

PUBLIC NOTICE

Pursuant to law, the Inglewood City Council hereby gives notice that public hearings will be held to determine whether or not a Final Environmental Impact Report (State Clearinghouse No. 2007111018), Specific Plan and related project applications should be approved for the Hollywood Park mixed-use project located at 1050 South Prairie Avenue. Notices of this public hearing are being mailed to owners or representatives of owners of all properties located within five hundred feet of the subject property described below, as shown on records of the County of Los Angeles. At the following date, hour and place, any and all persons may give testimony for and against the following requests:

DATE, HOUR AND PLACE OF HEARING: Thursday, May 28, 2009, 6:00 p.m., City Council Chamber, Ninth Floor, Inglewood City Hall, One Manchester Boulevard, Inglewood.

PROPERTY INVOLVED: 1050 South Prairie Avenue (Hollywood Park)

LEGAL DESCRIPTION: APN No. 4025-011-028 and APN No. 4025-011-029.

REQUEST(S):

1. Certification of a Final Environmental Impact Report (FEIR) No. 13 (including appendices, Mitigation Monitoring and Reporting Program), and California Environmental Quality Act (CEQA) findings and a statement of overriding considerations prepared for the 238-acre Hollywood Park mixed-use project located at 1050 South Prairie Avenue.
2. General Plan Amendment No. 08-03 (GPA 08-03), to amend the Land Use Element Map of the Inglewood General Plan to re-designate the 238-acre Hollywood Park property located at 1050 South Prairie Avenue from "Commercial/Recreational" and "Commercial/Residential" to "Major Mixed Use."
3. Land Use Element Text Change to amend the text of the Land Use Element to describe the Major Mixed Use goal(s), policies and uses allowed for the 238-acre Hollywood Park project located at 1050 South Prairie Avenue.
4. Zoning Code Text Change to establish Inglewood Municipal Code Zoning Code (Chapter 12) Article No. 10.1 for a proposed Hollywood Park Specific Plan (HPSP) Zone that would apply to the 238-acre Hollywood Park mixed-use project located at 1050 South Prairie Avenue
5. Zone Change No. 127 (ZC-127), to reclassify from C-R (Commercial and Recreation) to Hollywood Park Specific Plan (HPSP) Zone, the 238-acre Hollywood Park mixed-use project located at 1050 South Prairie Avenue. Approximately eight (8) acres will also maintain the Commercial and Recreation (C-R) zone classification with HPSP as an overlay zone.
6. Specific Plan No. 08-01 for final approval of a mixed use project for the 238-acre Hollywood Park mixed-use project, that includes 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 and approximately 25 acres would be designated for recreation/open space for the development, including 2.5 acres developed as an HOA facility. The Hollywood Park Specific Plan will establish land uses, development standards, signage standards and design guidelines that would apply to the 238-acre Hollywood Park mixed-use project located at 1050 South Prairie Avenue.
7. Vesting Tentative Tract Map No. 69906 (VTTM-69906), to create 183 residential single family and condominium lots, 23 commercial/mixed use (office and/or retail with residential) lots, 1 civic use lot, 8 open space lots for park land, trails and open space purposes, and various streets and related public infrastructure for the 238-acre Hollywood Park mixed-use project located at 1050 South Prairie Avenue.
8. Development Agreement No. 09-01 (DA 09-01), for approval of a development agreement with obligations for the 238-acre Hollywood Park mixed-use project for a commercial and residential project consisting of up to 2,995 residential 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.

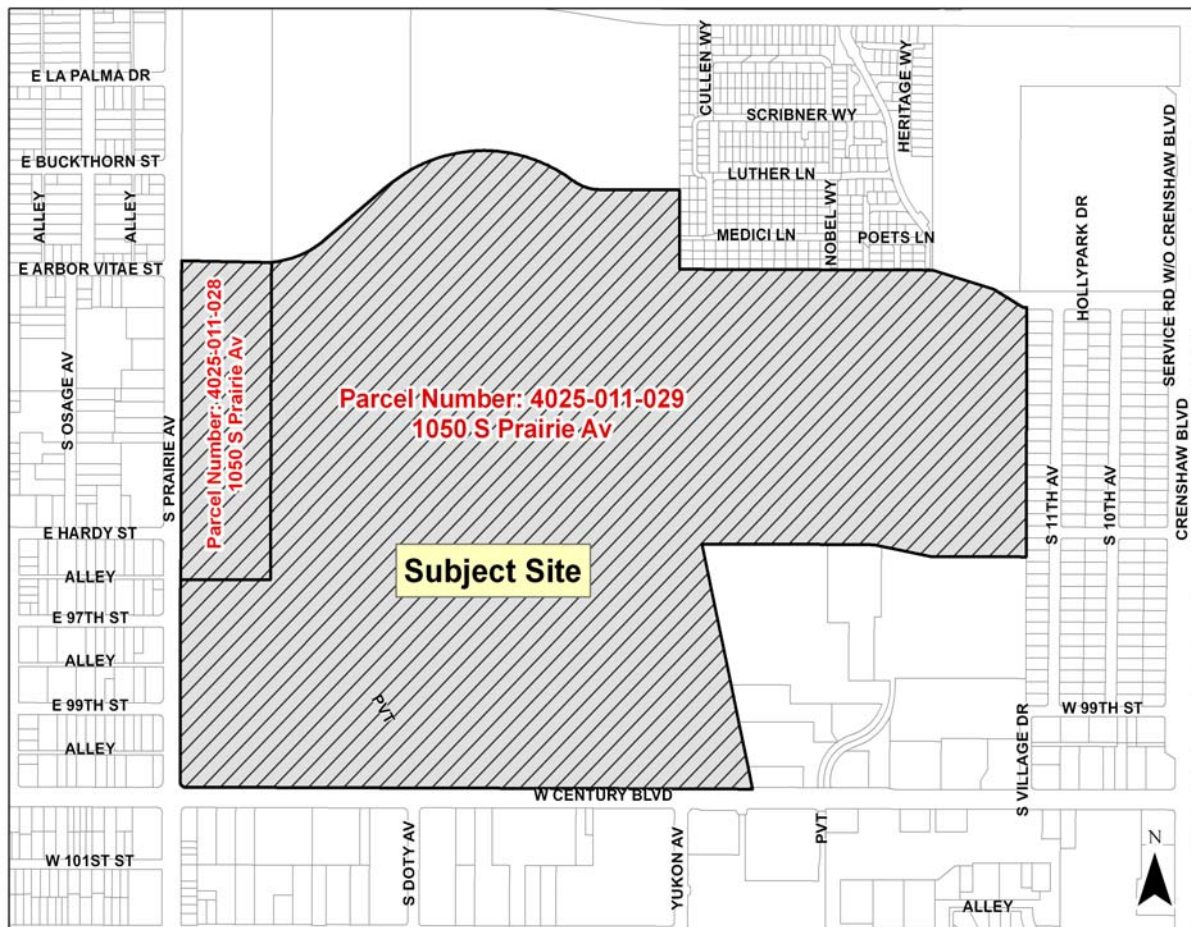
APPLICANT: Hollywood Park Land Company, LLC

PROJECT MANAGER: Any questions regarding this case should be directed to Sheldon Curry, Assistant City Administrator at (310) 412-5230

The final environmental and specific plan documents for the Hollywood Park mixed-use project may be viewed online at <http://cityofinglewood.org> or in the Inglewood Planning Division Offices located at One Manchester Boulevard, Inglewood, California. If you need additional information regarding document availability, please contact Wanda Williams, Acting Planning and Building Director.

ZONING, LEGAL DESCRIPTION AND PROJECT MAP:

The property is zoned C-R (Commercial and Recreation), is legally described as APN No. 4025-011-028 and APN No. 4025-011-029 and is shown below.



Yvonne Horton, City Clerk
City of Inglewood, California

The City Council is being requested to take final action on the aforementioned FEIR, Specific Plan and related project requests. Prior to making any final determination for the project, they must first make an environmental determination regarding the completion and adequacy of the environmental impact report pursuant to CEQA Guidelines.

If you will require special accommodations due to a disability, please contact the City Clerk's Office at (310) 412-5280 or FAX (310) 412-5333, One Manchester Boulevard, 1st Floor, Inglewood, California 90301. All requests for accommodations must be received 48 hours prior to the day of the hearing.

"If you challenge any application or document associated with this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing."

In the event that the City Council meeting of May 28, 2009 is not held, or is concluded prior to this public hearing agenda item(s) being considered, the public hearing(s) will automatically be continued to the next regularly scheduled City Council meeting.

If you are no longer the owner of the property, please forward this notice to the new property owner.

"Si no entiende esta noticia o si necesita mas información, favor de llamar a este numero (310) 412-5280."

DATE NOTICE MAILED: Friday, May 15, 2009