

DA 09-01, 09-14 (O-5), 07/08/09.

ORDINANCE NO. 09-14

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING AND ADOPTING THE DEVELOPMENT
AGREEMENT BY AND BETWEEN THE CITY OF INGLEWOOD
AND HOLLYWOOD PARK LAND COMPANY LLC FOR A
PROPOSED MASTER-PLANNED MIXED USE DEVELOPMENT
FOR HOLLYWOOD PARK ON THE 238-ACRE PROPERTY AT
1050 SOUTH PRAIRIE AVENUE

Development Agreement Case No. (DA-09-01)

SECTION 1.

WHEREAS, pursuant to state law, on the 16th day of October, 2008, there was filed with the Planning Division of the City of Inglewood, California, an application by Hollywood Park Land Company, LLC, for approval of a Development Agreement (Development Agreement) for a proposed master-planned mixed-use community on an approximately 238-acre property, located at 1050 South Prairie Avenue, on the real property legally described as:

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

WHEREAS, 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 Hollywood Park Specific Plan (SP-08-01) and development authorized under the Development

1 Agreement, (State Clearinghouse No. 2007111018), which analyzed adverse
2 environmental impacts of development under the proposed Project, including the
3 Specific Plan and Development Agreement; and

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

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

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

15 WHEREAS, on May 11, 2009, the Planning Commission conducted the
16 hearing at the time and place stated above and afforded all persons interested in
17 the matter of the Development Agreement, DA-09-01, or in any matter or subject
18 related thereto, an opportunity to appear before the Commission and be heard and
19 to submit any testimony or evidence in favor of or against the Development
20 Agreement; and,

21 WHEREAS, on May 11, 2009, at the conclusion of the public hearing, the
22 Planning Commission approved Resolution No. 1560 entitled:
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RESOLUTION NO. 1560

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE DEVELOPMENT AGREEMENT FOR A PROPOSED MASTER-PLANNED MIXED USE DEVELOPMENT FOR HOLLYWOOD PARK ON THE 238-ACRE PROPERTY AT 1050 SOUTH PRAIRIE AVENUE

WHEREAS, the matter of the proposed Development Agreement was presented to the City Council on May 12, 2009, who then scheduled a public hearing for the EIR, Development Agreement and certain other entitlements for the proposed Hollywood Park project before the City Council in the City Council Chamber, Ninth Floor of Inglewood City Hall, on the twenty-eighth day of May 2009. Notice of the time and place of the hearing was given in compliance with legal requirements. The Development Agreement was transmitted to the City Council prior to the hearing; and

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

WHEREAS, on June 3, 2009, the City Council continued consideration of the Development Agreement to June 8, 2009; and,

WHEREAS, on June 8, 2009, the City Council conducted the hearing at the time and place stated above and afforded all persons interested in the matter of the Development Agreement, or in any matter or subject related thereto, an opportunity to appear before the City Council and be heard and to submit testimony or evidence

1 in favor of or against the Development Agreement. The City Council reviewed and
2 considered the Development Agreement and testimony and information received at
3 the public hearing, the Planning Commission recommendation, and the oral and
4 written reports from City staff, as well as all other documents contained in the City
5 administrative record relating to the proposed project; and
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7 WHEREAS, on June 3, 2009, prior to acting on the Development Agreement, the
8 City Council reviewed and considered the EIR and adopted a resolution certifying the
9 EIR, adopted certain environmental findings, a Statement of Overriding Considerations
10 for significant and unavoidable impacts of the Project, and a Mitigation Monitoring and
11 Reporting Program for the proposed Hollywood Park project, including the Development
12 Agreement; and
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14 WHEREAS, after said deliberations of the City Council on June 8, 2009, the City
15 Council did introduce the ordinance to approve the Development Agreement.
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17 **SECTION 2.**

18 The City Council of the City of Inglewood does hereby find as follows:
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20 1. All procedural requirements for the approval and adoption of the
21 Development Agreement have been followed.

22 2. The Development Agreement substantially complies with the applicable
23 requirements of the law, including Government Code sections 65864 – 65869.5.
24 Specifically, the Applicant has the required legal interest in the Property subject to
25 Development Agreement and the Agreement contains the provisions required by
26 Government Code sections 65865.2 and 65867.5(c).
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1 3. The Development Agreement is consistent with the City Comprehensive
2 General Plan, as amended by General Plan Amendment No. GPA-08-03 (GPA 08-
3 03), considered concurrently with the Development Agreement, and is compatible
4 with the goals, objectives and policies of said General Plan. GPA-08-03 amends the
5 Land Use Element, establishes a new land use designation, Major Mixed-Use, in
6 the Land Use Element, and changes the use designation of the 238-acre Hollywood
7 Park site from "Commercial -Residential" and "Commercial-Recreational" to "Major
8 Mixed-Use, to reflect proposed development on the Hollywood Park site under the
9 Specific Plan.
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12 4. The Development Agreement is consistent with the Hollywood Park
13 Specific Plan (SP-08-01), considered concurrently with the Development Agreement,
14 which provides specific details for development of the Property in the manner
15 contemplated in the Development Agreement. The Development Agreement
16 incorporates the use, density, development standards and all other standards of the
17 Specific Plan.
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20 5. The Development Agreement will help assure the efficient, orderly, and
21 compatible development of the Hollywood Park property. The adoption of the
22 Development Agreement is reasonably related to the protection of the public health,
23 safety, and welfare.
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25 6. The City Council has reviewed and considered the EIR and adopted a
26 resolution certifying the EIR, and adopting certain environmental findings, a
27 Statement of Overriding Considerations, and a Mitigation Monitoring and
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1 Reporting Program for the Development Agreement as part of the Hollywood Park
2 project.

3 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
4 INGLEWOOD, CALIFORNIA, DOES ORDAIN AS FOLLOWS:
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6 SECTION 3.

7 That the City Council on the eighth day of June, 2009, did hereby waive
8 reading and introduce Ordinance No. 09-14 related to the Development
9 Agreement by and between the City of Inglewood and the Hollywood Park Land
10 Company, LLC, attached hereto as Exhibit A and that on 8th day of July, 2009,
11 the City Council did hereby adopt Ordinance No. 09-14 approving the
12 Development Agreement by and between the City of Inglewood and the Hollywood
13 Park Land Company, LLC, attached hereto as Exhibit A.
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16 SECTION 4.

17 That the City Council does hereby authorize the Mayor to execute the
18 Development Agreement by and between the City of Inglewood and the Hollywood
19 Park Land Company, LLC, attached hereto as Exhibit A, on behalf of the City of
20 Inglewood.
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22 SECTION 5.

23 The City Clerk shall certify the passage and adoption of this ordinance and
24 to its approval by the City Council. This ordinance (Ordinance No. 09-14) to
25 approve the Development Agreement (DA-09-01) was introduced by the City
26 Council on June 8, 2009, and adopted by the City Council on July, 8, 2009.
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1 Pursuant to the provisions of Government Code Section 36933, a summary of this
2 Ordinance shall be prepared by the City Attorney. At least five (5) days prior to
3 the City Council meeting at which this Ordinance is scheduled to be adopted, the
4 City Clerk shall (1) publish the Summary, and (2) post in the City Clerk's Office a
5 certified copy of this Ordinance. Within fifteen (15) days after the adoption of
6 this Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the
7 City Clerk's Office a certified copy of the full text of this Ordinance along with the
8 names of those City Council members voting for and against this Ordinance or
9 otherwise voting. This ordinance shall take effect thirty days after adoption by
10 the City Council.
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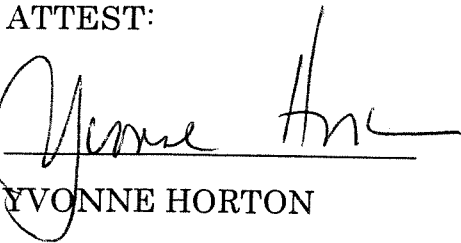
13 Passed, approved and adopted this 8th day of July, 2009.
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17 ROOSEVELT F. DORN

18 MAYOR

19 ATTEST:

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22 YVONNE HORTON

23 CITY CLERK
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