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09-72, 07/08/09

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RESOLUTION NO. 09-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, APPROVING AMENDMENTS TO THE
LAND USE ELEMENT OF THE INGLEWOOD COMPREHENSIVE
GENERAL PLAN

Added text is underlined>.

WHEREAS, consideration of proposed miscellaneous amendments to the seven state-mandated elements of the Inglewood Comprehensive General Plan, including the Land Use Element, 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, prior to the May 6th meeting, the proposed miscellaneous amendments for six of the seven state-mandated elements were removed from consideration, leaving the proposed amendments to the Land Use Element for consideration by the Planning Commission; 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 Land Use Element, or in any matter or subject related thereto, an

1 **WHEREAS**, after taking public testimony and considering the issues, the City
2 Council determined that certain amendments specified herein, should be made the text of
3 the Land Use Element; and,

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

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

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18 1. That the proposed General Plan Land Use text amendments are consistent with
19 the intent of the Inglewood General Plan to provide for the orderly development
20 and redevelopment of the City while preserving a measure of diversity among its
21 parts, to help promote sound economic development and increase employment
22 opportunities for the City's residents by responding to changing economic
23 conditions, to maximize the use and conservation of existing housing stock and
24 neighborhoods and also facilitate development of new housing to meet
25 community needs, to facilitate the efficient use of land for conservation,
26 development and redevelopment, to the development of high quality
27 commercial/office space at appropriate locations within the City through the
28 redevelopment process, to create and maintain healthy economic condition

1 within the present business community and assist new businesses to relocate
2 within the City, to improve the visual appearance and economic condition of the
3 existing arterial commercial development along Inglewood's major streets and to
4 promote the development of high quality commercial office space at appropriate
5 locations within the City through the redevelopment process.

6
7 2. That the proposed General Plan Land Use text amendments will provide
8 consistency with the Inglewood General Plan Land Use Map Major Mixed Use
9 designation and ensure that there is internal consistency of General Plan
10 Elements as required by California Government Code Section 65300.5.

11
12 3. That the proposed General Plan text amendments will ensure that the City of
13 Inglewood maintains an adequate Land Use Element that reasonably relates to
14 the Circulation, Housing, Safety, Conservation, Noise and Open Space Elements
15 and from which regulatory controls and development approvals (zoning and
16 subdivision ordinances and actions) can be taken.

17
18 4. Pursuant to the California Environmental Quality Act, Public Resources Code,
19 §§ 21000, et seq. (CEQA), the City prepared an Environmental Impact Report
20 (EIR) for the Hollywood Park Project, including the Land Use Element text
21 amendments (State Clearinghouse No. 2007111018), which analyzes adverse
22 environmental impacts of the proposed Project and the amendments. Prior to
23 making a decision on the amendments, the City Council reviewed and
24 considered the EIR and certified the EIR, made certain environmental findings,
25 adopted a Mitigation Monitoring and Reporting Program, and adopted a
26 Statement of Overriding Considerations for significant and unavoidable impacts
27 of the Project that would remain even with the implementation of necessary
28 mitigation measures specified in the EIR.

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2 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD,
3 CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

4 Section 1. Major Mixed Use-Use Goal is hereby added to Page 8 of the Land Use
5 Goals and Objectives of the Land Use Element to read as follows:

6 **“Major Mixed-Use Goal**

7
8 Large-scale development sites integrating commercial, office, entertainment, and/or
9 housing that actively engage and enhance pedestrian activity, enable Inglewood’s residents
10 to live close to businesses and employment; respect the site characteristics, and are well-
11 designed reflecting the traditions of the City.

12 **Policies**

- 13
14 1. **Land Use Mix.** Allow for planned development mixed-use districts that integrate
15 housing with retail, office, entertainment, and public uses where the housing may
16 be developed on the upper floors of non-residential buildings or distributed
17 horizontally on the site.
- 18 2. **Ground Floor Development.** Require that the ground floor of buildings
19 integrating housing with non-residential uses must be occupied by retail, dining,
20 and other uses that engage and activate pedestrian activity.
- 21 3. **Architectural Design Quality.** Require that development in mixed-use districts
22 conveys a high level of architectural design quality and landscape amenities,
23 reflecting the traditions that historically have defined the City.
- 24
25 4. **Design Integration.** Require that residential and non-residential portions of
26 mixed-use buildings be seamlessly integrated by architectural design, pedestrian
27 walkways, and landscape.
- 28

1 5. **Cohesive and Integrated Development.** Require that planned development
2 mixed-use districts seamlessly integrate uses and buildings as a cohesive project
3 characterized by:

- 4 ▪ A connected and unifying street and sidewalk network
- 5 ▪ Consistent property setbacks, frontage design, and building massing
- 6 ▪ Orientation and design of the ground floor of buildings to promote pedestrian
7 activity
- 8 ▪ Inclusion of attractively landscaped public sidewalks and open spaces
- 9 ▪ Consideration of shared parking in lieu of separate parking for each use
- 10 ▪ Transitions of development scale and mass and pedestrian linkages with
11 adjoining neighborhoods and districts

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14 6. **Site Development.** Require that buildings and improvements respect their setting
15 and address elements such as location, slopes, drainages, native landscapes, and
16 view sheds, as applicable.

17 7. **Compatibility of Residential and Non-Residential Uses.** Require that buildings
18 integrating housing with non-residential uses be designed to assure compatibility
19 among uses and public safety including separate access, fire suppression barriers,
20 secured resident parking, noise insulation, and similar elements.”

21 **SECTION 2.** . Subpoint 2 of the Assumptions on Page 9 of the Land Use Element is hereby
22 amended to read as follows:

23
24 “2. The Inglewood Cemetery and ~~Hollywood Park~~ will continue ~~their~~ its present
25 land uses into the future, and the Hollywood Park racetrack will be redeveloped as
26 a master-planned mixed use community consistent with the applicable specific
27 plan.”

28 **SECTION 3.**

1 The "Mixed Use Land Use" category is hereby added to Page 60 of the Existing
2 Land Uses of the Land Use Element to read as follows:

3 "Within the City of Inglewood, there are approximately 238 acres of land which are
4 presently classified as Major Mixed Use for development with various commercial, open
5 space, civic, recreation and residential uses. The Major Mixed Use area is located on the
6 former Hollywood Park racetrack site that is adjacent to Prairie Avenue and Century
7 Boulevard. Mixed Use Development that combines residential with non-residential land
8 uses is permitted in the Major Mixed Use area consistent with the adopted Specific Plan for
9 that area. Residential development shall not exceed 85 dwelling units per acre, except as
10 specified in the California Government Code Section 65915 – 65918 or as established in the
11 Inglewood Municipal Code or an adopted plan amendment. The Inglewood Municipal
12 Code, or any applicable specific plan or any adopted general or specific plan amendment
13 shall establish the specific residential use and density for each parcel prior to development,
14 provided that at no time shall the density exceed 85 dwelling units per acre on any lot or
15 parcel. The limitation on height for new residential structures in the Major Mixed Use area
16 shall be 75 feet for any building that contains residential uses and 150 feet for commercial
17 uses, excluding architectural or sign elements."

18
19 **SECTION 4.**

20 The City Clerk shall certify to the passage and adoption of this Resolution and to its
21 approval by the City Council. .

22 This Resolution shall take effect on the Effective Date of the Development
23 Agreement by and between the City of Inglewood and Hollywood Park Land Company
24 LLC adopted by City Ordinance No. 09-14 .

25 Passed, approved and adopted by the City Council of the City of Inglewood this
26 8th day of July 2009.

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Richard E. Deane

MAYOR OF THE CITY OF INGLEWOOD,
CALIFORNIA

ATTEST:

Janice Ann

CITY CLERK

(SEAL)