

AMEND. & REINSTATED REDEV.
PLAN ADOPTING 8TH
AMENDMENT 09-13 (O-4),
07/08/09.

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ORDINANCE NO. 09-13

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD
AMENDING THE AMENDED AND RESTATED REDEVELOPMENT PLAN FOR
THE MERGED INGLEWOOD REDEVELOPMENT PROJECT AND
ADOPTING THE EIGHTH AMENDMENT TO THE PROVISIONS FOR THE
MANCHESTER-PRAIRIE PROJECT AREA AND TENTH AMENDMENT
TO PROVISIONS FOR THE CENTURY PROJECT AREA**

WHEREAS, the Inglewood Redevelopment Agency ("Agency") is a community redevelopment agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the California Community Redevelopment Law (Part 1 of Division 24, commencing with Section 33000, of the Health and Safety Code of the State of California ("CRL")); and

WHEREAS, the Redevelopment Plan for the Manchester-Prairie Redevelopment Project was adopted by the Agency's legislative body, the City Council of the City of Inglewood ("City Council") on December 26, 1972 by Ordinance No. 2133 and the Redevelopment Plan for the Century Redevelopment Project was adopted by the City Council on July 7, 1981 by Ordinance No. 2450, (collectively the "Redevelopment Plans"); and

WHEREAS, the City Council has adopted seven amendments to the Redevelopment Plan for the Manchester-Prairie Redevelopment Project on May 24, 1982 by Ordinance No. 2418 to change certain land uses; on December 16, 1986 by Ordinance No. 2552 to add certain time limits required by Senate Bill 690; on December 20, 1994 by Ordinance No. 94-29 to conform time limits to Assembly Bill 1290; on July 16, 1996 by Ordinance No. 96-14 to merge the Project with the City's five other redevelopment project areas, establish a single combined tax increment limit for the merged project area ("Merged Project Area") and extend time limits; on September 18, 2007 by Ordinance No. 07-17 to extend the Plan effectiveness limit and the date to repay debt and receive tax increment by one year per Senate Bill 1045 in recognition of payments to the Educational Revenues Augmentation Fund (ERAF) in fiscal year 2003-2004; on September 18, 2007 by Ordinance No. 07-18 to extend the Plan effectiveness limit and the date to repay debt and receive tax increment by two years per Senate Bill 1096 in recognition of payments to ERAF in fiscal years 2004-05 and 2005-06; and on May 20, 2008 by Ordinance No. 08-13 to establish eminent domain for 12 years; and

WHEREAS, the City Council has adopted nine amendments to the Redevelopment Plan for the Century Redevelopment Project Area on June 29, 1993 by Ordinance No. 93-18 to extend eminent domain authority; on November 22, 1994 by Ordinance No. 94-24 to change certain land uses; on December 20, 1994 by Ordinance No. 94-31 to conform time limits to Assembly Bill 1290; on July 16, 1996 by Ordinance No. 96-15 to merger the Project Area with the City's five other redevelopment project

1 areas, establish a single combined tax increment limit for the Merged Project Area and
2 extend time limits; on February 26, 2002 by Ordinance No. 02-09 to add territory to the
3 Project Area including the Forum site and the non-contiguous area along West
4 Manchester Boulevard; on August 13, 2004 by Ordinance No. 07-18 to change land
5 uses for the Forum site; on September 18, 2007 by Ordinance No. 07-17 to extend the
6 Plan effectiveness limit and the date to repay debt and receive tax increment by one
7 year per Senate Bill 1045 in recognition of payments to the ERAF in fiscal year 2003-
8 2004; on September 18, 2007 by Ordinance No. 07-18 to extend the Plan effectiveness
9 limit and the date to repay debt and receive tax increment by two years per Senate Bill
10 1096 in recognition of payments to ERAF in fiscal years 2004-05 and 2005-06; and on
11 May 20, 2008 by Ordinance No. 08-13 to establish eminent domain for 12 years; and

12 **WHEREAS**, the City Council adopted a combined Amended and Restated
13 Redevelopment Plan for the Merged Inglewood Project ("Amended and Restated
14 Redevelopment Plan") on July 30, 1996 by Ordinance No.'s 96-11, 96-12, 96-13, 96-14,
15 06-15 and 06-16, which amended, restated, and superseded in their entirety, the
16 redevelopment plans which had been adopted and amended for the constituent projects
17 that comprise the Merged Project Area including In-Town, La Cienega, Manchester-
18 Prairie, North Inglewood Industrial Park, Century, and Imperial Prairie Redevelopment
19 Projects; and

20 **WHEREAS**, the ordinances adopting the Amended and Restated
21 Redevelopment Plan (collectively, the "Original Ordinances"), including the findings and
22 determinations made by the City Council therein are made a part hereof by reference,
23 and are final and conclusive, there having been no action timely brought to question the
24 validity of the Amended and Restated Redevelopment Plan; and

25 **WHEREAS**, the Agency again desires to amend the Amended and Restated
26 Redevelopment Plan as it pertains to the provisions for the Manchester-Prairie Project
27 Area ("Eighth Amendment"), the Century Redevelopment Project Area ("Tenth
28 Amendment") collectively the "Amendments" to amend certain land uses; and

WHEREAS, the Planning Commission of the City of Inglewood ("Planning
Commission") has reviewed the Amendments and recommended the approval and
adoption of the Amendments, together with its certification that the Amendments
conform to the General Plan; and

WHEREAS, the City Council has received from the Agency the proposed
Amendments, a copy of which is on file at the office of the City Clerk, Inglewood City
Hall, One West Manchester Boulevard, California, the Agency's Report to the City
Council on the Amendments, including the reasons for the Amendments; proposed
project; the proposed method of financing the continued redevelopment of the Merged
Project Area; the method or plan for relocation; the implementation plan; the report of
the Planning Commission of the City with respect to the conformity of the Amendments
with the General Plan; a neighborhood impact report; environmental compliance; a
summary of consultations with Merged Project Area property owners, businesses and

1 community organizations; and a summary of consultations with affected taxing
2 agencies; and

3 **WHEREAS**, a Project Area Committee was not required to be formed in
4 connection with the Amendments because the proposed Amendments do not alter the
5 Agency's authority to use eminent domain and does not add any territory to the Merged
6 Project Area; and

7 **WHEREAS**, the City Council and the Agency held a joint public hearing on June
8 8, 2009 on the adoption of the Amendments in the City Council Chambers, City Hall,
9 One Manchester Boulevard, Inglewood California; and

10 **WHEREAS**, the joint public hearing was originally noticed for May 28, 2009. Staff
11 requested that that the City Council and Redevelopment Agency continue the hearing
12 date to June 3, 2009. The City Council and Redevelopment Agency agreed to continue
13 the May 28, 2009 hearing to June 3, 2009. The City Council and Redevelopment
14 Agency subsequently continued the June 3, 2009 joint public hearing to June 8, 2009;
15 and,

16 **WHEREAS**, notice of said joint public hearing was duly and regularly published
17 in a newspaper of general circulation in the City, once a week for four successive weeks
18 prior to the date of such joint public hearing, and a copy of said notice and affidavit of
19 publication are on file with the City Clerk and the Agency; and

20 **WHEREAS**, copies of the notice of joint public hearing were mailed by first class
21 mail to the last known address of each assessee of each parcel of land in the Merged
22 Project Area, as shown on the last equalized assessment roll of the County of Los
23 Angeles; and

24 **WHEREAS**, copies of the notice of joint public hearing were mailed by first class
25 mail to all residents and businesses in the Merged Project Area; and

26 **WHEREAS**, copies of the notice of joint public hearing were mailed by certified
27 mail with return receipt requested to the governing body of each taxing agency that
28 receives taxes from property in the Merged Project Area; and

29 **WHEREAS**, the City Council has considered the report and recommendation of
30 the Planning Commission, the Agency's Report to the City Council, the Environmental
31 Impact Report, the Amendments, has provided an opportunity for all persons to be
32 heard, and has received and considered all evidence and testimony presented for or
33 against any and all aspects of the Amendments and has made written findings in
34 response to each written objection of an affected property owner or taxing entity, if any,
35 filed with the City Clerk before or during such joint public hearing; and

36 **WHEREAS**, all actions required by law have been taken by all appropriate public
37 bodies.

1
2 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD
3 DOES HEREBY ORDAIN AS FOLLOWS:

4 **Section 1.** The purpose and intent of the City Council with respect to the
5 Amendments is to amend the permitted land uses for the Manchester-Prairie and
6 Century Project Areas to provide that they shall be the land uses designated in the
7 General Plan, as it currently exists and as it may be amended from time to time. This
8 action will enable the Agency to fully achieve the goals and objectives for
9 redevelopment of the Merged Project Area pursuant to the Amended and Restated
10 Redevelopment Plan and allow for the future development and redevelopment of the
11 Merged Project Area in accordance with the General Plan thereby further eliminating
12 existing blighting conditions that remain in the Merged Project Area and preventing the
13 reoccurrence of blighting conditions.

14 **Section 2.** Based on the evidence in the record, including, but not limited to, the
15 Agency's Report to the City Council on the Amendments prepared in accordance with
16 CRL Section 33352, and all documents referenced therein, and evidence and testimony
17 received at the joint public hearing on adoption of the Amendments held on June 3,
18 2009, the City Council hereby makes the following findings and determinations as
19 warranted by the Amendments:

20 a) The Amendments will permit the continued redevelopment of the Merged
21 Project Area in conformity with the CRL and in the interests of the public peace,
22 health, safety and welfare. This finding is based upon the fact that the Amendments
23 will provide for the ongoing consistency of permitted land uses between the Amended
24 and Restated Redevelopment Plan and the City's General Plan for property within the
25 Manchester-Prairie and Century Project Areas. This action will enable the Agency to
26 fully achieve the goals and objectives for redevelopment of the Merged Project Area
27 pursuant to the Amended and Restated Redevelopment Plan and allow for the future
28 development and redevelopment of the Merged Project Area in accordance with the
General Plan thereby further eliminating existing blighting conditions that remain in the
Merged Project Area and preventing the reoccurrence of blighting conditions.

b) The adoption and carrying out of the Amendments is economically sound
and feasible. This finding is based on the fact that under the Amended and Restated
Redevelopment Plan, as amended by the Amendments, the Agency will continue to be
authorized to seek and utilize a variety of potential financing resources, including
property tax increment revenues; that the nature and timing of public redevelopment
assistance within the Merged Project Area will continue to depend upon the amount and
availability of such financing resources, including tax increment generated by new
investment in the Merged Project Area; that under the Amended and Restated
Redevelopment Plan, as amended by the Amendments, no public redevelopment
activity can be undertaken unless the Agency can demonstrate that it has adequate
revenue to finance the activity; and that the Amendments do not alter the financing plan

1 previously prepared and included within the Agency's Reports to the City Council
2 prepared for the Redevelopment Plans or the Amended and Restated Redevelopment
3 Plan.

4 c) The Amendments are consistent with the General Plan, including, but not
5 limited to, the Housing Element of the General Plan, which substantially complies with
6 the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of
7 Division 1 of Title 7 of the Government Code. This finding is based upon the General
8 Plan and the findings of the Planning Commission that the Amendments conform to the
9 General Plan as set forth in its Resolution No. 1555.

10 d) The carrying out of the Amendments would promote the public peace,
11 health, safety and welfare of the City and would effectuate the purposes and policies of
12 the CRL. This finding is based on the fact that the Amendments will provide for the
13 ongoing consistency of permitted land uses between the Amended and Restated
14 Redevelopment Plan and the City's General Plan for property within the Merged Project
15 Area. This action will enable the Agency to fully achieve the goals and objectives for
16 redevelopment of the Merged Project Area pursuant to the Amended and Restated
17 Redevelopment Plan and allow for the future development and redevelopment of the
18 Merged Project Area in accordance with the General Plan thereby further eliminating
19 existing blighting conditions that remain in the Merged Project Area and preventing the
20 reoccurrence of blighting conditions.

21 e) The Agency has a feasible method and plan for the relocation of families
22 and persons who might be displaced, temporarily or permanently, from housing facilities
23 in the Merged Project Area. This finding is based upon the facts set forth in the
24 Agency's Report to the City Council, in particular that the Agency has adopted the
25 relocation guidelines promulgated by the California Department of Housing and
26 Community Development requiring that relocation assistance and benefits be provided.

27 f) There are, or shall be provided, within the Merged Project Area or within
28 other areas not generally less desirable with regard to public utilities and public and
commercial facilities and at rents or prices within the financial means of the families and
persons who might be displaced from the Merged Project Area, decent, safe and
sanitary dwellings equal in number to the number of and available to such displaced
families and persons and reasonably accessible to their places of employment.
Families and persons shall not be displaced prior to the adoption of a relocation plan
pursuant to CRL Sections 33411 and 33411.1, and dwelling units housing persons and
families of low or moderate income shall not be removed or destroyed prior to the
adoption of a replacement housing plan pursuant to CRL Sections 33334.5, 33413 and
33413.5.

Section 3. The City Council is satisfied that permanent housing facilities will be
available within three years from the time residential occupants of the Merged Project
Area, if any, are displaced, and that pending the development of such facilities, there
will be available to any such displaced residential occupants temporary housing facilities

1 at rents comparable to those in the City at the time of their displacement. No persons or
2 families of low and moderate income shall be displaced from residences unless and
3 until there are suitable housing units available and ready for occupancy by such
4 displaced persons or families at rents comparable to those at the time of their
5 displacement. Such housing units shall be suitable to the needs of such displaced
6 persons or families and must be decent, safe, sanitary and otherwise standard
7 dwellings.

8 **Section 4.** The City Council is satisfied that written findings have been adopted
9 in response to each written objection of an affected property owner or taxing entity
10 received either before or during the noticed joint public hearing on the Amendments.
11 Having considered all evidence and testimony presented for or against any aspect of
12 the Amendments, the City Council hereby overrules all written and oral objections to the
13 Amendments.

14 **Section 5.** Pursuant to the California Environmental Quality Act, Public
15 Resources Code, §§ 21000, et seq. (CEQA), the City prepared an Environmental
16 Impact Report (EIR) for the Hollywood Park Redevelopment Project, including the
17 Amendments (State Clearinghouse No. 2007111018), which analyzes adverse
18 environmental impacts of the Hollywood Park Redevelopment Project and the
19 Amendments. Prior to approving the Amendments, the City Council reviewed and
20 considered the EIR and adopted Resolution No. 09-43 and the Agency adopted
21 Resolution No. R09-07 certifying the EIR, making certain environmental findings,
22 adopting a Statement of Overriding Considerations for significant and unavoidable
23 impacts of the Redevelopment Project and Amendments that would remain even with
24 the implementation of necessary mitigation measures specified in the EIR, and adopting
25 a Mitigation Monitoring and Reporting Program. City Resolution No. 09-43 and Agency
26 Resolution No. R09-07 are incorporated herein by reference. The City Council hereby
27 finds the EIR, environmental findings and Statement of Overriding Considerations
28 adopted in conjunction therewith are adequate for the Amendments, and further adopts
the mitigation measures in the Mitigation Monitoring and Reporting Program as part of
the Amendments proceedings.

Section 6. The Amended and Restated Redevelopment Plan, as adopted by the
Original Ordinances, is hereby further amended as set forth in the Amendments
attached hereto as Exhibits A and B. As so amended, the Amended and Restated
Redevelopment Plan is hereby incorporated herein by reference. The Executive
Director of the Agency is hereby authorized to combine the Amendments attached
hereto as Exhibits A and B with the Amended and Restated Redevelopment Plan
prepared for the Merged Inglewood Redevelopment Project, and when filed with the
City Clerk and the Secretary of the Agency, shall constitute the official Amended and
Restated Redevelopment Plan for the Merged Inglewood Project.

Section 7. In order to implement and facilitate the effectuation of the
Amendments hereby approved, it may be necessary for the City Council to take certain
actions, and accordingly, this City Council hereby: (a) pledges its cooperation in helping

1 to carry out the Amendments; (b) authorizes and directs the various officials,
2 departments, boards, and agencies of the City having administrative responsibilities in
3 the Merged Project Area likewise to cooperate to such end and to exercise their
4 respective functions and powers in a manner consistent with redevelopment of the
5 Merged Project Area; (c) stands ready to consider and take appropriate action upon
6 proposals and measures designed to effectuate the Amendments and; (d) declares its
7 intention to undertake and complete any proceeding necessary to be carried out by the
8 City under the provisions of the Amendments.

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10 **Section 8.** The City Clerk is hereby directed to send a certified copy of this
11 Ordinance to the Agency, whereupon the Agency is vested with the responsibility for
12 carrying out the Amended and Restated Redevelopment Plan, as amended by the
13 Amendments.

14 **Section 9.** The City Clerk is hereby directed to record with the County Recorder
15 of the County of Los Angeles a notice of the approval and adoption of the Amendments
16 pursuant to this Ordinance containing a statement that proceedings for the
17 redevelopment of the Merged Project Area pursuant to the Amended and Restated
18 Redevelopment Plan, as amended by the Amendments, have been instituted under the
19 CRL.

20 **Section 10.** This ordinance (Ordinance No. 09-13) to approve the
21 Amended and Restated Redevelopment Plan for the Merged Inglewood Redevelopment
22 Project and to approve the Eighth Amendment to the Provisions for the Manchester-
23 Project Area and Tenth Amendment to the Provisions for the Century Project Area was
24 introduced by the City Council on June 8, 2009, and adopted by the City Council on
25 July, 8, 2009. Pursuant to the provisions of Government Code Section 36933, a
26 summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days
27 prior to the City Council meeting at which this Ordinance is scheduled to be adopted,
28 the City Clerk shall (1) publish the Summary, and (2) post in the City Clerk's Office a
certified copy of this Ordinance. Within fifteen (15) days after the adoption of this
Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's
Office a certified copy of the full text of this Ordinance along with the names of those
City Council members voting for and against this Ordinance or otherwise voting.

Section 11. This Ordinance shall take effect on the Effective Date of the
Development Agreement by and between the City of Inglewood and Hollywood Park
Land Company LLC adopted by City Ordinance No. 09-13

Section 12. If any part of this Ordinance or the Amendments which it approves,
is held to be invalid for any reason, such decision shall not affect the validity of the
remaining portion of this Ordinance or of the Amendments, and this City Council hereby
declares that it would have passed the remainder of the Ordinance, or approved the
remainder of the Amendments, if such invalid portion thereof had been deleted.

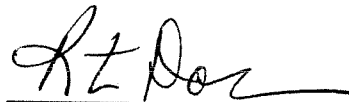
1 **PASSED, APPROVED AND ADOPTED** this 8th day of July 2009, by the following
2 vote:

3 **AYES:** Council Member Franklin, Morales, Tabor, and Mayor Dorn

4 **NOES:** None

5 **ABSENT:** None

6 **ABSTAIN:** Council Member Dunlap

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10 MAYOR,
11 CITY OF INGLEWOOD

11 **ATTEST:**

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14 CITY CLERK,
15 CITY OF INGLEWOOD

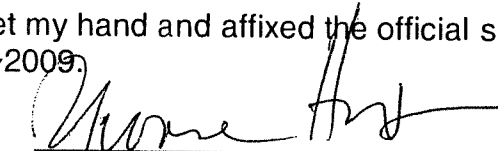
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1 STATE OF CALIFORNIA)
2 COUNTY OF LOS ANGELES)ss.
3 CITY OF INGLEWOOD)

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I, Yvonne Horton, City Clerk of the City of Inglewood, do hereby certify that the foregoing Ordinance No. 09-13 was duly introduced at a regular meeting of the City Council of the City of Inglewood, held on the 3rd day of June 2009, and was duly passed and adopted at a regular meeting of said City Council held on the 8th day of July 2009.

In witness whereof, I have hereunto set my hand and affixed the official seal of the City of Inglewood this 8th day of July 2009.


CITY CLERK,
CITY OF INGLEWOOD