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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
INGLEWOOD, CALIFORNIA, APPROVING TEXT AMENDMENTS TO  
CHAPTER 12 (ZONING) OF THE INGLEWOOD MUNICIPAL CODE

WHEREAS, the consideration of amendments to Chapter 12 (Zoning) of the  
Inglewood Municipal Code was set for a May 6, 2009 Planning Commission  
hearing in the City Council Chambers, Ninth Floor of City Hall, on the sixth day of  
May 2009, beginning at the hour of 7:00 p.m.; and,

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

WHEREAS, on May 11, 2009, the Planning Commission conducted the  
hearing at the time and place stated above and afforded all persons interested in  
the matter of the amendments to the Zoning Code, or in any matter or subject  
related thereto, an opportunity to appear before the Commission be heard and to  
submit any testimony or evidence in favor of or against the amendments to the  
Zoning Code; and,

WHEREAS, at the conclusion of the public hearing, the Planning Commission  
approved Resolution No. 1556 entitled:

0-1

1 RESOLUTION NO. 1556

2 A RESOLUTION OF THE CITY PLANNING COMMISSION  
3 OF THE CITY OF INGLEWOOD, CALIFORNIA,  
4 APPROVING AND RECOMMENDING TO THE CITY  
5 COUNCIL FOR APPROVAL, THE ADOPTION OF  
6 AMENDMENTS TO CHAPTER 12 OF THE INGLEWOOD  
7 MUNICIPAL CODE TO ESTABLISH ARTICLE 10.1, THE  
8 HOLLYWOOD PARK SPECIFIC PLAN ZONE.  
9

10 WHEREAS, the matter of the proposed text amendments to the Zoning Code  
11 was presented to the City Council on May 12, 2009, who then scheduled a public  
12 hearing for May 28, 2009; and,

13 WHEREAS, notice of the time and place of the hearing was given as required  
14 by law; and,

15  
16 WHEREAS, on May 28, 2009, staff requested that the City Council continue  
17 the public hearing. The City Council granted the request and continued the hearing  
18 to June 3, 2009, at 5:30 p.m., at the City Council Chambers, Ninth Floor of City  
19 Hall; and,

20 WHEREAS, the City Council conducted the hearing at the time and place  
21 stated above and afforded all persons interested in the matter of the proposed  
22 Zoning Code amendments, or in any matter or subject related thereto, an  
23 opportunity to appear before the City Council and be heard and to submit any  
24 testimony or evidence in favor or against the proposed Zoning Code amendments;  
25 and,

26 WHEREAS, after taking public testimony and considering the issues, the  
27 City Council determined that certain amendments specified herein, should be made  
28 the text of the Zoning Code; and,

1           WHEREAS, the City Council has carefully considered all testimony and  
2 evidence presented in this matter, and being advised finds as follows:

3 SECTION 1.  
4

- 5
- 6           1. That the proposed amendments are consistent with the intent of the  
7 Inglewood General Plan to provide for the orderly development and  
8 redevelopment of the City while preserving a measure of diversity among  
9 its parts, and to promote sound economic development and increase  
10 employment opportunities for the City's residents by responding to  
11 changing economic conditions. Approval of the text amendments will  
12 create the Zoning Code framework to allow the orderly development of  
13 238 acres of land and will ensure that there are guidelines, development  
14 standards, design standards and procedures in place to foster and create  
15 a quality development consistent with long-term General Plan goals.  
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- 19           2. That the proposed zoning code text amendments will provide consistency  
20 with the Inglewood General Plan Land Use Maps and related General  
21 Plan Elements as well as ensure consistency with other applicable Zoning  
22 Code provisions.  
23
- 24           3. That the proposed zoning code text amendments will encourage orderly  
25 development and will not create standards, guidelines, procedures or  
26 policies that are injurious to the public health or welfare or that may be  
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1 injurious to the property or improvements in the Hollywood Park Specific  
2 Plan zone or vicinity.

- 3 4. Pursuant to the California Environmental Quality Act, Public Resources  
4 Code, §§ 21000, et seq. (CEQA), the City prepared an Environmental  
5 Impact Report (EIR) for the Hollywood Park Project, including the Zoning  
6 Code text amendments (State Clearinghouse No. 2007111018), which  
7 analyzes adverse environmental impacts of the proposed Project and the  
8 amendments. Prior to making a decision on the amendments, the City  
9 Council reviewed and considered the EIR and certified the EIR, made  
10 certain environmental findings, adopted a Mitigation Monitoring and  
11 Reporting Program, and adopted a Statement of Overriding  
12 Considerations for significant and unavoidable impacts of the Project that  
13 would remain even with the implementation of necessary mitigation  
14 measures specified in the EIR.  
15  
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18 **SECTION 2.**

19 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD**  
20 **DOES HEREBY ORDAIN AS FOLLOWS:**  
21

22 Section 12-2 of Article 1.1 (General Regulations) of the Inglewood Municipal  
23 Code is hereby amended by the City Council to read as follows:  
24

25 **“Section 12-2. Zone Classifications Denoted.”**

26 The use of land and buildings, the height, bulk, location of structures, the  
27 amount of open space and the density of population are regulated by the following  
28 zone classifications:

- 1 R-1, One-family Zone.
- 2 R-1Z, One-family/Zero-lot-line Zone.
- 3 R-1-1/2, Limited Two-family Zone.
- 4 R-2, Limited Multiple-family Zone.
- 5 R-2A, Limited Multiple-family Zone.
- 6 R-3, Multiple-family Zone.
- 7 R-4, Multiple-family Zone.
- 8 R-M, Residential and Medical Zone.
- 9 P, Automobile Parking Zone.
- 10 P-1, Automobile Parking Zone.
- 11 C-R, Commercial and Recreation Zone.
- 12 HPSP, Hollywood Park Specific Plan Zone.
- 13 C-1, Limited Commercial Zone.
- 14 C-2, General Commercial Zone.
- 15 C-2A, Airport Commercial Zone.
- 16 C-S, Commercial Service Zone.
- 17 C-3, Heavy Commercial Zone.
- 18 M-1, Light Manufacturing Zone.
- 19 M-1L, Limited Manufacturing Zone.
- 20 M-2, Heavy Manufacturing Zone.
- 21 S-1, Special Zone (Cemetery).
- 22 S-2, Special Zone (Cemetery).
- 23
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1 CC, Civic Center Zone.

2 O-S, Open Space Zone.

3 T-C, Transportation Corridor Zone.

4 D, Supplemental Design Review Zone.”

5  
6 SECTION 3.

7 Article 10.1 (Hollywood Park Specific Plan Zone) is hereby added to Chapter  
8 12 (Zoning) of the IMC by the City Council to read as follows:

9  
10 “Article 10.1 Hollywood Park Specific Plan Zone.

11  
12 12-31.5 HPSP Zone – Hollywood Park Specific Plan.

13  
14 12-31.6 Purpose. The Hollywood Park Specific Plan Zone (HPSP) is established to  
15 assure that the Hollywood Park Racetrack, Practice Track, Grandstand and Barn  
16 Area is developed in a comprehensively planned manner, compatible with adjacent  
17 residential and commercial neighborhoods and consistent with the City’s quality of  
18 life goals.

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21 12-31.7 Land Use Plan. The location of the various land uses within the HPSP zone  
22 shall be as shown in the Land Use Plan in the Hollywood Park Specific Plan. The  
23 types of land uses allowed in the HPSP zone are Open Space, Mixed-Use,  
24 Residential, Commercial and Recreation, and Civic as described in the Hollywood  
25 Park Specific Plan.  
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1 12.31.8 Zoning Designation for Commercial Recreation area. The portion of the  
2 Hollywood Park Specific Plan Zone designated as Commercial and Recreation shall  
3 maintain the Commercial-Recreation (C-R) zoning designation established in the  
4 Inglewood Municipal Code (Section 12-2 of Article 1.1 of Chapter 12) which is  
5 hereby incorporated into the Hollywood Park Specific Plan. The specific provisions  
6 of the Hollywood Park Specific Plan relating to the Commercial and Recreation  
7 area, including but not limited to uses allowed, shall control over the general  
8 provisions of the C-R zone set forth in Article 10 of Chapter 12 of the Inglewood  
9 Municipal Code. In the event of a conflict between the terms, conditions,  
10 requirements, or policies of the Hollywood Park Specific Plan and the Inglewood  
11 Municipal Code relating to the Commercial and Recreation area, the Hollywood  
12 Park Specific Plan shall govern.  
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16 12-31.9 Permitted Uses. The permitted uses within the HPSP zone shall be those  
17 uses listed as permitted uses in the Hollywood Park Specific Plan.  
18

19 12-31.10 Accessory Uses. The accessory uses allowed within the HPSP zone shall  
20 be those uses listed as accessory uses in the Hollywood Park Specific Plan.  
21

22 12-31.11 Uses Requiring Minor Administrative Permit. The uses specified as  
23 requiring approval of a Minor Administrative Permit in the Hollywood Park Specific  
24 Plan may be allowed subject to approval of a Minor Administrative Permit pursuant  
25 to the provisions of the Hollywood Park Specific Plan.  
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1 12-31.12 Uses Requiring Special Use Permit. The special uses identified as  
2 requiring approval of a Special Use Permit in the Hollywood Park Specific Plan may  
3 be allowed subject to approval of a Special Use Permit pursuant to the provisions of  
4 the Hollywood Park Specific Plan and Inglewood Municipal Code.  
5

6 12.31.13 Development Standards. All uses in the HPSP Zone shall be subject to the  
7 development standards specified in the Hollywood Park Specific Plan, including but  
8 not limited to, parking and loading, setbacks, signage and building heights  
9 requirements.  
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11  
12 12.31.14. Design Guidelines. All uses in the HPSP Zone shall be subject to the  
13 design guidelines in the Hollywood Park Specific Plan.  
14

15 12.31.14.1. Implementation Measures. Development in the HPSP zone shall be  
16 subject to the implementation measures in the Hollywood Park Specific Plan.  
17

18 12.31.14.2 Relationship to Other Laws. The requirements of the Inglewood  
19 Municipal Code, including, but not limited to, the development standards and  
20 conditions of use of general application throughout the City, shall govern the  
21 development, use and operation of the property within the HPSP Zone, except as  
22 otherwise expressly provided in the Hollywood Park Specific Plan. All terms not  
23 otherwise defined in the Hollywood Park Specific Plan shall have the meaning set  
24 forth in the Inglewood Municipal Code. In the event of a conflict between the terms,  
25 conditions, requirements, or policies of the Hollywood Park Specific Plan and the  
26 Inglewood Municipal Code, the Hollywood Park Specific Plan shall govern.”  
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1 SECTION 4.

2 This ordinance (Ordinance No. \_\_\_\_\_) to approve the Zoning Code Text  
3 Amendments was introduced by the City Council on June 3, 2009, and adopted by  
4 the City Council on \_\_\_\_\_, \_\_\_\_\_, 2009. Pursuant to the provisions of Government  
5 Code Section 36933, a summary of this Ordinance shall be prepared by the City  
6 Attorney. At least five (5) days prior to the City Council meeting at which this  
7 Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the  
8 Summary, and (2) post in the City Clerk's Office a certified copy of this Ordinance.  
9 Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1)  
10 publish the summary, and (2) post in the City Clerk's Office a certified copy of the  
11 full text of this Ordinance along with the names of those City Council members  
12 voting for and against this Ordinance or otherwise voting.

13 This Ordinance shall take effect on the Effective Date of the Development  
14 Agreement by and between the City of Inglewood and Hollywood Park Land  
15 Company LLC adopted by City Ordinance No. \_\_\_\_\_.

16 Passed, approved and adopted by the City Council of the City of Inglewood  
17 this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

18 \_\_\_\_\_  
19 **MAYOR OF THE CITY OF INGLEWOOD,**  
20  
21 **CALIFORNIA**

22 **ATTEST:**  
23 \_\_\_\_\_  
24

25 **CITY CLERK**

26 **(SEAL)**

27  
28 1243188.4