensitive areas. Plans for such improvements shall be submitted to and subject to the approval of the City Public Works Director.

30. That the Developer shall install potable water and recycled water services and meters at a location approved by the City Public Works Director. The locations of said services shall be reflected on public improvement plans.

31. That the Developer shall provide separate potable water meters for each separately owned unit, except residential units in podium and wrap products and residential units located in the Mixed Use zone.

32. That this project is approved upon the express condition that building permits will not be issued for any phase of the proposed development of the subject property, unless the City Public Works Director has

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determined that adequate water and sewer facilities are available at the time of occupancy. A note to this effect shall be placed on the Final Map, as non-mapping data.

33. That prior to approval of the Final Tract Map the applicant shall submit to the City of Inglewood a copy of the Preliminary Subdivision Public Report prepared by the California Department of Real Estate.

34. That prior to any Final Map approval or issuance of building permits, whichever is first, the entire potable water, recycled water, and sewer system shall be evaluated in detail to ensure that adequate capacity, pressure, and flow demands can be met to the satisfaction of the Public Works Director, consistent with the analysis set forth in the EIR.

35. The applicant shall comply with all Conditions of Approval for Subdivisions and Water System Requirements required by the County of Los Angeles Fire Department in its approval of the Vesting Tentative Tract Map, dated May 29, 2009.

36. The Project Applicant shall develop a Migratory Bird Management Plan, in consultation with the Los Angeles World Airport, to manage the potential population of birds at the arroyo in Arroyo Park. The Plan shall be approved by the City prior to the issuance of the first grading permit to create the arroyo. The Plan shall be implemented through the required CC&Rs for the Project.

This resolution for Vesting Tentative Tract Map 69906 (VTTM-69906) is passed, approved and adopted this ____ day of ____ 2009. This resolution shall take effect on the Effective Date of the Development Agreement by and between the City of Inglewood and Hollywood Park Land Company, LLC, adopted by City Ordinance No. _____.

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MAYOR OF THE CITY OF INGLEWOOD,
CALIFORNIA

ATTEST:

CITY CLERK

(SEAL)