



County of Los Angeles

**Regional Planning Commission
Airport Land Use Commission**

Commissioners
Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie
Curt Pedersen
Pat Modugno

September 17, 2014

WILSON MEANY
4 Embarcadero Center, Suite 3330
San Francisco, CA 94111
Attention: Alexandra Galovich, Senior Project Manager

**SUBJECT: AIRPORT LAND USE COMMISSION PUBLIC HEARING OUTCOME ON THE
AMENDED HOLLYWOOD PARK SPECIFIC PLAN PROJECT
PROJECT NO. R2009-00805-(2)/AVIATION CASE NO. 201400003**

Dear Ms. Galovich,

On September 10, 2014, the Airport Land Use Commission (ALUC) conducted a public hearing relating to a Specific Plan Amendment and Zone Change for the Hollywood Park Specific Plan for consistency with the adopted Los Angeles County Airport Land Use Plan (ALUP). The review disclosed no inconsistencies and the ALUC found the Amended Hollywood Park Specific Plan project consistent with the ALUP. Attached for your reference is a copy of the ALUC's final Findings and Order. The project materials are also available at the following website link: <http://planning.lacounty.gov/case/view/r2009-00805/>

If you have questions regarding this matter, please contact **Jonathan Bell** at (213) 974-6425 or via email at jpbell@planning.lacounty.gov, Monday through Thursday between 7:30 a.m. and 5:30 p.m. Our offices are closed on Fridays.

Yours truly,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner
Director


Carmen Sainz, Supervising Regional Planner
Community Studies East/Airport Land Use Sections

cc: Michael McKown, Wilson Meany
Christopher Jackson, City of Inglewood
Jacqueline Yaft, LAX Airport Operations Management
Ron Bolyard, Caltrans Division of Aeronautics
Courtesy List recipients

Enc: Final Findings and Order of the Airport Land Use Commission

CS: JPB

Richard J. Bruckner
Director
Dept. of Regional Planning

Rosie O. Ruiz
Secretary of Commission

**FINDINGS AND ORDER OF THE COUNTY OF LOS ANGELES
AIRPORT LAND USE COMMISSION**

**AVIATION CASE NO. 201400003
COMMISSION HEARING DATE: September 10, 2014**

SYNOPSIS:

The City of Inglewood proposes a Specific Plan Amendment, SPA 2014-01, and associated Zone Change, ZC 2014-01, for the Hollywood Park Specific Plan. Hollywood Park is a 238-acre site located at 1050 South Prairie Avenue in the City of Inglewood. The Hollywood Park Specific Plan proposes to replace the Hollywood Park Racetrack and Grandstand with a mixed use development that includes 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 a Home Owners' Association. The project also allows a 300-room hotel with 20,000 square feet of meeting space. Additionally, twenty-five acres of recreation/open space and four acres of dedicated municipal civic space are proposed.

Under the amended Hollywood Park Specific Plan, instead of renovating the existing casino at its current location, a new 120,000 square-foot building to house the relocated casino will be built on-site along Century Boulevard. The existing casino will continue to operate during construction and will be demolished upon completion of the new facility. The amended Hollywood Park Specific Plan also proposes enlargement of the Mixed Use land use category area around the new casino location, revised circulation routes, reduction in the area devoted exclusively to residential uses, four new land uses, and changes to housing density categories.

For the purposes of the Airport Land Use Commission (ALUC), the proposed changes to the project from what was reviewed in 2009 will increase the commercial area, develop a new casino facility, and reduce the residential component at the site.

PROCEEDINGS BEFORE THE AIRPORT LAND USE COMMISSION

September 10, 2014 Public Hearing

Staff presented a summary of the role of the ALUC followed by a summary of the project and the relevant Los Angeles County Airport Land Use Plan consistency issues. Commissioner Pedersen requested clarification on the scope of ALUC authority. Staff explained that ALUC's review authority is within the Airport Influence Area. Commissioner Modugno initiated a discussion about noise impacts under the amended Hollywood Park Specific Plan. Staff explained that noise concerns were addressed in the 2009 ALUC review and that project amendments further reduced noise concerns in the Airport Influence Area. Ms. Amy Forbes of Gibson Dunn, lead counsel for Hollywood Park Land Company, testified and answered questions from the Commission. After discussion, the ALUC determined that the project is consistent with the adopted Los Angeles County Airport Land Use Plan. The Commission then closed the public hearing and instructed staff to finalize the documents for a finding of consistency.

FINDINGS:

1. The State Aeronautics Act Section 21670, et seq. of the California Public Utilities Code (PUC) requires every county in which there is a public use airport to establish an ALUC.
2. Pursuant to Section 21670.2 of the PUC, the Los Angeles County Regional Planning Commission has the responsibility for acting as the ALUC for Los Angeles County.
3. In 1991, the Los Angeles County ALUC adopted the Los Angeles County Airport Land Use Plan (ALUP) that sets forth policies, maps with planning boundaries, and criteria for promoting compatibility between airports and the land uses that surround them.
4. The ALUP contains policies and criteria to minimize the public's exposure to excessive noise and safety hazards associated with airports.
5. In accordance with PUC Section 21676, the ALUC has the responsibility of reviewing local jurisdiction actions for compatibility with the adopted ALUP when the local agency's general plan has not been reviewed for consistency with the ALUP.
6. PUC Section 21676 requires that each local agency whose general plan includes areas covered by an ALUP shall submit a copy of its general plan or specific plan to the ALUC for determination on whether the plan is consistent with the ALUP.
7. Los Angeles International Airport (LAX) was established in 1928 as a 640-acre general aviation field. Commercial service was established in 1946 providing temporary passenger facilities, with the first permanent passenger facilities commencing in 1961. LAX is located at 1 World Way, northwest of the 405 and 105 freeway interchange, in the City of Los Angeles. LAX is owned and operated by Los Angeles World Airports.
8. The ALUP establishes an Airport Influence Area for LAX, which is comprised of the airport property, the area within the designated Runway Protection Zones and the 65 dB CNEL noise contour. The Airport Influence Area defines the planning boundary for the ALUC.
9. The project site is 238 acre in size. It is located at 1050 South Prairie Avenue on the northeast corner of Prairie Avenue and Century Boulevard in the City of Inglewood. The site is bounded on the west by Prairie Avenue and on the south by Century Boulevard. Manchester Boulevard is located two blocks north of the site and Crenshaw Boulevard is located one block to the east.

10. The project site is partially located within the 65 dB CNEL noise contour area identified on the ALUP's Airport Influence Area for LAX.
11. On July 1, 2009, the ALUC reviewed the Hollywood Park Specific Plan project (RAV2009-00002-(2)) and found the project consistent with the adopted Los Angeles County ALUP.
12. The City of Inglewood has granted a general plan amendment, zoning code amendment, vesting tentative tract map, final tract map, final parcel map, and an amendment to the Redevelopment Plan. A Development Agreement was secured between the City of Inglewood and Hollywood Park Land Company, LLC. On July 8, 2009, the City adopted the Hollywood Park Specific Plan establishing the permitted uses and development standards for the project site.
13. The Hollywood Park Specific Plan will redevelop the 238-acre project site, currently occupied by the Hollywood Park Racetrack and Grandstand, with a mixed use development that includes 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 a Home Owners' Association. The project also allows a 300-room hotel with 20,000 square feet of meeting space. Additionally, twenty-five acres of recreation/open space and four acres of dedicated municipal civic space are proposed.
14. The entire project site is designated as Major Mixed-Use in the City of Inglewood General Plan. Major Mixed-Use allows "large-scale development sites integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Inglewood's residents to live close to businesses and employment; respect the site characteristics, and are well-designed reflecting the traditions of the City." As determined by the ALUC in 2009, the goals and policies of the Major Mixed-Use land use category are consistent with the ALUP.
15. The City of Inglewood certified a Final Environmental Impact Report for the project on June 3, 2009. On July 10, 2014, the Inglewood Planning Commission approved an Addendum to the certified FEIR. In affirming the Final Environmental Impact Report Addendum, the Inglewood Planning Commission found that the amendments to the proposed project will not generate new significant impacts or exacerbate impacts noted in the Final Environmental Impact Report.
16. The Hollywood Park Specific Plan proposes mixed use, residential, commercial, and recreation uses for the portion of the project site within the Airport Influence Area. In addition to these uses, civic and open space uses are proposed for the project site outside of the Airport Influence Area.

17. The City of Inglewood proposes a Specific Plan Amendment, SPA 2014-01, and associated Zone Change, ZC 2014-01, for the Hollywood Park Specific Plan.
18. On July 10, 2014 the Inglewood Planning Commission approved resolutions for the proposed project recommending that the City Council approve Specific Plan Amendment SPA 2014-01 to amend standards and guidelines of the Hollywood Park Specific Plan, and approve Zone Change ZC 2014-01 to reinstate and expand the underlying Commercial-Recreation (C-R) Zone to facilitate construction of the new casino at the site.
19. Inglewood City Council action to adopt the SPA 2014-01 and ZC 2014-01 is scheduled for September 23, 2014.
20. Under the amended Hollywood Park Specific Plan, instead of renovating the existing casino at its current location, a new 120,000 square-foot building to house the relocated casino will be built on-site along Century Boulevard. The existing casino will continue to operate during construction and will be demolished upon completion of the new facility. The amended Hollywood Park Specific Plan also proposes enlargement of the Mixed Use land use category area around the new casino location, revised circulation routes, reduction in the area devoted exclusively to residential uses, changes to housing density categories, and four new land uses: 1) Community Garden, 2) Home Finding Center, 3) Automobile Retail Storefront, and 4) Hotel and Motel.
21. Zone Change ZC 2014-01 will reinstate the C-R Zone on the southern portion of the site to facilitate development of the new casino location. The reinstated C-R Zone will comprise approximately 11 acres.
22. The project site retains the HPSP Overlay Zone. In addition to the uses allowed by the C-R Zone, the HPSP Overlay Zone allows residential, mixed use, and civic uses, subject to the provisions of the plan. The purpose of the HPSP Overlay Zone is to ensure that the project site is developed in a comprehensively planned manner, compatible with adjacent residential and commercial uses and consistent with the City of Inglewood's quality of life goals.
23. Under the amended Hollywood Park Specific Plan, the hybrid retail center, new casino building, and hotel are located partly within the Airport Influence Area. The proposed height of the hybrid retail center and the new casino building will not exceed 75 feet. The hotel that was part of the original consistency determination will be adjacent to the new casino and will not exceed 150 feet.
24. All uses and structures listed in Land Use Table 2-4 of the amended Hollywood Park Specific Plan, including commercial broadcasting antennas, cellular telephone, antenna installations, telecommunication facilities, are subject to the building height restrictions of Section 2.7 of the Specific Plan.

25. Staff conducted a consistency analysis of the project with all applicable ALUP policies and found that Specific Plan Amendment SPA 2014-01 and associated Zone Change ZC 2014-01 for the Hollywood Park Specific Plan present no inconsistencies with the adopted ALUP. The proposed modifications to the project will reduce the project's noise-sensitive uses and will increase uses that are less noise-sensitive, such as commercial uses. The project area is located within the 65 dB CNEL in the Airport Influence Area, so the noise policies of the ALUP apply. Commercial and recreational development is not considered noise-sensitive at 65 dB CNEL. The residential component of the project was previously reviewed in 2009 and was found to be consistent with the ALUP. No further increase in building height is proposed from what was previously approved.

**BASED ON THE FOREGOING, THE AIRPORT LAND USE COMMISSION
CONCLUDES:**

That the proposed project presented in Aviation Case No. 201400003 is consistent with the Los Angeles County Airport Land Use Plan.

AIRPORT LAND USE COMMISSION ACTION:

In view of the findings of fact presented above, the project presented in Aviation Case No. 201400003 is found **CONSISTENT** with the Los Angeles County Airport Land Use Plan.

VOTE: 4-0

Concurring: Shell, Louie, Pedersen, Modugno

Dissenting: None

Abstaining: None

Absent: Valadez

Action Date: September 10, 2014