

ORDINANCE NO. 14-13

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3 AORDINANCE OF THE CITY COUNCIL OF THE CITY OF
4 INGLEWOOD, CALIFORNIA, APPROVING ZONE CHANGE
5 NO. 2014-01 (ZC 2014-01) TO REINSTATE AND EXPAND
6 THE UNDERLYING C-R (COMMERCIAL RECREATION)
7 ZONE TO THE HOLLYWOOD PARK SPECIFIC PLAN TO
8 ACCOMMODATE THE RELOCATION OF THE
9 HOLLYWOOD PARK CASINO.

(ZC 2014-01)

9 WHEREAS, pursuant to Chapter 12, Article 27 of the Inglewood
10 Municipal Code, there was filed with the Planning Commission of the City of
11 Inglewood, California on the 17th of June 2014, an application by Alexandra
12 Galovich, representing Hollywood Park Land Co, LLC, for Zone Change No.
13 2014-01 to reinstate and expand the underlying C-R (Commercial Recreation)
14 zone to an approximately 11 acre portion of the 238-acre Hollywood Park project
15 site to accommodate the relocation of the Hollywood Park Casino into a new
16 building facility situated on real property located on the site at 1050 Prairie
17 Avenue, as legally described in Attachment A; and

18 WHEREAS, the Planning Commission conducted a special public hearing
19 on the 10th day of July 2014, in the City Council chamber, ninth floor, of City
20 Hall, beginning at 7:00 p.m. to consider Zone Change No. 2014-01; and

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

23 WHEREAS, the Planning Commission conducted the hearing at the time
24 and place stated in the notice and afforded all persons interested in the matter
25 or in any matter or subject related thereto, an opportunity to appear before the
26 Planning Commission and be heard and to submit any testimony or evidence in
27 favor or against the proposed zone change; and
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1 WHEREAS, after taking public testimony, closing the public hearing, and
2 fully considering all the issues, the Planning Commission adopted Resolution No.
3 1709, entitled

4 A RESOLUTION OF THE PLANNING COMMISSION OF
5 THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING
6 AND RECOMMENDING TO THE CITY COUNCIL FOR
7 APPROVAL OF ZONE CHANGE NO. 2014-01 (ZC 2014-01)
8 TO REINSTATE AND EXPAND THE UNDERLYING C-R
9 (COMMERCIAL RECREATION) ZONE TO THE
HOLLYWOOD PARK SPECIFIC PLAN TO ACCOMMODATE
RELOCATION OF THE HOLLYWOOD PARK CASINO.

10 WHEREAS, the request was presented to the City Council on July 22,
11 2014, who then scheduled a public hearing for August 12, 2014; and

12 WHEREAS, notice of the time and place of the August 12, 2014, hearing
13 was given as required by law; and

14 WHEREAS, the City Council conducted the public hearing at the time and
15 place stated above and afforded all persons interested in the matter of Zone
16 Change No. 2014-01, or any matter or subject related thereto, an opportunity to
17 appear before the City Council and to be heard and to submit any testimony or
18 evidence in favor of or against the zone change request; and

19 WHEREAS, the City Council has carefully considered all testimony and
20 evidence as presented in this matter, and based upon information contained the
21 General Plan and all other information contained in the City's administrative
22 record concerning the application. The City Council now finds as follows:

- 23 1. That the requested zone change is consistent with the intent of the
24 Inglewood General Plan in that it will further the goals of the Major
25 Mixed-Use Land Use designation of the General Plan Land Use Element
26 by providing for zoning continuity and consistency with the proposed
27 relocation of the Hollywood Park Casino on the site and provide for the
28 appropriate integration of diverse uses on the site.

- 1 2. That the reinstatement and expansion of the CR zone is consistent with
2 the General Plan designation of Major Mixed Use which envisions a wide
3 variety of uses, including the Casino (card club) being integrated into a
4 cohesive development. The zoning is reinstated as it was when the card
5 club was approved by a vote of the electorate and allows for the relocation
6 of the card club to a new facility on the Hollywood Park site without
7 interruption in operations. The location of the card club shall remain at
8 Hollywood Park, but will be relocated to a new and modernized facility,
9 consistent with good planning practices thereby allowing the card room to
10 be relocated in a facility closer to the adjacent thoroughfare, which the
11 expansion of the CR zone accomplishes.
- 12 3. That the proposed zone change will not constitute the granting of special
13 privilege to the property owner inconsistent with the proposed or
14 designated uses or limitations on other properties in the vicinity.
- 15 4. That the proposed zone change is appropriate for the subject site, which is
16 adequate to accommodate the land uses within the specific plan.
- 17 5. That the zone change is consistent with the general intent of the
18 provisions of this Chapter 12 to promote the public health, safety, comfort,
19 and convenience of the City of Inglewood and therefore will not be
20 detrimental to its general welfare.
- 21 6. That Environmental Impact Report Addendum (EA-EIR-AD-2014-44) to
22 the certified Final Environmental Impact Report for the Hollywood Park
23 Redevelopment Project (SCH No. 2007111018) determining that the
24 Revised Project would not generate any new significant impacts, or
25 increase the number or severity of significant impacts already identified
26 in the Certified EIR is affirmed and pursuant to Public Resources Code
27 section 21166 and CEQA Guidelines section 15162(a), preparation of a
28 subsequent environmental impact report is not warranted.

