

Approve HP Specific Plan 09-12
(O-3), 07/08/09.

ORDINANCE NO. 09-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA, APPROVING THE
HOLLYWOOD PARK SPECIFIC PLAN FOR A PROPOSED
MASTER-PLANNED MIXED USE DEVELOPMENT ON THE
238-ACRE PROPERTY AT 1050 SOUTH PRAIRIE AVENUE

WHEREAS, on the sixteenth day of October 2008, an application was filed with the Planning Commission by Hollywood Park Land Company, LLC, for a proposed specific plan for a 238-acre property at 1050 South Prairie 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.

WHEREAS, the matter was scheduled for a Planning Commission public hearing on May 6, 2009, and notice of the time and place of the hearing was given as required by law, and;

WHEREAS, on May 6, 2009, the 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 that were 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;

1 WHEREAS, after taking public testimony and considering the issues, the City
2 Council determined that Specific Plan No. 08-01 specified herein, should be
3 approved to allow a proposed master-planned mixed use development on 238 acres
4 at 1050 South Prairie Avenue; and,

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

7 **SECTION 1.**

8
9 1. All procedural requirements including those specified in the California
10 Government Code have been followed to allow City Council approval of the Specific
11 Plan.

12 2. The Specific Plan substantially complies with the applicable requirements
13 of the law, including Government Code Section 65450-65457.

14 3. The Specific Plan is consistent with the City Comprehensive General Plan,
15 as amended by General Plan Amendment No. GPA-08-03 (GPA 08-03) considered
16 concurrently with the Specific Plan, and is compatible with the goals, objectives and
17 policies of said General Plan and other entitlement requests. GPA-08-03
18 establishes a new land use designation, Major Mixed-Use, in the Land Use
19 Element; Zone Change No 127 changes the zoning of the 238-acre Hollywood Park
20 site from "Commercial-Residential" and "Commercial-Recreational" to "Hollywood
21 Park Specific Plan;" and Land Use Element Amendments and Zoning Code Text
22 Amendments provide additional changes to ensure consistency with the General
23 Plan and to allow the proposed development on the Hollywood Park site under the
24 Specific Plan. The Specific Plan promotes the following General Plan policies,
25 among others: increased opportunity for residents to purchase their own homes,
26 increased economic benefit to the City, enhanced local shopping and entertainment
27 opportunities for residents, and improved visual aesthetics of the Hollywood Park
28 property.

1 4. The Specific Plan, with the conditions incorporated herein, will help
2 establish appropriate land uses and development standards for the efficient,
3 orderly, and compatible development of the Hollywood Park property. The adoption
4 of the Specific Plan, with the conditions incorporated herein, is reasonably related
5 to the protection of the public health, safety, and welfare.

6 5. That the approval of the Specific Plan, with the conditions incorporated
7 herein will not be detrimental to properties in the immediate neighborhood and
8 area.

9 **SECTION 2.**

10
11 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF**
12 **INGLEWOOD, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

13 That Specific Plan No.-08-01 is approved subject to the following conditions
14 and limitations:

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

26 2. That GPA-08-03 and Zone Change No. 127 (to establish the Major Mixed-Use
27 land use designation and the Hollywood Park Specific Plan District (HPSP));
28

- 1 and rezone the Hollywood Park Property to HPSP) , must be approved by
2 City Council.
- 3 3. That all development within the project shall be in conformance with the
4 Hollywood Park Specific Plan, as approved by the City Council.
- 5
6 4. The requirements of the Inglewood Municipal Code, including, but not
7 limited to, the development standards and conditions of use of general
8 application throughout the City, shall govern the development, use and
9 operation of the property within the Specific Plan area, except as otherwise
10 expressly provided in the Specific Plan. All terms not otherwise defined in
11 the Specific Plan shall have the meaning set forth in the Inglewood Municipal
12 Code. In the event of a conflict between the terms, conditions, requirements,
13 or policies of the Specific Plan and the Inglewood Municipal Code, the
14 Specific Plan shall govern.
- 15 5. That the applicant shall obtain final plan approval from the Planning and
16 Building Department and all other applicable City of Inglewood departments
17 prior to construction and operation of any structure or use contemplated in
18 the Specific Plan.
- 19
20 6. That all improvements to the property, including landscaping, shall be
21 continuously maintained, including repairs to all structures, appurtenances,
22 and infrastructure.
- 23 7. That the applicant shall comply with all applicable state, county and local
24 regulations including, but not limited to, those of the State Department of
25 Real Estate, California Energy Commission, the current California Building
26 Code and the Inglewood Municipal Code.
- 27
28 8. That except for Phase A, any rough grading of the site as part of Phase 1
shall first require issuance of a grading permit which shall set forth the

1 schedule for and scope of the rough grading and any applicable conditions.
2 The approval of any grading permit shall not authorize any development on
3 any parcel. Development may only proceed after approval of the Plot Plan
4 Review and all other required approvals.

5 9. That all toxic substances need to be removed prior to issuance of grading
6 permits; provided, however, that a grading permit that includes remediation
7 activities may be issued upon the approval of a Soils Management Plan
8 approved by the Regional Water Quality Control Board, the City Public
9 Works Department and all other applicable regulatory authorities. The Soils
10 Management Plan shall address the proper investigation, remediation and
11 disposal of contaminated soils and groundwater that may be encountered
12 during grading activities.

13
14 10. That the applicant shall submit copies of the Conditions, Covenants and
15 Restrictions (CC&Rs) for the maintenance of the common areas for the
16 project to the Planning Division for review and approval, and that the CC&Rs
17 shall be recorded with the Los Angeles County Recorder's office prior to the
18 sale or occupancy of any unit.

19 11. That the applicant shall fully comply with all applicable provisions of the
20 IMC, the Specific Plan, and EIR-13 including the Mitigation Monitoring
21 Program.

22
23 12. That any connection to the sanitary sewer shall have authorization from the
24 Los Angeles County Bureau of Sanitation and Inglewood Public Works
25 Department.

26 13. That the applicant shall implement Transportation Demand Measures
27 identified in the Specific Plan.
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- 1 14. That every building, structure, or portion thereof, contained within the
2 Specific Plan boundaries, shall be maintained in a safe and sanitary
3 condition and good repair, and free from graffiti, debris, rubbish, garbage,
4 trash, overgrown vegetation or other similar adverse conditions.
- 5 15. That the exterior buildings and fences shall be free from graffiti when such
6 graffiti is visible from a public street or alley. Graffiti resistant paint shall be
7 applied to exterior walls and surfaces to ensure easy graffiti abatement.
8
- 9 16. That the applicant or property owner shall provide the construction
10 contractor(s) and each subcontractor on the project a copy of the final project
11 conditions of approval. These conditions of approval shall be enforceable
12 through all legal and equitable remedies, including the imposition of fines
13 against each and every person who conducts any activity on behalf of the
14 applicant/property owner on or near the project site. The applicant/property
15 owner and general construction contractor are responsible for all actions and
16 omissions of a subcontractor in compliance with these conditions of approval.
- 17 17. That these conditions of approval shall apply to the applicant/property owner,
18 the contractor/builder of the project, and any successor applicant/property
19 owner that may legally assume benefit of the Specific Plan (SP-08-01) and
20 Vesting Tentative Tract Map 69906 or any portion of the property
21 thereunder.
- 22 18. That the City of Inglewood reserves the right to periodically inspect the
23 premises without prior notification to ensure ongoing compliance with all
24 conditions of approval, as deemed appropriate.
25
- 26 19. The applicant and the property owner shall jointly indemnify, defend, and
27 hold harmless the City and the City's elected officials, officers, employees,
28 agents, contractors and consultants from and against any and all claims,

- 1 demands, lawsuits, judgments, liability, injury or damage that may result
2 from or arise in connection with third party challenges to the City's approval
3 of the Specific Plan. Said indemnification shall be set forth in a written
4 instrument acceptable to the City Attorney, which shall be signed by the
5 applicant and the property owner prior to implementation of the project.
- 6 20. That the applicant and property owner shall use all reasonable efforts to
7 reuse and recycle construction and demolition debris, to use environmentally-
8 friendly materials, and to provide energy-efficient buildings, equipment and
9 systems as set forth in the Specific Plan.
- 10
11 21. That the exterior of all buildings shall be free of all unaesthetic exposed
12 elements (i.e. plumbing pipes, electrical conduits, etc.). They shall be placed
13 within exterior walls or recessed wall-mounted cabinets that are flush with
14 the exterior wall plane. The exposed portions of such features or equipment
15 shall be of a color to blend with the finished color of the exterior wall.
- 16 22. That no roof-mounted mechanical equipment, duct vents, or other equipment
17 shall project above the building roofline.
- 18
19 23. All ground-mounted equipment (i.e. transformers, air conditioners, etc.) shall
20 be located within the building or in underground vaults if the equipment is
21 located within a street-facing setback, or screened with walls or landscaping
22 if not located in a street-facing setback. Ground mounted equipment shall not
23 be located in the landscaped area of any public realm setback.
- 24 24. Those driveways, garage ramps and all floor areas used for vehicle
25 maneuvering shall be treated with a medium broom finish in order to create
26 an anti-skid surface.
- 27
28 25. That information that includes contact names and telephone numbers of the
applicant/property owner, construction contractor(s) and City shall be posted

1 on the project site so as to be visible to the public and of a size and location
2 approved by the Planning and Building Director.

3 26. The following noise standards shall be complied with at all times:
4

5 A. No construction equipment shall be operated without an exhaust
6 muffler and all such equipment shall have mufflers and sound control
7 devices (i.e. intake silencers and noise shrouds) that are no less
8 effective than those provided on the original equipment.;

9 B. All construction equipment shall be properly maintained to minimize
10 noise emissions;

11 C. If any construction vehicles are serviced at a location on-site, the
12 vehicles shall be set back from any street and other property lines so
13 as to maintain the greatest distance from the public right-of way and
14 from noise sensitive receptors; and
15

16 D. Noise impacts from stationary sources (mechanical equipment,
17 ventilators, and air conditioning units) shall be minimized by
18 acoustical shielding so that compliance with City noise standards;

19 27. That stationary source equipment (i.e. compressors) shall be located so as to
20 maintain the greatest distance from the public right-of-way and from noise
21 sensitive receptors.
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23 28. That the construction contractor shall advise the Planning and Building
24 Department of the project schedule and shall meet with the inspector prior to
25 commencement of work. Hours of construction shall be in accordance with the
26 requirements of the Inglewood Municipal Code. Construction shall be
27 prohibited on Sundays and national holidays. Dirt hauling, and construction
28

1 material deliveries or removal, and all other construction activities are
2 prohibited outside of the aforementioned periods.

3
4 29. The applicant shall provide notice to the FAA of the heights of structures
5 under the project as required under Subpart B of Part 77 of the FAA
6 regulations prior to issuance of any building permits.

7 30. The applicant shall submit written verification that the Los Angeles County
8 Airport Land Use Commission has reviewed the proposed Specific Plan as
9 required by the California Government Code.

10 31. The applicant shall comply with all Conditions of Approval for Subdivisions
11 and Water System Requirements required by the County of Los Angeles Fire
12 Department in its approval of the Specific Plan, dated May 29, 2009. The
13 Specific Plan approved by the County of Los Angeles Fire Department
14 included the revision to the private drive requirements set forth on page 2-24
15 of the Specific Plan dated May 28, 2009.

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18 **SECTION 3.**

19 This ordinance (Ordinance No. 09-12) to approve the Hollywood Park
20 Specific Plan (SP-08-01) was introduced by the City Council on June 8, 2009, and
21 adopted by the City Council on July, 8, 2009. Pursuant to the provisions of
22 Government Code Section 36933, a summary of this Ordinance shall be prepared by
23 the City Attorney. At least five (5) days prior to the City Council meeting at which
24 this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the
25 Summary, and (2) post in the City Clerk's Office a certified copy of this Ordinance.
26 Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1)
27 publish the summary, and (2) post in the City Clerk's Office a certified copy of the
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1 full text of this Ordinance along with the names of those City Council members
2 voting for and against this Ordinance or otherwise voting.

3 This Specific Plan No. 08-01 shall take effect on the Effective Date of the
4 Development Agreement by and between the City of Inglewood and Hollywood Park
5 Land Company LLC adopted by City Ordinance No. 09-14.

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



12 MAYOR OF THE CITY OF INGLEWOOD,
13 CALIFORNIA
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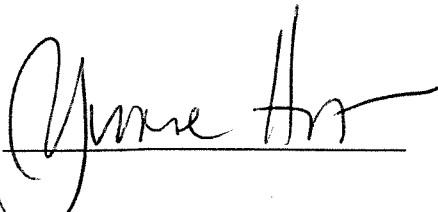
15 ATTEST:

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20 CITY CLERK

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22 (SEAL)

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