

NOTICE OF PUBLIC HEARINGS on Approvals Related to the Hollywood Park Specific Plan:

Environmental Impact Report No. 13 (State Clearinghouse No. 2007111018), General Plan Land Use Map Amendment No. 08-03, Zone Change No. 127, Specific Plan No. 08-01, Vesting Tentative Tract Map No. 69906, Development Agreement No. 09-01, Comprehensive General Plan Element and Zoning Code Text Amendments (Changes).

Pursuant to law, the Inglewood Planning Commission hereby gives notice that public hearings will be held to determine whether or not to recommend City Council certification of a Final Environmental Impact Report (FEIR), a General Plan Map Amendment to create a Major Mixed Use Land use designation, a Zone Change from Commercial and Recreation (C-R) to Hollywood Park Specific Plan (HPSP), various Technical Text Changes to the Zoning Code, Inglewood Comprehensive General Plan Land Use, Circulation, Noise, Housing, Safety, Conservation and Open Space Elements to reflect creation of the MMU designation and HPSP zoning, a Specific Plan with development and design standards, a Vesting Tentative Tract Map, a Development Agreement under California Government Code 65864, and to make a determination of General Plan Consistency for proposed map and text amendments (changes) to the Redevelopment Plan with respect to affected Constituent Redevelopment Project Areas for a mixed-use development 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. This notice constitutes both a formal notification regarding acceptance and completion by the Inglewood Planning Commission of the Final Environmental Impact Report (FEIR) document and a Public Hearing Notice of Intent to Consider the Final Environmental Impact Report (FEIR) pursuant to the State CEQA Guidelines Sections 15089, 15090, 15092. Notices of this hearing are mailed to all owners of 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 or against the following request:

DATE, HOUR AND PLACE OF HEARING: Wednesday, May 6, 2009, 7:00 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

SUMMARY OF REQUESTS:

- Certification of an environmental impact report (including appendices, Mitigation Monitoring and Reporting Program), and adoption of California Environmental Quality Act (CEQA) findings and statement of overriding considerations.
- A general plan amendment request to change the land use map designation of a 238-acre property from Commercial Recreation (CR) to Major Mixed Use (MMU).
- Technical text changes to the Inglewood Comprehensive General Plan Land Use Element, Circulation Element, Open Space Element, Noise Element, Housing Element, Conservation Element and Safety Element to reflect the creation of the Major Mixed Use (MMU) land use designation.
- A zone change request from Commercial Recreation (CR) to Hollywood Park Specific Plan (HPSP) for the 238-acre property. Approximately eight (8) acres will also maintain the Commercial Recreation (CR) zone classification with HPSP as an overlay zone.
- A specific plan request to establish land uses, development standards, signage standards and design guidelines for the Hollywood Park Specific Plan (HPSP) Zone.
- A vesting tentative tract map request 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 property.
- A Development Agreement request with respect to the vesting of approvals for the 238-acre property, and the provision of specified public benefits.
- A request to make a determination of General Plan Consistency for amendments to the affected Redevelopment Project Areas as they relate to the 238-acre mixed use project.

APPLICANT: Hollywood Park Land Company, LLC

ENVIRONMENTAL IMPACT: A Draft EIR was prepared and circulated for public comment and review in October 2008. The period for acceptance of written comments on the Draft EIR ended on November 24, 2008. Written responses to comments were prepared in compliance with the CEQA Guidelines. The CEQA document (SCH No. 2007111018) may be viewed online at <http://cityofinglewood.org> and the CEQA document written comments and responses may be viewed 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.

Project Impacts: Implementation of the project has the potential to generate environmental impacts in a number

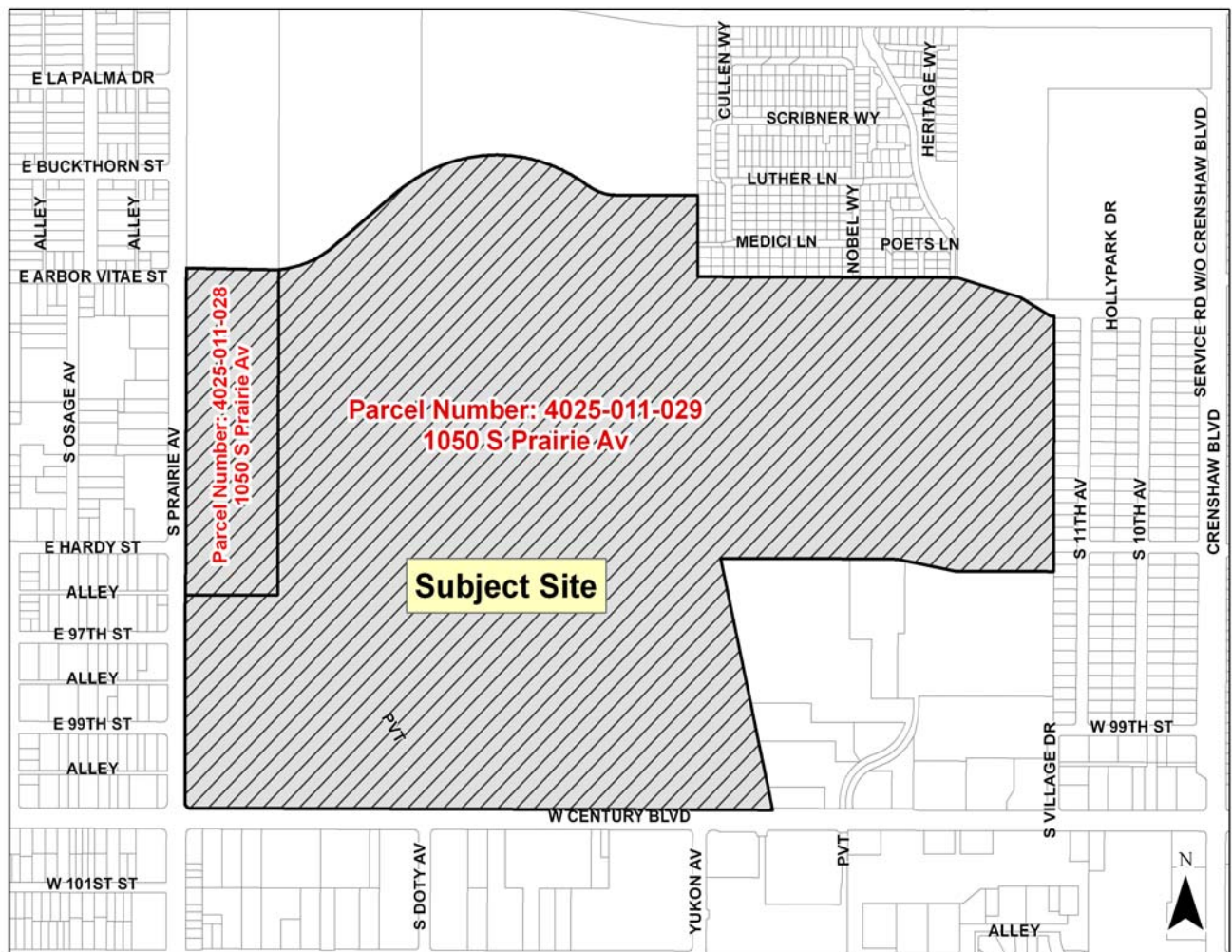
of areas. Impacts for the following topics would be significant without implementation of mitigation measures, but would be reduced to a less-than-significant level if the mitigation measures noted in the FEIR are implemented: Aesthetics, Geology/Soils, Cultural Resources, Hazardous Materials/Risk of Upset, Hydrology/Water Quality, Land Use and Planning, Employment, Public Services, Noise (excluding construction noise) and Utilities (excluding solid waste) and Growth Inducement. The proposed project would result in significant impacts to Air Quality, Traffic/Transportation, Noise (Construction), Housing, Population, and Solid Waste. A Statement of Overriding Considerations may be required to satisfy the requirements of Sections 15090, 15091, 15092, 15093, and 15097 of the CEQA Guidelines.

The Draft EIR, a complete project description, and completed applications are available in the Planning Division Offices of City Hall located at One Manchester Boulevard, Inglewood, California. If you need additional information regarding other document availability, please contact Wanda Williams Acting Planning and Building Director.

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

DATE NOTICE MAILED: Friday, April 17, 2009

INGLEWOOD CITY PLANNING COMMISSION
George W. Dotson, Chairperson



The Planning Commission is being requested to make a determination on the aforementioned project applications and requests. Prior to making a determination for the project, they must first make an environmental determination regarding the completion and adequacy of the Final environmental impact report pursuant to CEQA Guidelines.

If you will require special accommodations due to a disability, please contact the Planning Division at (310) 412-5230 or FAX (310) 412-5680, One Manchester Boulevard, 4th 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 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 Planning Commission at, or prior to, the public hearing."

In the event that the Planning Commission meeting of May 6, 2009 is not held, or is concluded prior to this public hearing agenda item being considered, the public hearing will automatically be continued to the next regularly scheduled Planning Commission 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 informacion, favor de llamar a este numero (310) 412-5230."