

GPA 08-03, 09-71, 07/08/09

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RESOLUTION NO. 09-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN AMENDMENT TO THE LAND USE ELEMENT TO ESTABLISH A NEW LAND USE DESIGNATION, "MAJOR MIXED-USE," AND AN AMENDMENT TO THE LAND USE MAP OF THE COMPREHENSIVE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FROM "COMMERCIAL-RESIDENTIAL" AND "COMMERCIAL-RECREATIONAL" TO "MAJOR MIXED-USE" FOR A 238-ACRE PROPOERTY LOCATED AT 1050 SOUTH PRAIRIE AVENUE.

(Case No. GPA-08-03)

WHEREAS, Section 65302 (a) of the California Government Code requires certain elements to be included in the General Plan. There was filed with the Planning Department of the City of Inglewood, California on the 16TH day of October, 2008, an application by Hollywood Park Land Development Company, LLC, for amendment to the City's Comprehensive General Plan including an amendment to the Land Use Element to establish a new land use designation, "Major Mixed-Use", and an amendment to the map of the Comprehensive General Plan to change the land use designation from "Commercial/Recreational" and "Commercial-Residential" to "Major Mixed-Use" for a 238-acre site 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 subject lots are also identified as Assessors Parcel Number (APN) 4025-011-028 and APN 4025-011-029.

WHEREAS, the General Plan Amendments are attached to this Resolution as Exhibit A and collectively referred to herein as "General Plan Amendments,"; and,

1 The application was set for a public hearing before the Planning Commission in
2 the City Council Chambers, Ninth Floor of City Hall, on the sixth day of May 2009,
3 beginning at the hour of 7:00 p.m.; and;
4

5 WHEREAS, on May 6, 2009, staff requested that the Planning Commission
6 continue the hearing to May 11, 2009, at 7:00 p.m., City Council Chambers, Ninth Floor
7 of City Hall, to allow additional time for staff to respond to comments on the Draft
8 Environmental Impact Report provided at a City Council hearing on May 4, 2009. The
9 Planning Commission granted staff's request and continued the hearing to May 11,
10 2009. Notice of the time and place of the continued hearing was given as required by
11 law; and,
12

13 WHEREAS, on May 11, 2009, the Planning Commission conducted the hearing
14 at the time and place stated above and afforded all persons interested in the matter of
15 the General Plan Amendment, GPA 08-03, or in any matter or subject related thereto,
16 an opportunity to appear before the Commission and be heard and to submit any
17 testimony or evidence in favor of or against the general plan amendment request; and,
18

19 WHEREAS, following the staff presentation and close of public testimony, on
20 May 11, 2009, the Planning Commission of Inglewood, California adopted Resolution
21 No. 1554 entitled:

22 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**
23 **INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY**
24 **COUNCIL FOR APPROVAL AN AMENDMENT TO THE LAND USE ELEMENT TO**
25 **ESTABLISH A NEW LAND USE DESIGNATION "MAJOR MIXED-USE", AND AN**
26 **AMENDMENT TO THE LAND USE MAP OF THE COMPREHENSIVE GENERAL**
27 **PLAN TO CHANGE THE LAND USE DESIGNATION FROM "COMMERCIAL-**
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1 **RECREATIONAL” AND “COMMERCIAL-RESIDENTIAL” to “MAJOR MIXED-USE”**
2 **FOR A 238-ACRE PROPERTY LOCATED AT 1050 SOUTH PRARIE AVENUE.**

3
4 WHEREAS, Resolution No. 1554 was presented to the City Council on May 12,
5 2009, who then scheduled a public hearing for May 28, 2009, and,

6 WHEREAS, notice of the time and place of the hearing was given as required by
7 law; and,

8
9 WHEREAS, on May 28, 2009, staff requested that the City Council continue the
10 public hearing. The City Council granted the request and continued the hearing to June
11 3, 2009, at 5:30 p.m., at the City Council Chambers, Ninth Floor of City Hall. The City
12 Council held the public hearing on June 3, 2009. The City Council continued its
13 consideration of the proposed General Plan Amendments to July 8, 2009, at 7:00 p.m.,
14 at the City Council Chambers, Ninth Floor of City Hall; and

15
16 WHEREAS, the City Council carefully considered all testimony and evidence
17 presented at the hearing and based its decision on information contained in the General
18 Plan Amendments, all application materials for the Hollywood Park Project, the EIR, the
19 staff reports to the City Council, and all other information contained in the City
20 administrative record concerning the Hollywood Park Project; and.

21
22 WHEREAS, the City Council finds that

23
24 1. All procedural requirements for the City Council to approve the General Plan
25 Amendments have been followed,

26
27 2. The General Plan Amendments substantially comply with the applicable
28 requirements of state law.

1 3. The General Plan Amendments are substantially compatible with the
2 unamended portions of the General Plan, and will maintain an internally consistent
3 General Plan, and

4 4. The General Plan Amendments will help establish appropriate land uses and
5 development standards for the efficient, orderly, and compatible development of the
6 Hollywood Park property, and adoption of the Amendments is reasonably related to the
7 protection of the public health, safety, and welfare; and,

8 WHEREAS, pursuant to the California Environmental Quality Act, Public
9 Resources Code, §§ 21000, et seq. (CEQA), an Environmental Impact Report (EIR)
10 was prepared for the Hollywood Park Project, including the General Plan Amendment,
11 which analyzed potential adverse environmental impacts of the proposed Project and
12 General Plan Amendment. Prior to making a decision on the General Plan Amendment,
13 the City Council reviewed and considered the EIR and certified the EIR, made certain
14 environmental findings, and adopted a Statement of Overriding Considerations for
15 significant and unavoidable impacts of the Project that would remain even with the
16 implementation of necessary mitigation measures specified in the EIR.
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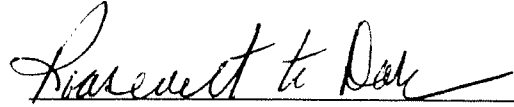
21 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD,**
22 **CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

23 That the City Council concurs with the Planning Commission recommendation to
24 approve General Plan Amendment No. 08-03 (GPA-08-03) to amend the Land Use
25 Element to establish a new land use category called "Major Mixed-Use" and to
26 redesignate the Hollywood Park project site from "Commercial-Residential" and
27 "Commercial-Recreational."
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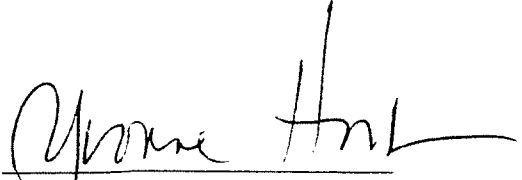
This resolution to approve General Plan Amendments No. 08-03 (GPA-08-03), with the language and map attached hereto as Exhibit A, is passed, approved and adopted this 8th day of July, 2009. This resolution shall take effect on the Effective Date of the Development Agreement by and between the City of Inglewood and Hollywood Park Land Company, LLC, adopted by City Ordinance No. 09-14.

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MAYOR OF THE CITY OF INGLEWOOD,
CALIFORNIA

ATTEST:



CITY CLERK

(SEAL)

1 EXHIBIT A

2 General Plan Amendment No. 08-03 (GPA-08-03)

3 **“Major Mixed-Use” Land Use Category Description**

4 The Major Mixed Use category applies to areas in which a mix of land uses may be
5 developed and a Specific Plan (or Planned Assembly Development) is required to guide
6 their cohesive development as a distinct district, as well as to respond to localized site
7 characteristics such as size, location, adjacent uses, access, etc. By statute, specific
8 plan policies are required to provide greater detail than the General Plan. In this regard,
9 they may be more but cannot be less restrictive than the General Plan. Permissible
10 densities, development standards, and development capacity shall be specified by the
11 specific plans. Prior to the adoption of a specific plan, permitted uses and densities
12 shall be determined by the underlying category of use proposed for the property (e.g.,
13 commercial, office, residential, business park, or recreation, etc.).

11 **“Major Mixed-Use” Goals and Policies**

12 The goals and policies of this section of the General Plan provide for the development
13 of properties and buildings that integrate a diversity of uses such as retail, office,
14 entertainment, and residential uses, which are developed as quality places to live, walk,
15 shop, and be entertained. Mixed-use development is intended to enable residents to
16 live close to commercial uses, employment, restaurants, entertainment, and public
17 services, thereby reducing automobile trips, air pollution, energy consumption, and
18 noise while increasing opportunities for resident activity and local shopping.
19 Development in these areas is also intended to be sited and designed to respect the
20 site characteristics such as size, location, street access, and adjacent land uses.

19 *Major Mixed-Use Category Goal*

20 Large-scale development sites integrating commercial, office, entertainment, and/or
21 housing that actively engage and enhance pedestrian activity, enable Inglewood’s
22 residents to live close to businesses and employment; respect the site characteristics,
23 and are well-designed reflecting the traditions of the City.

23 *Policies*

- 24 1. **Land Use Mix.** Allow for planned development mixed-use districts that integrate
25 housing with retail, office, entertainment, and public uses where the housing may
26 be developed on the upper floors of non-residential buildings or distributed
27 horizontally on the site.
- 28 2. **Ground Floor Development.** Require that the ground floor of buildings
integrating housing with non-residential uses be occupied by retail, dining, and
other uses that engage and activate pedestrian activity.

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3. **Architectural Design Quality.** Require that development in mixed-use districts convey a high level of architectural design quality and landscape amenity, reflecting the traditions that historically have defined the City.
4. **Design Integration.** Require that residential and non-residential portions of mixed-use buildings be seamlessly integrated by architectural design, pedestrian walkways, and landscape.
5. **Cohesive and Integrated Development.** Require that planned development mixed-use districts seamlessly integrate uses and buildings as a cohesive project characterized by:
 - A connected and unifying street and sidewalk network
 - Consistent property setbacks, frontage design, and building massing
 - Orientation and design of the ground floor of buildings to promote pedestrian activity
 - Inclusion of attractively landscaped public sidewalks and open spaces
 - Consideration of shared parking in lieu of separate parking for each use
 - Transitions of development scale and mass and pedestrian linkages with adjoining neighborhoods and districts
6. **Site Development.** Require that buildings and improvements respect their setting addressing such elements as location, slopes, drainages, native landscapes, and viewsheds, as applicable.
7. **Compatibility of Residential and Non-Residential Uses.** Require that buildings integrating housing with non-residential uses be designed to assure compatibility among its uses and public safety including separate access, fire suppression barriers, secured resident parking, noise insulation, and similar elements.

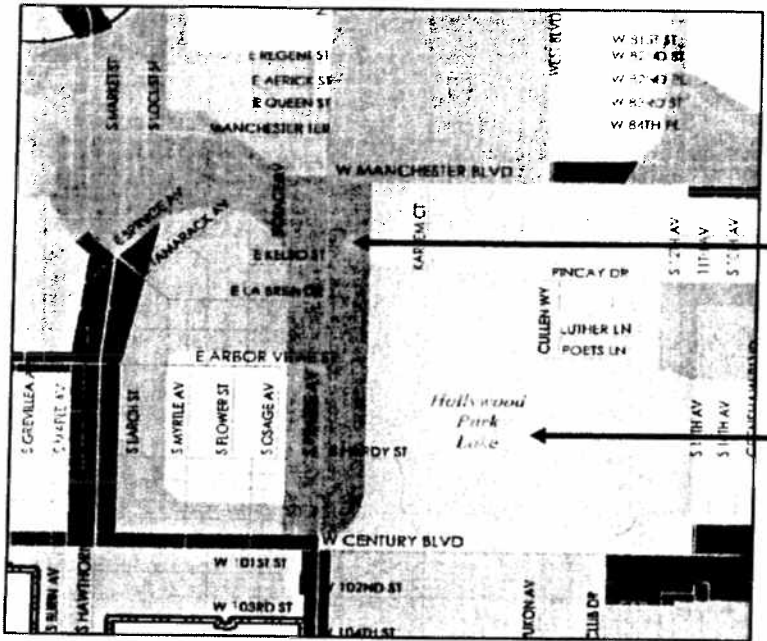
1 General Plan Amendment No. 08-03 (GPA-08-03) Land Use Map Amendment

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5 1243360.1



Current GP Designation:

Commercial-Residential

Current GP Designation:

Commercial-Recreational

Proposed General Plan

Designation:

Major Mixed Use

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