

**Meeting Date: May 6, 2009 7:00 P.M.**  
**City Council Chamber-Ninth Floor**  
**One Manchester Boulevard**

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1. Pledge of Allegiance to the Flag.
2. Roll call of the Planning Commission.
3. Approval of the Minutes for the Meetings of March 4, 2009 and April 1, 2009.
4. Communications from staff.
5. Public Comments Regarding Agenda Items. Persons wishing to address the Planning Commission on any item on the agenda, other than a public hearing, may do so at this time.
6. PUBLIC HEARINGS:
  - a) An advertised public hearing to consider a request by M and A Gabae to allow an amendment to Condition No. 9 of Resolution No.1482 that was approved for Planned Assembly Development/Special Use Permit No. 971 (SP-971) to require the consolidation of 23 lots into one lot as a condition of approval for a 101,322 square-foot retail/restaurant shopping center with 304 parking spaces on a 6.4-acre C-2(General Commercial), P-1(Automobile Parking and R-3(Multiple-family Residential) zoned property, at 11411-1441 South Crenshaw Boulevard and 3108-3188 West Imperial Highway.
  - b) An advertised public hearing to consider a request by Tai Kang for Special Use Permit No. 1085 (SP-1085) to allow a check cashing use in an existing 6,005 square-foot liquor store located in a 7,515 square-foot multiple-tenant commercial building on C-2A (Airport Commercial) zoned property at 4500 West Century Boulevard.
  - c) An advertised public hearing to consider a request by M and A Gabae for Special Use Permit No. 1086 (SP-1086) to allow a day spa use that will include a beauty salon and other similar uses in an approximately 4,410 square-foot commercial building located within 300 feet of a similar use on a 6.4-acre C-2(General Commercial), P-1 (Automobile Parking and R-3 (Multiple-family Residential) zoned property at 3180 West Imperial Highway, that is developed with a 101,322 square-foot retail/restaurant shopping center and 304 parking spaces. The shopping center address is 11411-1441 South Crenshaw Boulevard and 3108-3188 West Imperial Highway.
  - d) An advertised public hearing to review and consider Final Environmental Impact Report (FEIR) No. 13 prepared for the 238-acre Hollywood Park Redevelopment Project located at 1050 South Prairie Avenue (legally described as APN No. 4025-011-028 and APN No. 4025-011-029) and to make a recommendation to the City Council regarding certification of the FEIR report (including appendices, Mitigation Monitoring and Reporting Program), and California Environmental Quality Act (CEQA)

findings and a statement of overriding considerations. The project applicant is Hollywood Park Land Company, LLC. The FEIR was prepared to assess the construction and operational impacts of a Specific Plan for a project that would include the demolition of the Hollywood Park racetrack, and the new construction of approximately 2,995 dwelling units, 620,000 square feet of retail space, 75,000 square feet of office/commercial space, and 10,000 square feet of community serving uses for the Home Owners' Association (HOA). The project would also allow for a 300-room hotel including 20,000 square feet of related meeting space. The Pavilion/ Casino would be maintained at its present location on the project site. A four-acre site is proposed for civic uses, which could include uses such as a school, library, community center, etc., subject to a City determination. Approximately 25 acres would be designated for recreation/open space for the development, including 2.5 acres of recreational amenities for residents of the subject site. The proposed residential units would include single family homes, townhomes, stacked flats, condominium units and mixed-use housing developed above ground floor retail or office uses in commercial center areas. At least 90 percent of the residential units would be for-sale (i.e., ownership). The Final EIR evaluates the potential impact of the proposed project on the environment. Mitigation measures are presented to reduce potentially significant impacts to less-than-significant levels for all environmental categories as well as identifying those categories that may have significant impacts, like air quality and construction. The property is currently zoned C-R (Commercial and Recreation). The Planning Commission will be requested to make a recommendation to the City Council regarding certification of the FEIR. The Planning Division will request that this matter be continued to May 11, 2009.

- e) An advertised public hearing to consider an application by Hollywood Park Land Company, LLC, for General Plan Amendment No. 08-03 (GPA No. 08-03) to amend the Land Use Element Map of the Inglewood General Plan to re-designate the 238-acre property located at 1050 South Prairie Avenue from "Commercial Recreation" to "Major Mixed Use". The Planning Commission will be requested to recommend to the City Council the approval or denial of the General Plan Amendment Land Use Map request. The Planning Division will request that this matter be continued to May 11, 2009.
- f) An advertised public hearing to consider an application by Hollywood Park Land Company, LLC, for a Zoning Code Text Change Request to establish Inglewood Municipal Code Zoning Code (Chapter 12) Article No. 10.1 for a proposed Hollywood Park Specific Plan (HPSP) Zone that would apply to the 238-acre property located at 1050 South Prairie Avenue and to codify development standards, permitted uses and other zoning standards in the Inglewood Municipal Code (IMC). The property is currently zoned C-R (Commercial and Recreation). The Planning Commission will be requested to recommend to the City Council the approval or denial of the Zoning Code text request. The Planning Division will request that this matter be continued to May 11, 2009.
- g) An advertised public hearing to consider an application by Hollywood Park Land Company, LLC, for Zone Change No. 127 (ZC-127) to reclassify a 238-acre property located at 1050 South Prairie Avenue from C-R (Commercial and Recreation) to Hollywood Park Specific Plan (HPSP) Zone. Approximately eight (8) acres will also maintain the Commercial and Recreation (CR) zone classification with HPSP as an overlay zone. The Planning Commission will be requested to recommend to the City

Council the approval or denial of the Zone Change request and Zone Overlay request. The Planning Division will request that this matter be continued to May 11, 2009.

- h) An advertised public hearing to consider miscellaneous amendments to the Land Use Element, Circulation Element, Housing Element, Noise Element, Safety Element, Open Space Element, and Safety Element and to eliminate from maps, diagrams and text references to the Hollywood Park Racetrack at 1050 South Prairie and to insert maps, diagrams and text that refer to the 238-acre property as "Major Mixed Use" or the Hollywood Park Specific Plan area. The Planning Commission will be requested to recommend to the City Council the approval or denial of the various Elements revisions. The Planning Division will request that this matter be continued to May 11, 2009.
- i) An advertised public hearing to consider an application by Hollywood Park Land Company, LLC, for Specific Plan No. 08-01 for final approval of a proposed mixed use development subject to Hollywood Park Specific Plan (HPSP) standards established for the 238-acre Hollywood Park property at 1050 South Prairie Avenue, that includes the new construction of approximately 2,995 dwelling units, 620,000 square feet of retail space, 75,000 square feet of office/commercial space, and 10,000 square feet of community serving uses for the Home Owners' Association (HOA). The project would also allow for a 300-room hotel including 20,000 square feet of related meeting space. The Hollywood Park Specific Plan will establish land uses, development standards, signage standards and design guidelines for the Major Mixed Use (MMU) General Plan designation that applies to the property. The Planning Commission will be requested to recommend to the City Council the approval or denial of the Specific Plan request. The Planning Division will request that this matter be continued to May 11, 2009.
- j) An advertised public hearing to consider an application by Hollywood Park Land Company, LLC, for Vesting Tentative Tract Map No. 69906 (VTTM-69906), to create 183 residential single family and condominium lots, 23 commercial/mixed use (office and/or retail with residential) lots, 1 civic use lot, 8 open space lots for park land, trails and open space purposes, and various streets and related public infrastructure for the 238-acre property located at 1050 South Prairie Avenue. The Planning Commission will be requested to recommend to the City Council the approval or denial of the Vesting Tentative Tract Map request. The Planning Division will request that this matter be continued to May 11, 2009.
- k) An advertised public hearing to consider a request by Hollywood Park Land Company, LLC for a proposed Development Agreement with obligations for the Hollywood Park Specific Plan for a commercial and residential project consisting of up 2,995 residential units, 620,000 square feet of retail space, 75,000 square feet of office/commercial space, and 10,000 square feet of community serving uses for the Home Owners' Association (HOA). The project would also allow for a 300-room hotel including 20,000 square feet of related meeting space. The Planning Commission will be requested to recommend to the City Council the approval or denial of the very detailed development agreement obligations for both the city and applicant. The Planning Division will request that this matter be continued to May 11, 2009

- 7. A Receive and File Request from the Inglewood Redevelopment Division for proposed Amendments to the Redevelopment Plan or the Merged Inglewood Redevelopment Project and to provide

recommendations on the Proposed Amendments. The Planning Division will request that this matter be continued to May 11, 2009.

8. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
9. Commission Initiatives.
10. Adjournment.

If you will require special accommodations, due to a disability, please contact the Planning Division at (310) 412-5230 or FAX (310) 412-5681, One Manchester Boulevard, Fourth Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 48 hours prior to the day of the hearing(s).

"Si no entiende esta noticia o si necesita mas información, favor de llamar a este numero (310) 412-5230."

INGLEWOODPLANNING COMMISSION  
George W. Dotson, Chairperson

In the event that the Planning Commission meeting of May 6, 2009, is not held, or is concluded prior to an agenda item being considered, the non-public hearing agenda item will automatically be continued to the next regularly scheduled Planning Commission meeting.

**NEXT COMMISSION RESOLUTION: NO. 1550**  
**NEXT REGULAR COMMISSION MEETING: WEDNESDAY, JUNE 3, 2009**  
**7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL**  
**ONE MANCHESTER BOULEVARD**  
**INGLEWOOD, CA 90301**