ORDINANCE NO. 14-13


(ZC 2014-01)

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

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

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

WHEREAS, the Planning Commission conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter or in any matter or subject related thereto, an opportunity to appear before the Planning Commission and be heard and to submit any testimony or evidence in favor or against the proposed zone change; and

1
WHEREAS, after taking public testimony, closing the public hearing, and fully considering all the issues, the Planning Commission adopted Resolution No. 1709, entitled

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

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

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

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

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

1. That the requested zone change is consistent with the intent of the Inglewood General Plan in that it will further the goals of the Major Mixed-Use Land Use designation of the General Plan Land Use Element by providing for zoning continuity and consistency with the proposed relocation of the Hollywood Park Casino on the site and provide for the appropriate integration of diverse uses on the site.
2. That the reinstatement and expansion of the CR zone is consistent with the General Plan designation of Major Mixed Use which envisions a wide variety of uses, including the Casino (card club) being integrated into a cohesive development. The zoning is reinstated as it was when the card club was approved by a vote of the electorate and allows for the relocation of the card club to a new facility on the Hollywood Park site without interruption in operations. The location of the card club shall remain at Hollywood Park, but will be relocated to a new and modernized facility, consistent with good planning practices thereby allowing the card room to be relocated in a facility closer to the adjacent thoroughfare, which the expansion of the CR zone accomplishes.

3. That the proposed zone change will not constitute the granting of special privilege to the property owner inconsistent with the proposed or designated uses or limitations on other properties in the vicinity.

4. That the proposed zone change is appropriate for the subject site, which is adequate to accommodate the land uses within the specific plan.

5. That the zone change is consistent with the general intent of the provisions of this Chapter 12 to promote the public health, safety, comfort, and convenience of the City of Inglewood and therefore will not be detrimental to its general welfare.

6. That Environmental Impact Report Addendum (EA-EIR-AD-2014-44) to the certified Final Environmental Impact Report for the Hollywood Park Redevelopment Project (SCH No. 2007111018) determining that the Revised Project would not generate any new significant impacts, or increase the number or severity of significant impacts already identified in the Certified EIR is affirmed and pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162(a), preparation of a subsequent environmental impact report is not warranted.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
INGLEWOOD, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

That the City Council concurs with the Planning Commission
recommendation and hereby approves Zone Change No. 2014-01 to reinstate and
expand the underlying C-R (Commercial Recreation) zone to an approximately
11 acre portion of the 238-acre Hollywood Park project site to accommodate the
relocation of the Hollywood Park Casino into a new building facility situated on
real property located on the site at 1050 Prairie Avenue, legally described as set
forth Attachment A; and

The City Clerk shall certify to the passage and adoption of this ordinance
and to its approval by the City Council and shall cause the same to be published
in accordance with the City Charter and thirty days from the final passage and
adoption, this ordinance shall be in full force and effect.

This ordinance to approve Zone Change No. 2014-01, is passed,
approved and adopted by the City Council of the City of Inglewood this
23rd day of September 2014.

JAMES T. BUTTS, JR

JAMES T. BUTTS
MAYOR OF THE CITY OF
INGLEWOOD, CALIFORNIA

Attest:

YVONNE HORTON

YVONNE HORTON
CITY CLERK
(SEAL)