ORDINANCE NO. 09-14

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND ADOPTING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF INGLEWOOD AND HOLLYWOOD PARK LAND COMPANY LLC FOR A PROPOSED MASTER-PLANNED MIXED USE DEVELOPMENT FOR HOLLYWOOD PARK ON THE 238-ACRE PROPERTY AT 1050 SOUTH PRAIRIE AVENUE

Development Agreement Case No. (DA-09-01)

SECTION 1.

WHEREAS, pursuant to state law, on the 16th day of October, 2008, there was filed with the Planning Division of the City of Inglewood, California, an application by Hollywood Park Land Company, LLC, for approval of a Development Agreement (Development Agreement) for a proposed master-planned mixed-use community on an approximately 238-acre property, located at 1050 South Prairie Avenue, 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 (Property); and

WHEREAS, 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 Hollywood Park Specific Plan (SP-08-01) and development authorized under the Development
Agreement, (State Clearinghouse No. 2007111018), which analyzed adverse environmental impacts of development under the proposed Project, including the Specific Plan and Development Agreement; and

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

WHEREAS, notice of the time and place of the hearing was given as required by law, and:

WHEREAS, on May 6, 2009, 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 EIR 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 Development Agreement, DA-09-01, or in any matter or subject related thereto, an opportunity to appear before the Commission and be heard and to submit any testimony or evidence in favor of or against the Development Agreement; and,

WHEREAS, on May 11, 2009, at the conclusion of the public hearing, the Planning Commission approved Resolution No. 1560 entitled:
RESOLUTION NO. 1560

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE DEVELOPMENT AGREEMENT FOR A PROPOSED MASTER-PLANNED MIXED USE DEVELOPMENT FOR HOLLYWOOD PARK ON THE 238-ACRE PROPERTY AT 1050 SOUTH PRAIRIE AVENUE

WHEREAS, the matter of the proposed Development Agreement was presented to the City Council on May 12, 2009, who then scheduled a public hearing for the EIR, Development Agreement and certain other entitlements for the proposed Hollywood Park project before the City Council in the City Council Chamber, Ninth Floor of Inglewood City Hall, on the twenty-eighth day of May 2009. Notice of the time and place of the hearing was given in compliance with legal requirements. The Development Agreement was transmitted to the City Council prior to the hearing; and

WHEREAS, on May 28, 2009, staff requested that the City Council continue the public hearing. The City Council granted the request and continued the hearing to June 3, 2009, at 5:30 p.m., at the City Council Chambers, Ninth Floor of City Hall; and

WHEREAS, on June 3, 2009, the City Council continued consideration of the Development Agreement to June 8, 2009; and,

WHEREAS, on June 8, 2009, the City Council conducted the hearing at the time and place stated above and afforded all persons interested in the matter of the Development Agreement, or in any matter or subject related thereto, an opportunity to appear before the City Council and be heard and to submit testimony or evidence
in favor of or against the Development Agreement. The City Council reviewed and considered the Development Agreement and testimony and information received at the public hearing, the Planning Commission recommendation, and the oral and written reports from City staff, as well as all other documents contained in the City administrative record relating to the proposed project; and

WHEREAS, on June 3, 2009, prior to acting on the Development Agreement, the City Council reviewed and considered the EIR and adopted a resolution certifying the EIR, adopted certain environmental findings, a Statement of Overriding Considerations for significant and unavoidable impacts of the Project, and a Mitigation Monitoring and Reporting Program for the proposed Hollywood Park project, including the Development Agreement; and

WHEREAS, after said deliberations of the City Council on June 8, 2009, the City Council did introduce the ordinance to approve the Development Agreement.

SECTION 2.

The City Council of the City of Inglewood does hereby find as follows:

1. All procedural requirements for the approval and adoption of the Development Agreement have been followed.

2. The Development Agreement substantially complies with the applicable requirements of the law, including Government Code sections 65864 - 65869.5. Specifically, the Applicant has the required legal interest in the Property subject to Development Agreement and the Agreement contains the provisions required by Government Code sections 65865.2 and 65867.5(c).
3. The Development Agreement is consistent with the City Comprehensive General Plan, as amended by General Plan Amendment No. GPA-08-03 (GPA 08-03), considered concurrently with the Development Agreement, and is compatible with the goals, objectives and policies of said General Plan. GPA-08-03 amends the Land Use Element, establishes a new land use designation, Major Mixed-Use, in the Land Use Element, and changes the use designation of the 238-acre Hollywood Park site from “Commercial-Residential” and “Commercial-Recreational” to “Major Mixed-Use, to reflect proposed development on the Hollywood Park site under the Specific Plan.

4. The Development Agreement is consistent with the Hollywood Park Specific Plan (SP-08-01), considered concurrently with the Development Agreement, which provides specific details for development of the Property in the manner contemplated in the Development Agreement. The Development Agreement incorporates the use, density, development standards and all other standards of the Specific Plan.

5. The Development Agreement will help assure the efficient, orderly, and compatible development of the Hollywood Park property. The adoption of the Development Agreement is reasonably related to the protection of the public health, safety, and welfare.

6. The City Council has reviewed and considered the EIR and adopted a resolution certifying the EIR, and adopting certain environmental findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and
Reporting Program for the Development Agreement as part of the Hollywood Park project.

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

SECTION 3.

That the City Council on the eighth day of June, 2009, did hereby waive reading and introduce Ordinance No. 09-14 related to the Development Agreement by and between the City of Inglewood and the Hollywood Park Land Company, LLC, attached hereto as Exhibit A and that on 8th day of July 2009, the City Council did hereby adopt Ordinance No. 09-14 approving the Development Agreement by and between the City of Inglewood and the Hollywood Park Land Company, LLC, attached hereto as Exhibit A.

SECTION 4.

That the City Council does hereby authorize the Mayor to execute the Development Agreement by and between the City of Inglewood and the Hollywood Park Land Company, LLC, attached hereto as Exhibit A, on behalf of the City of Inglewood.

SECTION 5.

The City Clerk shall certify the passage and adoption of this ordinance and to its approval by the City Council. This ordinance (Ordinance No. 09-14) to approve the Development Agreement (DA-09-01) was introduced by the City Council on June 8, 2009, and adopted by the City Council on July 8, 2009.
Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the City Council meeting at which this Ordinance is scheduled to be adopted, 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. This ordinance shall take effect thirty days after adoption by the City Council.

Passed, approved and adopted this 8th day of July, 2009.

[Signature]
ROOSEVELT F. DORN
MAYOR

ATTEST:

[Signature]
YVONNE HORTON
CITY CLERK