

ZC-127 (O-2) 09-11 07/08/09

ORDINANCE NO. 09-11

1
2 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD,
3 CALIFORNIA, APPROVING A ZONE CHANGE TO CHANGE THE ZONING
4 CLASSIFICATION FROM "C-R" (COMMERCIAL RECREATION) TO "HPSP"
5 (WITH APPROXIMATELY EIGHT ACRES TO MAINTAIN THE "C-R" ZONE
6 CLASSIFICATION WITH "HPSP" SERVING AS AN OVERLAY ZONE), FOR
7 AN APPROXIMATELY 238-ACRE PROPERTY LOCATED AT 1050 SOUTH
8 PRAIRIE AVENUE.

9
10 (Case No. ZC-127)

11 WHEREAS, pursuant to Chapter 12, Article 27 of the Inglewood Municipal Code,
12 there was filed with the Planning Department of the City of Inglewood, on the 16TH day
13 of October, 2008, an application by Hollywood Park Land Development Company, LLC,
14 for a zoning code amendment to the Inglewood Municipal Code (IMC) to establish a
15 new zoning classification "HPSP" (Hollywood Park Specific Plan) and to change the
16 zoning designation from "C-R" (Commercial Recreation) to "HPSP" (Hollywood Park
17 Specific Plan), with approximately eight acres to maintain the "C-R" zone classification
18 with "HPSP" serving as an overlay zone, for a 238-acre site at 1050 South Prairie
19 Avenue on the real property legally described as:

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

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

1 WHEREAS, on May 6, 2009, staff requested that the Planning Commission
2 continue the hearing to May 11, 2009, at 7:00 p.m., City Council Chambers, Ninth Floor
3 of City Hall, to allow additional time for staff to respond to comments on the Draft
4 Environmental Impact Report 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 the public hearing,
10 on May 11, 2009, the Planning Commission of the City of Inglewood, California,
11 adopted Resolution No. 1557, entitled
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13 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**
14 **INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY**
15 **COUNCIL THAT THE INGLEWOOD MUNICIPAL CODE BE AMENDED TO**
16 **ESTABLISH A NEW ZONING CLASSIFICATION, "HPSP" (HOLLYWOOD PARK**
17 **SPECIFIC PLAN), IN CHAPTER 12 (ZONING), AND THAT CERTAIN REAL**
18 **PROPERTY CONTAINING 238 ACRES AT 1050 SOUTH PRAIRIE AVENUE BE**
19 **REZONED AND RECLASSIFIED FROM C-R (COMMERCIAL RECREATION) TO**
20 **HPSP (HOLLYWOOD PARK SPECIFIC PLAN), UNDER THE PROVISIONS OF**
21 **ARTICLE 27, CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE.**
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23 WHEREAS, Resolution No. 1557 was presented to the City Council on May 12,
24 2009, who then scheduled a public hearing for May 28, 2009, and
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26 WHEREAS, notice of the time and place of the May 28, 2009, hearing was given
27 as required by law; and
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1 WHEREAS, on May 28, 2009, staff requested that the City Council continue the
2 public hearing. The City Council granted the request and continued the hearing to June
3 3, 2009, at 5:30 p.m. and then again to June 8, 2009 at 5:30 p.m., at the City Council
4 Chambers, Ninth Floor of City Hall; and

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7 WHEREAS, the City Council conducted the public hearing at the time and place
8 stated above and afforded all persons interested in the matter of Zone Change No. ZC-
9 127 (ZC-127), or any matter or subject related thereto, an opportunity to appear before
10 the City Council and be heard and to submit any testimony or evidence in favor of or
11 against the zone change request; and

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13 WHEREAS, at a duly noticed public hearing and prior to consideration of ZC-
14 127, the City Council approved an amendment to the IMC establishing the HPSP zone;
15 and

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17 WHEREAS, the City Council has carefully considered all testimony and evidence
18 as presented in this matter, and based on information contained in the General Plan
19 Amendments, all application materials for the Hollywood Park Project, the EIR, the staff
20 reports to the City Council, and all other information contained in the City's
21 administrative record concerning the Hollywood Park Project. The City Council now
22 finds as follows:

- 23
24 1. That the proposed zone change will conform to the Land Use Element of the
25 Inglewood Comprehensive General Plan upon City Council adoption of the
26 recommended amendment to the Land Use Element map of the Comprehensive
27 General Plan as proposed by General Plan Amendment No. GPA-08-03 (GPA-08-
28 03) that will establish a new land use designation, "Major Mixed-Use," and amend
the land use map of the Comprehensive General Plan to change the land use

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designation from "Commercial-Residential" and "Commercial-Recreation" to "Major Mixed-Use."

2. That the proposed zone change will be appropriate for the subject property in terms of the adequacy of the site to accommodate land uses permitted by the proposed HPSP zone.
3. That the proposed zone change will not constitute the granting of a special privilege to the property owner inconsistent with the proposed or designated uses or limitations of other properties in the vicinity.
4. That the proposed zone change will permit and encourage the development of a master-planned mixed-use community on the site consistent with the provisions of the Hollywood Park Specific Plan, which are compatible with adjacent properties including the residential neighborhood to the northeast.
5. That the proposed zone change will not be detrimental to surrounding properties and will not have a negative affect on the public health and safety or the general welfare of the neighborhood.
6. 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 rezoning (State Clearinghouse No. 2007111018), which analyzes adverse environmental impacts of the proposed Project and the rezoning. Prior to making a decision on the rezoning, the City Council reviewed and considered the EIR and certified the EIR, made certain environmental findings, adopted a Mitigation Monitoring and Reporting Program, and adopted a Statement of Overriding Considerations for significant and unavoidable impacts of the Project that would remain even with the implementation of necessary mitigation measures specified in the EIR.

WHEREAS, at the conclusion of the public hearing the City Council determined that the Zone Change specified herein, should be made to the subject property; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

1 That the City Council concurs with the Planning Commission recommendation
2 and does hereby approve Zone Change No. ZC-127 to rezone the subject 238-acre
3 property from "C-R" to "HPSP" (with approximately eight acres to maintain the "C-R"
4 zone classification with "HPSP" serving as an overlay zone) under the provisions of
5 Chapter 12, Article 27 of the Inglewood Municipal Code.
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7 This ordinance (Ordinance No. 09-11) to approve Zoning Map Amendment
8 (ZC-127) was introduced by the City Council on eighth day of June, 2009, and adopted
9 by the City Council on July, 8, 2009. Pursuant to the provisions of Government
10 Code Section 36933, a summary of this Ordinance shall be prepared by the City
11 Attorney. At least five (5) days prior to the City Council meeting at which this Ordinance
12 is scheduled to be adopted, the City Clerk shall (1) publish the Summary, and (2) post in
13 the City Clerk's Office a certified copy of this Ordinance. Within fifteen (15) days after
14 the adoption of this Ordinance, the City Clerk shall (1) publish the summary, and (2)
15 post in the City Clerk's Office a certified copy of the full text of this Ordinance along with
16 the names of those City Council members voting for and against this Ordinance or
17 otherwise voting. This ordinance to approve Zone Change No. 127 (ZC-127) is passed,
18 approved and adopted this 8th day of July 2009.
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22 This ordinance 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. 09-11.
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Rosemead & Doz

MAYOR OF THE CITY OF INGLEWOOD
CALIFORNIA

ATTEST:

Yvonne Hov
CITY CLERK

(SEAL)