



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: September 23, 2014

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Ordinance Amending Certain Standards and Guidelines of the Hollywood Park Specific Plan (Adopted July 8, 2009)

RECOMMENDATION:

It is recommended that the Mayor and Council Members adopt an Ordinance approving Specific Plan Amendment No. 2014-01 to amend certain standards and guidelines of the Hollywood Park Specific Plan (adopted July 8, 2009).

BACKGROUND:

On June 3, 2009, the City Council certified the Final Environmental Impact Report (FEIR) and on July 8, 2009, approved the Hollywood Park Specific Plan (HPSP) and other associated entitlements including a Zone Change, General Plan Amendment, Vesting Tentative Tract Map, and Specific Plan. The City Council also approved Development Agreement No. 09-01 for the project which included provisions to establish the Hollywood Park Community Facility District (CFD) to finance the acquisition and/or construction of public facilities for the provision of certain public services. The CFD was approved in 2010 and amended in 2012.

On February 12, 2013, the City Council approved Final Tract Map No. 69906-01 (FTM 69906-01). The Map created four lots for financing purposes for the Hollywood Park Casino and its related parking.

On July 3, 2013, the Inglewood Subdivision Committee, which is comprised of Planning and Public Works staff, conditionally approved Final Parcel Map 72263 creating four new large parcels to facilitate project financing for the larger development (excluding the Hollywood Park Casino).

On October 9, 2013, the Planning Division staff approved Technical Revision No. 2013-01 (TR 2013-01), which allowed minor modifications to the HPSP subject to findings as required in Section 5.4.1 (Page 5-8) of the HPSP. The principal change was the elimination of Street R which connected 97th Street to the west with the project site. Due to the revised Hybrid Retail Center design, the street was no longer needed. Other minor revisions (new sidewalk widths, setbacks, and deletion/modification of Exhibits) were also granted. None of the revisions negatively impacted the overall Specific Plan.

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**Mayor and Council Members
Ordinance to Amend the Hollywood Park Specific Plan
(Specific Plan Amendment No. 2014-01)
September 23, 2014**

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On August 19, 2014, the Mayor and Council Members conducted a public hearing, considered the public testimony provided, and after deliberating on the matter, voted to waive further reading and introduce the ordinance.

On September 10, 2014, the Airport and Land Use Commission (ALUC) determined that the Hollywood Park Specific Plan Amendment was consistent with the adopted Airport Land Use Plan

Project Description

The "approved" Hollywood Park Specific Plan reflects the redevelopment of an approximately 238-acre project site and includes:

- Demolition of the existing Hollywood Park Racetrack/Grandstand
- Rehabilitation of the 120,000 square-foot Pavilion/Casino Gaming Facility
- Construction of a new mixed-use development that contains approximately 2,995 dwelling units, 620,000 square feet of retail space, 75,000 square feet of office/commercial space
- An optional 300-room Hotel
- 10,000 square feet of community serving uses
- A private swim club
- 25-acre park system with passive and active recreational opportunities, within four parks with one additional private pool
- 4-acre site dedicated to the City for a public/civic use.

The HPSP was originally developed through a series of workshops with the community in 2006 and adopted by the City Council in 2009. Since that time there was a serious economic downturn. As the economy has recovered, the applicant has been in negotiation with various commercial tenants for the Hybrid Retail Center and housing builders to refine the layout of the HPSP. A Hybrid Retail Center is a center that combines elements from two or more of the main shopping center types. The Hollywood Park Tomorrow hybrid may include elements of a value-oriented mega-mall (combining mall, power center and outlet elements), a power-lifestyle center (combining power center and lifestyle center elements) and an entertainment-retail centre (combining retail uses with megaplex movie theatres, theme restaurants and other entertainment uses).

The application also includes the proposed relocation of the Hollywood Park Casino (Casino), which will be relocated into a new facility adjacent to Century Boulevard. As a result of this proposed relocation, the roadway system will also be modified and the underlying CR zone reinstated and enlarged to accommodate the new Casino's location in a new facility on the site.

The recent renovation of the Forum by Madison Square Garden (MSG) has also prompted the applicant to request additional hotel options within the HPSP.

DISCUSSION:

Upon being informed by the applicant that they were pursuing amendments to the HPSP to: 1) accommodate the revised Hybrid Retail Center, 2) address the changing housing conditions, and 3) to construct a new facility to relocate the Casino and demolish the existing Casino facility, staff

engaged the applicant in a series of meetings to review and consider the amendments. The result of these meetings is reflected in Attachment 4(HPSP Amendment Matrix -Modified by PC Action).

Land Use Plan

The HPSP Land Use Plan shown on page 1-16 of the HPSP includes the same categories as originally proposed: Open Space (OS), Mixed Use (MU), Residential (R), Commercial and Recreation (CR), and Civic (C). The location of some land use areas have changed due to the proposed reconfiguring of the street system. Specifically, MU has been expanded to encompass the area south of Hardy Street on Prairie Avenue to west of Yukon Avenue on Century Boulevard. OS will be expanded to allow Lake Park to be enlarged. CR will be reinstated and expanded on the southern portion of the site to accommodate the new Casino facility that will be built on the site adjacent to Century Boulevard. Following construction of this new facility and the relocation of the Casino into it, the existing Casino facility will be demolished.

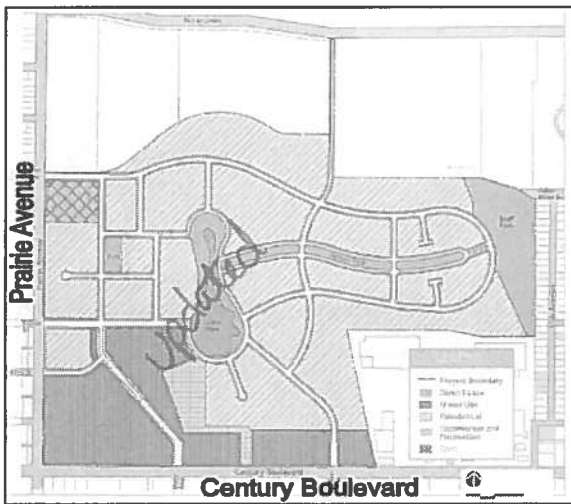


Exhibit 2 – Approved Land Use Plan

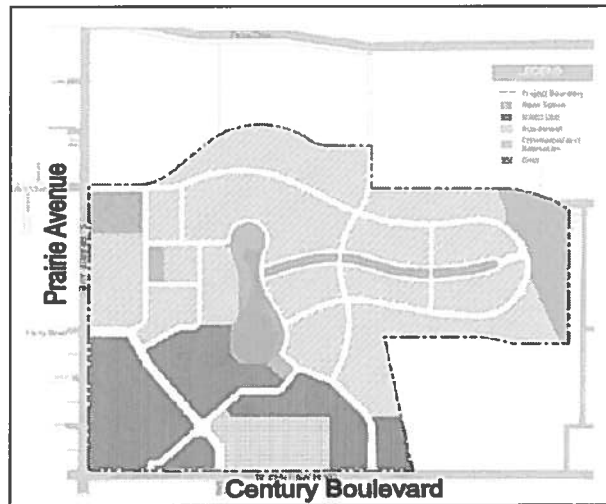


Exhibit 3 – Amended Land Use Plan

The applicant proposed to add four new land uses to the project as identified on the Land Use Table 2-4 (pages 2-6 and 2-7). Two of these land uses are permitted by-right and two require Special Use Permit (SUP) approval. The new land uses that are permitted used by right are Community Gardens and Home Finding Center. The two new land uses that require SUP approval are Automobile Retail Storefront and Hotel and Motel (both in MU) as further described below:

Community Gardens

A community garden is a single piece of land gardened collectively by a residential community. Community gardens provide fresh produce and plants for the residential community that serves. They are becoming increasingly popular in master planned communities with a concentration of residential units. *The Planning Commission requested the applicant to add a definition in the*

Appendix of the HPSP that would set provisions about maintenance and soil testing for this new use. The applicant has suggested the following language:

A Community Garden is an area devoted to the communal growing of flowers or vegetables in raised bed plots that are no more than 4 feet wide and between 8 and 12 feet long, with a simple irrigation system with one hose bib or faucet for every four plots, and with soil that has been determined to be suitable for the growing of edible produce. Pathways between beds and plots shall be least 3 feet wide. A Community Garden may include a tool shed or other structure for storing tools, supplies, and materials and/or a bench or picnic table where gardeners can sit, relax, and take a break--preferably in shade. A Community Garden shall be managed by a homeowner's association or sub association, or another qualified group appointed by the homeowner's association.

Home Finding Center

As with most large developments, a Home Finding Center that remains operational throughout the duration of residential construction is common. This allows for a single location point for potential buyers interested in purchasing homes and/or condominiums to obtain information related to the various residential developments.

Automobile Retail Storefront

The Automobile Retail Storefront land use is relatively new and is an outgrowth of the increased internet purchases of automobiles. In this environment, the potential automobile purchaser would be able to view and order their cars for delivery and purchase from the retail outlet. No inventory, other than what is being shown on the showroom, would be located on the site and no dealership repair services would be allowed. *The Planning Commission requested that a definition be added in the Appendix of the HPSP that sets restrictions prohibiting typical ancillary use associated with automobile sales and service. The applicant has suggested the following language:*

Auto showroom without the sale of mechanical parts or automobile repairs or service, but permitting the sale of branded merchandise.

Hotel and Motel under 100 rooms

The Hotel and Motel under 100 rooms was an outgrowth of the opportunity that the expanded Lake Park and the newly renovated Forum provide. An SUP approval would be required before any such development could occur.

In addition to the aforementioned, the Planning Commission expressed concerns about the definition for "Marketplace Retail" (identified in the Appendix of the HPSP) and required that the definition be changed by substituting the wording "slightly use merchandise" with "repurposed and vintage." As there were expressed concerns about the possibility and opportunity for the Market Place Retail to become a swap meet or thrift store, it was determined that the modified wording would better capture and limit the type of use being sought. The applicant agreed with the change.

Density

As related to planning, density is typically described as dwelling units per acre (du/acre). Gross density is the number of units divided by the acreage of the entire area and net density is the number of units divided the acreage of residential land. For the HASP this is evident due to the large over all acreage verses the more specific acreage devoted to residential development.

The applicant proposes to modify the density ranges for the various types of housing product. Table 2-3 (page 2-4) of the proposed HASP has been amended to remove the minimum and maximum number of dwelling units and instead identify the minimum and maximum density per housing types. The applicant indicated that the various housing types that are being considered over the long term (10 years) development of the site make it difficult to accurately predict due to periodic fluctuations in the housing market. They request that the range be based on density and be limited to the approved maximum for the project. The development limitations (including the maximum of 2,995 dwelling units) are depicted in Table 2-1 on page 2-3.

In evaluating this request, the Planning Commission agreed with the difficulty of predicting specific numbers to the various housing types. The controlling factor for such development is the physical infrastructure (i.e. roads, utilities, etc.) that would be necessary to accommodate each development. The Planning Commission supports evaluating densities, as related to the overall project, on a project-by-project basis.

Circulation

The applicant proposes to modify the roadway network around the MU and CR areas to provide for the Hybrid Retail Center. The street that bisected the northern end of Lake Park has been removed and may be replaced with a paseo connecting the east/west street to the north. A paseo is typically described as a landscaped pathway (walk and/or bicycle) that serves to provide pedestrian linkages throughout a development. The cul-de-sac and hammerhead streets have also been deleted to reduce the street right-of-way and provide for greater development flexibility. The proposed plan also includes reduced parkways and elimination of some medians. Bulb-outs (See pages 2-17 and 2-21) have been introduced as traffic calming measures throughout the internal circulation system. The street design remains largely intact and does not negatively impact circulation into and around the site.

Residential Location

The applicant proposes to modify Exhibit 2-26 (Housing Type Location Plan) (page 2-28), which identifies the location of the various housing types within the HPSP. The housing types include:

- Single Family Residential
- Single Family and/or Townhome
- Townhome and/or Wrap/podium
- Mixed Use (combination of residential and commercial)
- Shopkeeper & Live/Work Units Overlay

The Mixed-Use and Shopkeeper & Live/Work Units Overlay have been expanded to completely surround the Casino. The Shopkeeper & Live/Work Units Overlay has been expanded into larger portion of the Townhome and/or Wrap/Podium areas north of Hardy Street. The overlay uniquely applies across land uses categories. The Townhome and/or Wrap/Podium have been extended completely around Lake Park. The applicant desired for a higher residential density around Lake Park in order to allow more residents to have immediate access to the park. Staff was supportive of this concept as it further activates the park and provides for more “eyes on the street.” As a result of the increased density around the park, the Single Family Residential was expanded to the north of the site.

Residential Lot Size Amendments

The applicant proposes to reduce the single family residential lot size from 3,500 square feet (sf) to 3,000 sf and reduce the lot width from 45 feet to 40 feet. The applicant asserts that the smaller lot size is supported by small lot projects throughout California. In comparison, the adjacent Renaissance development’s smallest lot size is 2,080 sf and the smallest lot width is 34 feet. After review the applicant’s response and given that the product types are expected to come in phases and not lot-by-lot, the Planning Commission supported this minimum.

Parking

The applicant proposes to modify the permitted on-street parking locations. Originally the on-street parking was typically permitted on both sides of the street (double loaded). The revised Exhibit 2-27 (previously Exhibit 2-29) on page 2-33 creates an internal roadway system around the Arroyo and Lake Park that is single loaded which will provide for improved bicycle opportunities and minimize pedestrian blind spots.

The applicant has also introduced an “option” to provide for reduced parking in Section 2.11.1.1(13), page 2-34. This language allows the Planning Commission, on a case-by-case basis, and with an applicant prepared Transportation Demand Management Study (TDMS) to reduce the required parking requirements, but in no case less than one (1) space per unit plus one (1) space per every four (4) units for guest parking. The Planning Commission supports the TDMS and Planning Commission approval option as proposed by the applicant.

Tandem Parking

The applicant requests the use of tandem parking for up to 30% of residential units. The spaces would be enlarged from eight (8) feet to nine (9) feet wide (ten feet wide if a physical obstruction is on either side) and the overall length of the two spaces would be thirty-eight 38 feet. Staff was initially concerned with tandem spaces because they can be difficult to use if they are standard stall sizes thus leaving interior space that can be occupied for storage. Staff worked with the applicant to address most of the issues including restricting the percentage of units that would be permitted to use tandem spaces. With provisions for additional storage inside the garages required at plot plan review, staff is satisfied that the limited percentage of tandem spaces distributed amongst the various residential developments will not have a negative parking impact. The applicant has

indicated that their request was primarily generated by certain housing product types being considered. The Planning Commission supports of the use of tandem spaces with the restrictions imposed.

Los Angeles County Airport Land Use Commission (ALUC) Review Required

On July 1, 2009, ALUC reviewed and approved the original HPSP and determined that it was consistent with the county's Airport Land Use Plan. As part of the review of this proposal, ALUC has determined that its review and approval is required. The applicant has submitted an application to the ALUC staff that describes the scale and scope of the project. The applicant believes that because the plan does not result in an increase in density or size of structure, ALUC should determine that there are no further impacts that were not considered as part of the original approval.

COMMISSION COMMENTS AND RECOMMENDATION:

On July 10, 2014, the Planning Commission recommended approval of SPA 2014-01 by adopting Resolution No. 1708 and as required by the IMC, this amendment has been forwarded to the Mayor and City Council for consideration and approval.

FINANCIAL/FUNDING ISSUES AND SOURCES:

There is no negative fiscal impact related to this amendment.

LEGAL REVIEW VERIFICATION: LCRC

This report, in its entirety, has been submitted to, reviewed, and approved by the Office of the City Attorney.

FINANCE REVIEW VERIFICATION: SM

This report, in its entirety, has been submitted to, reviewed, and approved by the Finance Department.

DESCRIPTION OF ATTACHMENTS:

Attachment 1 – Ordinance

APPROVAL VERIFICATION SHEET

PREPARED BY:

Linda F. Tatum, Acting Economic and Community Development Director  FOR L.T.
Christopher E. Jackson, Sr., Senior Planner, Economic and Community Development Department 

COUNCIL PRESENTER:

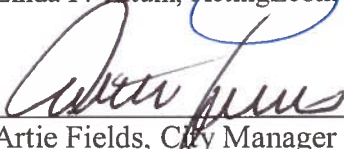
Christopher E. Jackson, Sr., Senior Planner, Economic and Community Development Department

DEPARTMENT HEAD APPROVAL:

 FOR L.T.

Linda F. Tatum, Acting Econ. and Com. Dev. Director

CITY MANAGER APPROVAL:



Artie Fields, City Manager

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ORDINANCE NO. 14-12

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 2014-01 (SPA 2014-01) TO AMEND THE HOLLYWOOD PARK SPECIFIC PLAN (ADOPTED JULY 9, 2009).

(SPA 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 Specific Plan Amendment No. 2014-01 to amend certain standards and guidelines of the Hollywood Park Specific Plan (adopted July 9, 2009); 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 Specific Plan Amendment SPA 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 of the proposed amendment to the Hollywood Park Specific Plan, 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 Specific Plan Amendments; and

WHEREAS, after taking public testimony, closing the public hearing, and fully considering all the issues, the Planning Commission adopted Resolution No. 1708, entitled

1 A RESOLUTION OF THE PLANNING COMMISSION OF
2 THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING
3 AND RECOMMENDING TO THE CITY COUNCIL
4 APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 2014-
5 01 (SPA 2014-01) TO AMEND THE HOLLYWOOD PARK
6 SPECIFIC PLAN (ADOPTED JULY 9, 2009).

7 WHEREAS, the Resolution was presented to the City Council on July 22,
8 2014, who then scheduled a public hearing for August 12, 2014; and

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

11 WHEREAS, the City Council conducted the public hearing at the time and
12 place stated above and afforded all persons interested in the matter of Specific
13 Plan Amendment No. 2014-01, or any matter or subject related thereto, an
14 opportunity to appear before the City Council and to be heard and to submit any
15 testimony or evidence in favor of or against the specific plan amendment
16 request; and

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

- 22 1. That the proposed Hollywood Park Specific Plan amendments are
23 consistent with the intent of the Inglewood General Plan in that it will
24 further the goals of the Major Mixed-Use Land Use designation of the
25 General Plan Land Use Element by providing development of properties
26 and buildings that integrate a diversity of uses such as retail, office,
27 entertainment, and residential uses, which are developed as quality
28 places to live, walk, shop, and be entertained. This goal would be further
accomplished by these amendments in that they better facilitate and

1 allow residents to live close to commercial, employment, restaurants,
2 entertainment, and public services, thereby reducing automobile trips, air
3 pollution, and energy consumption.

4 2. That the proposed Hollywood Park Specific Plan amendments are
5 appropriate for the subject site and the site is adequate to accommodate
6 the land uses within the Specific Plan.

7 3. That the Hollywood Park Specific Plan amendments will not constitute
8 the establishment of unique standards, offering special privilege to a
9 particular individual or group of individuals which is inconsistent with
10 the general intent of the provisions of this Chapter or that may be
11 detrimental to the general welfare of the community. The amendments
12 implement the intent of Chapter 12 by providing unified development
13 standards throughout the Hollywood Park Specific Plan site, and closely
14 regulate the design of proposed improvements to the public and private
15 realm, in a manner that will be beneficial to the general welfare.

16 4. That Environmental Impact Report Addendum (EA-EIR-AD-2014-44) to
17 the certified Final Environmental Impact Report for the Hollywood Park
18 Redevelopment Project (SCH No. 2007111018) determining that the
19 Revised Project would not generate any new significant impacts, or
20 increase the number or severity of significant impacts already identified
21 in the Certified EIR is affirmed and pursuant to Public Resources Code
22 section 21166 and CEQA Guidelines section 15162(a), preparation of a
23 subsequent environmental impact report is not warranted.

24 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF**
25 **INGLEWOOD, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:**

26 That the City Council concurs with the Planning Commission
27 recommendation and hereby approves Specific Plan Amendment No. 2014-01 to
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1 amend certain standards and guidelines of the Hollywood Park Specific Plan
2 (adopted July 9, 2009).

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

7 This ordinance to amend certain standards and guidelines of the
8 Hollywood Park Specific Plan (adopted July 9, 2009), is passed, approved and
9 adopted by the City Council of the City of Inglewood this _____ day of
10 _____ 2014.

13 JAMES T. BUTTS
14 MAYOR OF THE CITY OF
15 INGLEWOOD, CALIFORNIA

16 Attest:
17
18 _____
19 YVONNE HORTON
20 CITY CLERK
(SEAL)

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