



CITY OF INGLEWOOD PLANNING COMMISSION AGENDA

Special Meeting Date: March 25, 2009 7:00 P.M.
City Council Chamber-Ninth Floor
One Manchester Boulevard

1. Pledge of Allegiance to the Flag.
2. Roll call of the Planning Commission.
3. Communications from staff.
4. **Draft Environmental Impact Report No. 13, Draft Specific Plan No. 08-01.** A Draft Environmental Impact Report (DEIR), and a Draft Specific Plan for a mixed-use development proposed by the Hollywood Park Land Company, LLC, that includes 2,995 residential units and approximately 620,000 square-feet of retail/office floor area on the 238-acre Hollywood Park property located at 1050 South Prairie Avenue in the C-R (Commercial and Recreation) zone. The DEIR and Draft Specific Plan were prepared for a project that would include the demolition of the Hollywood Park racetrack and grandstand, and the new construction of approximately 2,995 dwelling units, 620,000 square feet of retail space, 75,000 square feet of office/commercial space, and 10,000 square feet of community serving uses for the Home Owners' Association (HOA). The project would also allow for a 300-room hotel including 20,000 square feet of related meeting space. The Pavilion/Casino would be maintained at its present location on the project site. A four-acre site is proposed for civic uses, which could include uses such as a school, library, community center, etc., subject to a City determination. Approximately 25 acres would be designated for recreation/open space for the development, including 2.5 acres of recreational amenities for residents of the subject site. The proposed residential units would include single family homes, townhomes, stacked flats, condominium units and mixed-use housing developed above ground floor retail or office uses in commercial center areas. At least 90 percent of the residential units would be for-sale (i.e., ownership).

Prior to making a final determination for any aspect of the project, the Final Environmental Impact Report (FEIR) must be approved pursuant to California Environmental Quality Act (CEQA) Guidelines. The public hearing for the FEIR has not yet been scheduled.

The purpose of this hearing to is provide the Planning Commission and the public an opportunity to review the proposed project and to provide input. No action is requested of the Commission at this hearing.

Subsequent to this hearing, the Draft EIR and Draft Specific Plan will be scheduled for the City Council, providing them and the public the opportunity to review the proposed project and to provide further input. Following that hearing, all of the entitlement requests cited in the staff reports will be scheduled for public hearing before the Planning Commission and later the City Council. Following the close of those hearings and deliberation by both bodies, determinations will be requested and made by both bodies. The Planning Commission will make recommendations to the City Council for each of the entitlement requests. The City Council will ultimately make the final determination for each of the entitlement requests.

5. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.

6. Adjournment.

If you will require special accommodations, due to a disability, please contact the Planning Division at (310) 412-5230 or FAX (310) 412-5681, One Manchester Boulevard, Fourth Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 48 hours prior to the day of the hearing(s).

"Si no entiende esta noticia o si necesita mas información, favor de llamar a este numero (310) 412-5230."

INGLEWOODPLANNING COMMISSION
George W. Dotson, Chairperson

In the event that the Planning Commission special meeting of March 25, 2009, is not held, or is concluded prior to an agenda item being considered, the public hearing agenda item will automatically be continued to the next regularly scheduled Planning Commission meeting unless the Planning Commission votes to continue the matter to another specific date.

**NEXT REGULAR COMMISSION MEETING: WEDNESDAY, APRIL 1, 2009
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301**