

UNOFFICIAL REFERENCE GUIDE ONLY FOR STADIUM
ALTERNATIVE PROJECT: *Contains Notes to Aid Review of Chapter 6.*

SPECIFIC PLAN

Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015



*Hollywood
Park*

TRANSFORMING THE HEART OF INGLEWOOD

Hollywood Park Specific Plan

*A D O P T E D J U L Y 8 , 2 0 0 9 , A M E N D E D S E P T E M B E R 2 3 , 2 0 1 4
F U R T H E R A M E N D E D F E B R U A R Y 2 4 , 2 0 1 5*

INGLEWOOD, CALIFORNIA LOS ANGELES COUNTY

Submitted By:

Hollywood Park Land Company, LLC

Prepared by:

BCV Architects

Cooper Robertson Partners

Hall & Foreman, Inc.

Hart | Howerton

Mia Lehrer + Associates

Redmond Schwartz Mark Design

SWA Group

William Hezmalhalch Architects, Inc.



Hollywood Park Specific Plan

Chapter 1- Introduction 1-1 *Provided for Historical Context*

1.1 Purpose	1-2
1.2 Project Location.....	1-2
1.3 Existing Site Characteristics*	1-4
1.4 Community Input.....	1-4
1.5 Organizing Principles and Goals	1-7
1.6 Vision Statement	1-10
1.7 Concept Plan	1-11
1.8 Land Use.....	1-16
1.9 How to Use This Specific Plan	1-17

Chapter 2- Development Standards 2-1

2.1 General Provisions	2-1
2.2 Land Use Plan	2-2
2.3 Development Limitations	2-3
2.4 Land Uses.....	2-5
2.5 Circulation	2-12
2.6 Minimum Building Setbacks	2-26
2.7 Building Height Standards.....	2-27
2.8 Residential Zone Development Standards	2-28
2.9 Mixed-Use and Non-Residential Land Use Development Standards	2-30
2.10 Setback Encroachments	2-31

2.11 Parking Standards	2-33
2.12 Federal Aviation Administration Restrictions	2-40
2.13 Wall and Fence Standards	2-41
2.14 Hollywood Park Identity Elements	2-42
2.15 Signage.....	2-42

Chapter 3- Design Guidelines 3-1 *Provided for Historical Context*

3.1 Design Hierarchy	3-1
3.2 Public Realm Guidelines.....	3-1
3.3 Setback Realm Guidelines.....	3-76
3.4 Private Realm Guidelines	3-99
3.5 Sustainable Design	3-125
3.6 Signage.....	3-125

Chapter 4- Infrastructure 4-1 *Provided for Historical Context*

4.1 Water Service and Facilities.....	4-2
4.2 Sewer Infrastructure	4-3
4.3 Drainage	4-4
4.4 Electricity	4-5
4.5 Natural Gas	4-5
4.6 Telecommunications	4-5
4.7 Solid Waste.....	4-5

Chapter 5- Implementation..... 5-1

5.1 General Provisions	5-1
5.2 Implementation.....	5-2
5.3 Development Review Process (Plot Plan Review).....	5-5
5.4 Minor Revisions	5-8
5.5 Sign Permits Required	5-9
5.6 Specific Plan Amendments.....	5-10
5.7 Minor Administrative Permit.....	5-10
5.8 Special Use Permits.....	5-11
5.9 Additional Permits	5-13
5.10 Role of Development Agreement/Civic Site ..	5-13
5.11 Maintenance of Property Improvements.....	5-14
5.12 Maintenance Responsibilities	5-14

Chapter 6- Stadium Alternative Project Standards 6-1

6.1 General Provisions	6-2
6.2 Development Standards.....	6-2
6.3 Design Guidelines	6-16
6.4 Infrastructure.....	6-17
6.5 Implementation.....	6-17

6.6 Glossary of Terms.....6-20

Appendix6-20

General Plan Consistency Statement6-20

Appendix i

General Plan Consistencyi

Glossary of Termsvii

Plot Plan Checklist.....xix

Design Guideline Checklist.....xix

Sustainability Checklistxxiv

Mock Submittal: Townhome Housing Type.....xxv

Exhibits

Exhibit 1-1—Location Map	1-3	Exhibit 2-23—Public Street Standards.....	2-25
Exhibit 1-2—Vicinity Map	1-3	Exhibit 2-24—Minimum Building Setbacks	2-26
Exhibit 1-3—Aerial*	1-4	Exhibit 2-25—Building Height Standards	2-27
Exhibit 1-4—Community Brainstorm	1-6	Exhibit 2-26—Housing Type Location Plan	2-28
Exhibit 1-5—Illustrative Site Plan	1-11	Exhibit 2-27—Permitted On-Street Parking	2-33
Exhibit 1-6—Neighborhoods.....	1-14	Exhibit 2-28—Airport Land Use Area of Influence....	2-40
Exhibit 1-7—Land Use Plan	1-16		
Exhibit 2-1—Land Use Plan.....	2-2	Exhibit 3-1—Park Location Map	3-2
Exhibit 2-2—Public Street Circulation Plan	2-12	Exhibit 3-2—Champion Park Illustrative Plan.....	3-4
Exhibits 2-3, 2-4—Century Boulevard Sections	2-13	Exhibit 3-3—Champion Park Perspective	3-5
Exhibits 2-5, 2-6—Prairie Street Sections	2-14	Exhibit 3-4—Champion Park, Section A.....	3-7
Exhibit 2-7—Street Section A1	2-15	Exhibit 3-5—Lake Park Illustrative Plan	3-8
Exhibits 2-8, 2-9 — Street Sections B1 and B2	2-16	Exhibit 3-6—North Lake Park Perspective.....	3-9
Exhibits 2-10, 2-11—Street Sections B3 and C1	2-17	Exhibit 3-7—North Lake Park, Enlarged Illustrative Plan.....	3-10
Exhibits 2-12, 2-13—Street Sections C2 and C3.....	2-18	Exhibit 3-8—Lake Park, Section A.....	3-11
Exhibits 2-14, 2-15 —Street Sections D1 and D2.....	2-19	Exhibit 3-9—Central Lake Park, Terraced Gardens, Enlarged Illustrative Plan.....	3-12
Exhibit 2-16—Street Section D3.....	2-20	Exhibit 3-10—Lake Park, Section C.....	3-13
Exhibit 2-17, 2-18—Street Sections E and F1.....	2-21	Lake Park, Section B.....	3-13
Exhibits 2-19, 2-20—Street Sections G1 and G2.....	2-22	Exhibit 3-11—South Lake Park, Enlarged Illustrative Plan.....	3-14
Exhibits 2-21, 2-22—Street Sections H1 and H2.....	2-23		

Exhibit 3-12—Lake Park, Section D.....	3-15
Exhibit 3-13—Arroyo Park Illustrative Plan	3-16
Exhibit 3-14—Arroyo Park Perspective	3-17
Exhibit 3-15—Arroyo Park West, Enlarged Illustrative Plan	3-18
Exhibit 3-16—Arroyo Park, Section A	3-19
Exhibit 3-17—Arroyo Park Central, Enlarged Illustrative Plan	3-20
Exhibit 3-18—Arroyo Park, Section B	3-21
Exhibit 3-19—Arroyo Park East, Enlarged Illustrative Plan	3-22
Exhibit 3-20—Arroyo Park, Section C	3-23
Exhibit 3-21—Bluff Park Illustrative Plan.....	3-24
Exhibit 3-22—Bluff Park Aquatics and Tennis Club Perspective	3-25
Exhibit 3-23—Bluff Park HOA Aquatics and Tennis Club Illustrative Plan	3-26
Exhibit 3-24—Bluff Park, Section A	3-27
Exhibit 3-25—Landscape Street Sections Map	3-28
Exhibit 3-26—Hollywood Park Identity Corner Perspective.....	3-31
Exhibit 3-27—Retail Gateway Perspectives	3-32

Exhibit 3-28—Casino Gateway Perspective	3-33
Exhibit 3-29a—Optional Residential Gateway Perspectives	3-34
Exhibit 3-29b—Optional Residential Gateway Perspectives	3-35
Exhibit 3-30—Prairie Avenue	3-36
Exhibit 3-31—Prairie Avenue Retail	3-38
Exhibit 3-32—Century Boulevard	3-40
Exhibit 3-33—Street D/Hollywood Way Entrance ...	3-42
Exhibit 3-34—Street W	3-44
Exhibit 3-35—Street Z.....	3-46
Exhibit 3-36—Hollywood Way	3-48
Exhibit 3-37—Champion Park Neighborhood	3-50
Exhibit 3-38—Street G	3-52
Exhibit 3-39—Street B Entrance.....	3-54
Exhibit 3-40—Street B/Street C/Street E	3-56
Exhibit 3-41—Street J.....	3-58
Exhibit 3-42—Street T/Street Y.....	3-60
Exhibit 3-43—Street T Entrance	3-62
Exhibit 3-44—Street A Entrance.....	3-64
Exhibit 3-45—Street A Right-of-Way	3-66

Exhibit 3-46—Street A/Street T	3-68
Exhibit 3-47—Street L/Street K	3-70
Exhibit 3-48—Arroyo Park Terminus	3-72
Exhibit 3-49—Arroyo Park Neighborhood	3-74
Exhibit 3-50—Landscape Setback.....	3-77
Exhibit 3-51—Hollywood Park Identity Corner Landscape Setback.....	3-78
Exhibit 3-52—Prairie Avenue Landscape Setback..	3-80
Exhibit 3-53—Prairie Avenue/Century Boulevard Landscape Setback.....	3-82
Exhibit 3-54—Champion Park Landscape Setback	3-84
Exhibit 3-55—Champion Park Neighborhood Landscape Setback.....	3-86
Exhibit 3-56—Lake Park Neighborhood Landscape Setback.....	3-88
Exhibit 3-57—Arroyo Park Neighborhood Landscape Setback.....	3-90
Exhibit 3-58—Future Development Buffer.....	3-92
Exhibit 3-59—Residential Buffer	3-93
Exhibit 3-60—Bluff Park Residential Buffer	3-94
Exhibit 3-61—Residential-Existing Retail Buffer	3-95

Exhibits Continued

Exhibit 3-62—Retail—Existing Retail Buffer3-96

Exhibit 3-63—Retail—Residential Buffer.....3-97

Exhibit 4-1—Water Infrastructure Plan..... 4-2

Exhibit 4-2—Sewer Infrastructure Plan..... 4-3

Exhibit 4-3—Drainage Infrastructure Plan 4-4

Exhibit 5-1—Specific Plan Flow Chart 5-2

Exhibit 6-1—Stadium Alternative Project Land Use Plan.....6-21

Exhibit 6-2—Vehicular Circulation Plan6-22

Exhibit 6-3—Bicycle Circulation Plan..... 6-23

Exhibit 6-4—Street Sections6-24—6-29

Exhibit 6-5—Minimum Building Setbacks 6-30

Exhibit 6-6—Building Height Standards6-31

Exhibit 6-7—Housing Type Location Plan 6-32

Exhibit 6-8—Park Location Map..... 6-33

Exhibit 6-9—Stadium Site Plan 6-34

Exhibit 6-10—Stadium Height Measurement Example 6-35

Exhibit 6-11—Review Process for Development of Stadium
Alternative Project..... 6-36

Exhibit A-1—Existing General Planii

Exhibit A-2—Proposed General Planiii

Tables

Table 2-1—Development Limitations Table 2-3

Table 2-2—Equivalency Table* 2-3

Table 2-3—Residential Development Table 2-4

Table 2-4—Land Use Table 2-6

Table 2-4—Land Use Table (continued).....2-7

Table 2-5—Private Drives Requiring
Access for LACFD Apparatus.....2-24

Table 2-6—Residential Zone
Development Standards¹2-29

Table 2-7—Mixed-Use and Non-Residential Zones
Development Standards.....2-30

Table 2-8—Permitted Setback Encroachments2-32

Table 2-9—Permitted Hollywood Park
Identity Elements2-42

Table 2-10—Permitted Sign Matrix..... 2-43

Table 3-1—Housing Type Density 3-105

Table 5-1—Maintenance Responsibility Matrix.....5-14

Table 6-1—Development Limitations Table 6-3

Table 6-2—Residential Development.....6-4

Table 6-3—Land Use Table6-5

Table 6-4—Residential Zone Development Standards6-11

Table 6-5—Mixed-Use & Non-Residential Zones
Development Standards.....6-12

Table 6-6—Permitted Setback Encroachments6-13

Table 6-7—Additional Permitted Signage Outside of the
Sports & Entertainment Zone..... 6-14

Preface

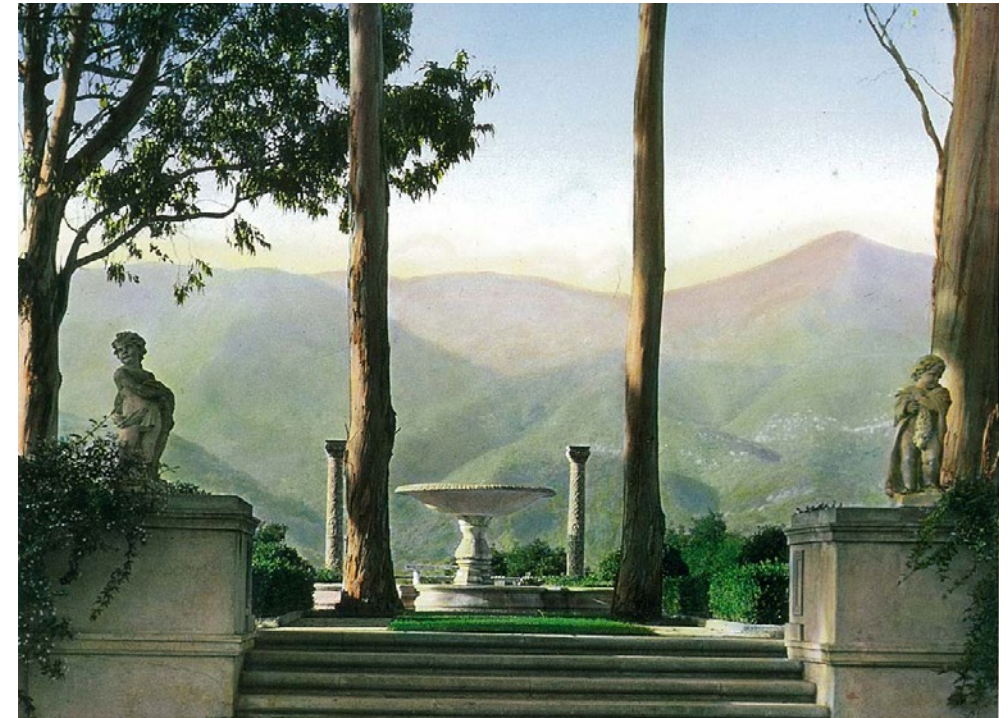
The creative vision for Hollywood Park draws its inspiration from the enduring image of Southern California, as a destination built on dreams. For generations, people have come to Southland towns like Inglewood...towns that have rapidly grown into cities.

They come in search of economic opportunity and a sense of community. They come seeking freedom of expression and a chance to re-invent themselves. They come because they want to better their lives.

The Hollywood Park design is rooted in the timeless mystique of Southern California as an Eden. Harkening back to a time when people's lives revolved around their local communities, Hollywood Park is designed to feel like a village. Its residences are situated within easy walking distance of shops, restaurants, theaters and the entire development is connected by a network of public parks and green spaces.

Streets, pedestrian promenades, hiking trails and bike paths that interconnect Hollywood Park are orchestrated to entice residents and visitors to leave their cars and enter into the social life of the village. At the center of the village, is a vibrant shopping, dining and entertainment district featuring a dynamic program of special events.

Hollywood Park is a contemporary expression of the dream that has nourished Inglewood and Southern California for generations...the dream of a better life.



Introduction

PROVIDED FOR HISTORICAL CONTEXT

Creating a vibrant new city center in the heart of Inglewood, California, Hollywood Park represents a new, energetic community in the Los Angeles area. Comprised of an exciting mix of entertainment, retail, residential, office, civic, gaming, and recreational uses, the unique design of this site transforms the park-like setting of the Hollywood Park racetrack infield into a public park of enduring value to be cherished by residents, visitors, tenants and Inglewood residents.

Recognizing the importance of Hollywood Park to Inglewood residents, the land planning team has actively engaged the public in an evolving discussion of the best uses for the site, should thoroughbred racing be discontinued. Outreach efforts have included unprecedented opportunities for community participation including a series of open houses, town hall appearances and block club meetings throughout the City. At every opportunity, the participants have expressed positive interest in the mixed-use community offering amenities that benefit the entire city.

In response to this public participation, the centerpiece for this new community is Lake Park, which incorporates the infield lakes and gardens of the existing racetrack into an expansive public open space, highlighted by a dramatic waterfall.



Retail/Entertainment Center – Century Plaza



Retail/Entertainment Center – Lake Plaza



Hollywood Park Identity Corner



Retail/Entertainment Center – Doty Entrance



Bird's Eye View of Hollywood Park Looking West



Existing Hollywood Park Entrance at Pincay Drive*



Hollywood Park Marketplace Boundary, Looking South

1.1 PURPOSE

Hollywood Park is an energetic, mixed-use development featuring diverse neighborhoods and expansive common open space integrated with compact residential design.

It is important for the City to have a complete, comprehensive code that regulates this unique development. Currently, the Inglewood Municipal Code lacks the appropriate zoning standards to allow for a mixed-use community of this scale. Since the differing neighborhoods requires various standards, it is appropriate that the unique Hollywood Park project be developed through a Specific Plan, as permitted by *Sections 65450-65457* of the California Government Code.

The Specific Plan allows rules to be tailored for the 238-acre site and permits the incorporation of custom design guidelines and more extensive landscape than required by the zoning code. Also by using the Specific Plan, there will be flexibility in the implementation to allow the plan to respond to market preferences in the long-term build-out of the neighborhoods. The Specific Plan allows the development to utilize innovative, but proven, techniques such as variable setbacks to maximize usable public and private open space, small-lot homes, shared common open space and compact, clustered single-family homes encouraging pedestrian activity, all integrated within the same mixed-use community. By using a Specific Plan, the entire streetscape can be coordinated between the residential and commercial uses, creating a seamless experience. In some cases the Specific Plan provides for more stringent requirements, whereas in other cases the

requirements are more relaxed. Overall, the cohesiveness and enhanced design created by the Specific Plan maximizes the ability to create a sustainable community, and results in increased property values over what traditional zoning provides.

The purpose of the Hollywood Park Specific Plan is to provide the land use framework for the redevelopment of the 238-acre Hollywood Park site with a mix of parks, retail, housing, entertainment, gaming, hotel and civic uses. Specifically, its purpose is to:

- Determine the appropriate location and intensity of development, mix of land uses and building heights to be constructed in the Specific Plan area;
- Guide the character of the land planning to ensure that high-quality, place making improvements are made to create a safe and inviting, pedestrian-oriented, regional retail destination not currently available in the area;
- Establish public and private sector implementation measures and responsibilities that adequately address both local and regional impacts; and
- Define the future locations and dimensions of streets, rights-of-ways or other access ways.

1.2 PROJECT LOCATION

Hollywood Park is located in the City of Inglewood, east of the 405 Freeway and north of the 105 Freeway, within the Centinela Valley and South Bay region. The Specific Plan area is located two miles east of the Los Angeles International

*At the time of the original approval

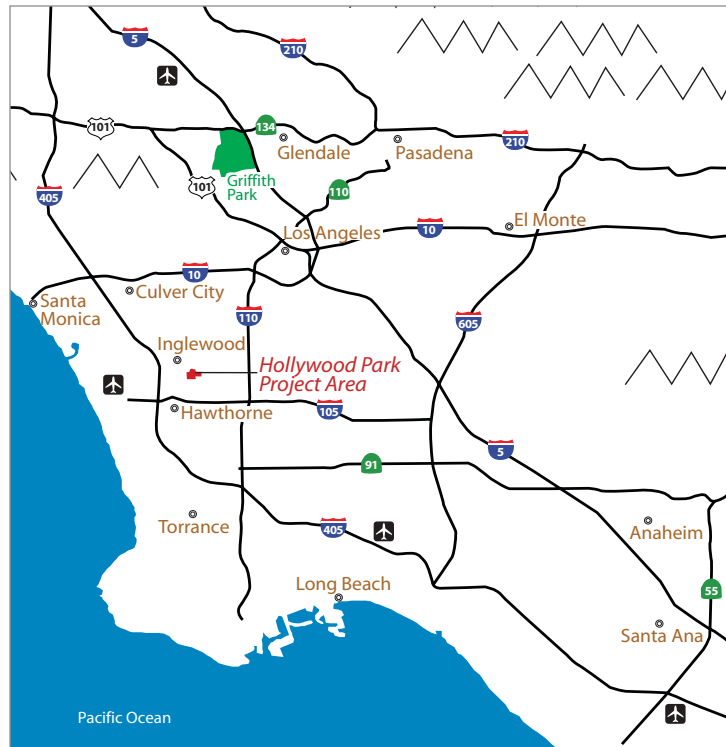


EXHIBIT 1-1—LOCATION MAP

Airport (LAX) and several blocks southeast of downtown Inglewood. Refer to *Exhibit 1-1—Location Map*.

The Hollywood Park Specific Plan project site is located on the northeast corner of Prairie Avenue and Century Boulevard. The streets that border the Specific Plan area include, Prairie Avenue on the west and Century Boulevard to the south. Access to the site can also be obtained from Pincay Drive to the north. Manchester Boulevard (State Route 42) and Crenshaw Boulevard are located a few blocks north and east, respectively. All of the roads, mentioned above, provide access to the nearby regional freeway network. Refer to *Exhibit 1-2—Vicinity Map*.

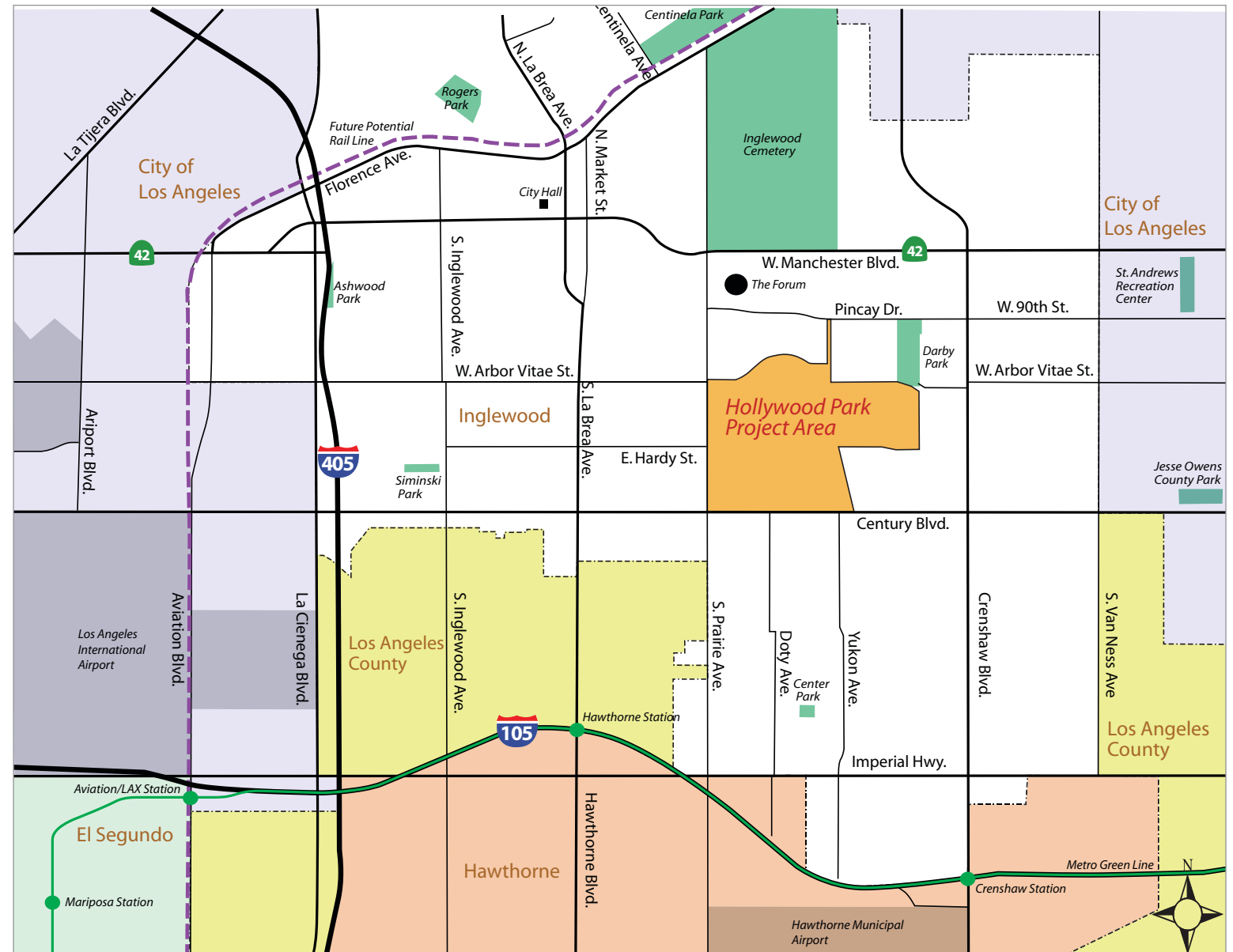


EXHIBIT 1-2—VICINITY MAP



Existing Race Track In-Field Lakes



1.3 EXISTING SITE CHARACTERISTICS*

The Hollywood Park complex consists of a series of buildings and structures located around a central, one-and-one-eighth mile, oval-shaped racetrack. Perhaps the most distinctive feature of the racetrack is its infield, a park-like setting that includes two scenic lakes and extensive landscaping. The majority of the remaining site consists of asphalt and racing-related buildings.

The surrounding area is comprised of a mix of low- to medium-density residential, commercial, motel and office uses. Refer to *Exhibit 1-3—Aerial* for the aerial photograph of Hollywood Park and the surrounding area. The properties immediately surrounding the site include:

- A vacant lot used for overflow parking for the Forum and single-family residential to the north
- Single-family residential and Darby Park to the northeast
- Single-family residential and Hollywood Park Market Place to the east
- The Village at Century Boulevard shopping center and other commercial uses to the south (across Century Boulevard)
- Single-story commercial and multi-family residential to the west (across Prairie Avenue)

1.4 COMMUNITY INPUT

The Hollywood Park Land Company held four community workshops between April and August 2006. The goal of these meetings was to involve the community in the planning of the future Hollywood Park redevelopment. Community outreach for the meetings included newspaper notices and distribution by the City of Inglewood of over 5,000 flyers to block club captains, senior centers, business and civic organizations and other community organizations.

The public workshops were interactive and iterative. The first workshop used exercises to identify community goals and preferred architectural and landscape characteristics. As part of the meeting, community members were asked to place green dots on images of spaces and building types they found appealing. The highlights of this meeting are identified in the images on the following page.

The second meeting focused on economic realities and market conditions for various types of potential retail and other uses desired by the community.

*At the time of the original approval



EXHIBIT 1-3—AERIAL*

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

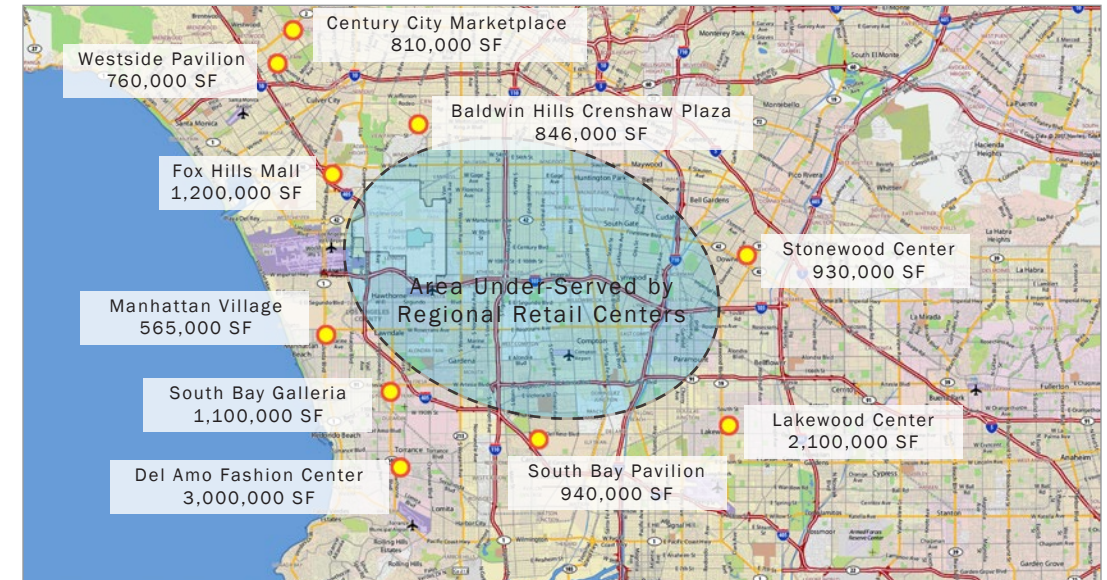


Preferred Retail Characteristics

Preferred Open Space Characteristics



Preferred Residential Characteristics



Under Served Retail Area

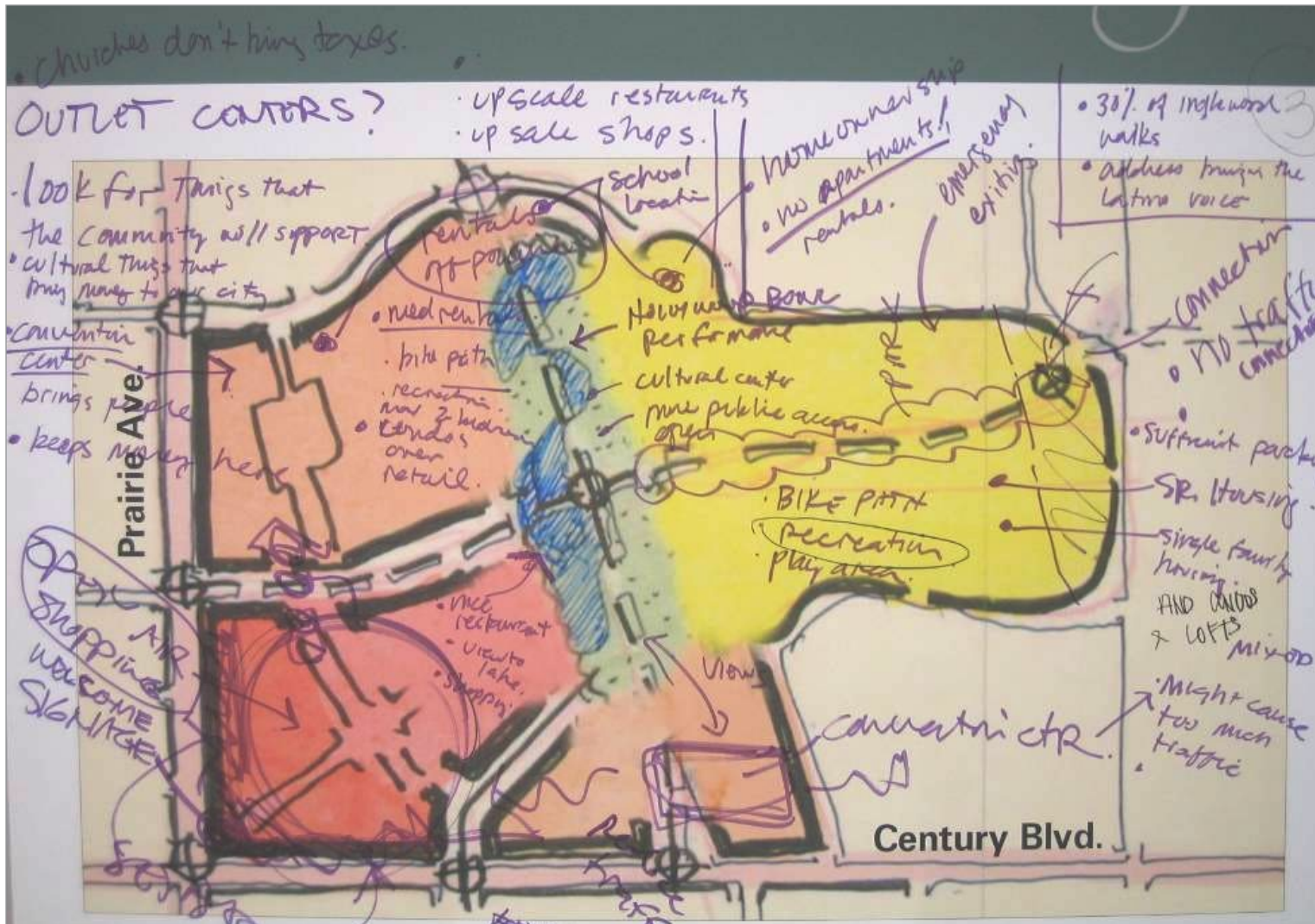


EXHIBIT 1-4—COMMUNITY BRAINSTORM

Based upon the input from the first two community meetings, a preliminary framework plan was prepared and presented to the community at a third workshop. Using diagrammatic and interactive exercises, the community responded directly to the proposed concepts, which is displayed on *Exhibit 1-4—Community Brainstorm*.

In response to the feedback from the third meeting, the community reviewed a refined concept plan and provided comments and reactions. This plan formed the basis of the Hollywood Park Specific Plan.

Some of the key themes that emerged from the public process were:

- Public parks programmed to accommodate all age groups
- Regional outdoor retail lifestyle center with fine dining restaurants, movie theaters, grocery store and shops with name brand tenants
- Civic site that could potentially accommodate educational facilities and multi-purpose community center with performing arts capabilities
- Residential areas to create a variety of housing types and opportunities for a variety of income levels from first-time home buyers, through the move-up home buyers to seniors and empty-nesters.
- Hotel with meeting/banquet rooms

In addition to specific land uses, the community suggested that the beautiful landscaping within the race track infield become the inspiration for a central park in the master plan. Also, the community suggested creating a job training program during the project construction.

The conceptual master plan was then presented to block club meetings, town hall meetings and civic and business organizations such as the Inglewood/Airport Area Chamber of Commerce, Inglewood Business Opportunity Network, Partners for Progress and Inglewood Area Ministries Alliance.

1.5 ORGANIZING PRINCIPLES AND GOALS

Guided by the community meetings and the extensive site analysis process, the master planning team developed organizing principles for the Specific Plan area master plan. Major categories include:

- Transportation
- Land Use and Community Design
- Economic Development
- Infrastructure

1.5.1 TRANSPORTATION

The Hollywood Park site is located in an area served by many modes of transportation, including:

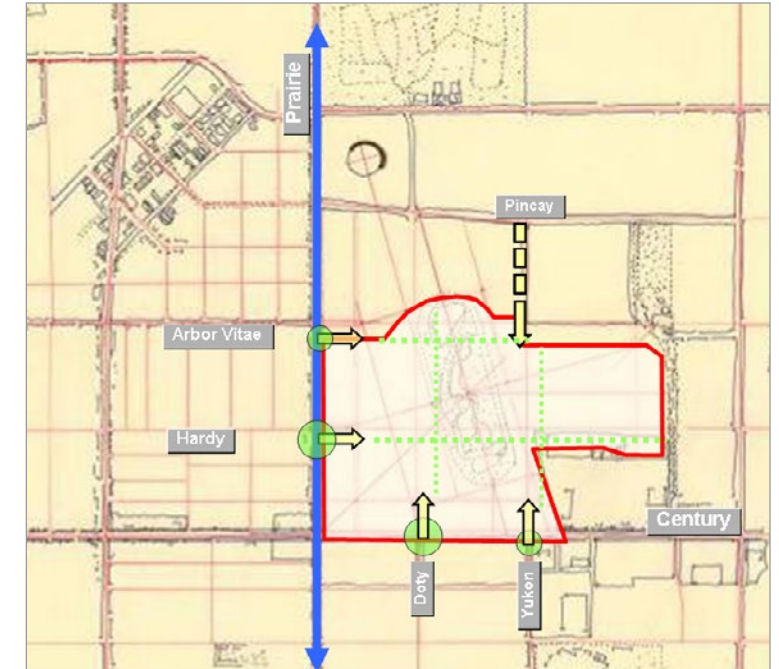
- Light rail – Metro Green Line
- Freeways – 405 and 105
- Major streets – Century Boulevard and Prairie Avenue
- Buses connecting the Specific Plan area to major employment destinations, as shown on the *Regional Access Map*



Regional Access Map

Accessing the Specific Plan area through existing street and transit network connections, as shown on the *Site Access Map*, will heighten the viability of alternative modes of transportation beyond the car. The transportation goals for the Specific Plan area are to:

- Provide pedestrian connections from Hollywood Park to major transit corridors on Century Boulevard and Prairie Avenue.



Site Access Map

- Reduce reliance on the private automobile by enhancing opportunities for transit ridership, walking and biking.
- Reduce traffic compared to other developments by providing a mix of commercial, entertainment, restaurant, residential and park uses in proximity to each other and to existing transit routes.

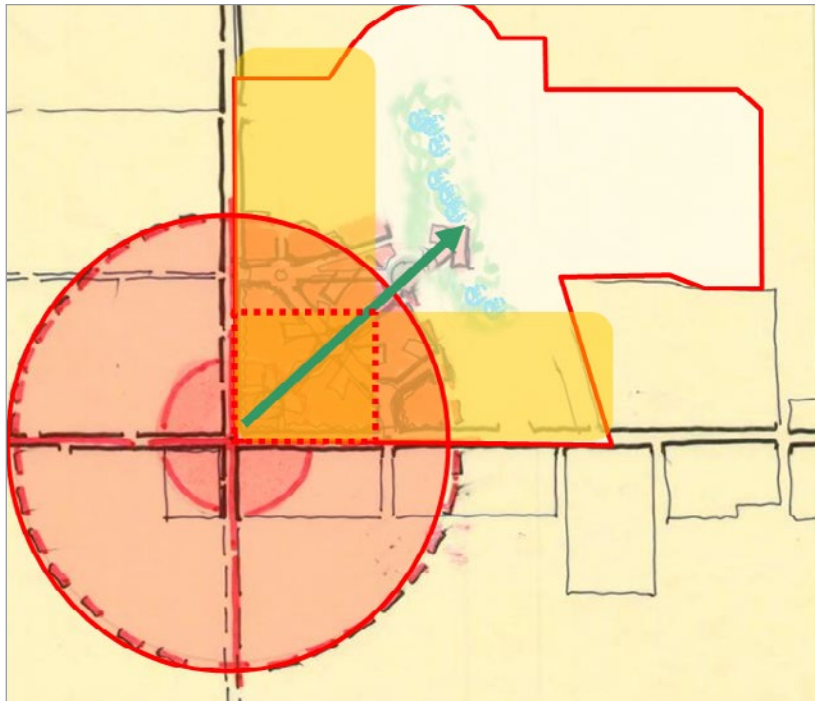
1.5.2 LAND USE AND COMMUNITY DESIGN

Based on analysis found on the *Regional Access Map* and *Site Access Map*, the prime corner for the plan was determined to be the Century Boulevard and Prairie Avenue intersection (*Prime Corner Map*). This corner generates exposure, access and visibility, which provides an excellent location for a retail/entertainment center. The major planning objective was to create a linkage from the prime corner to draw energy into the central Lake Park and continuing through the site to Bluff Park. Linkage of these features is achieved through a retail “main street” anchored at the prime corner, culminating at a Lake Plaza overlooking

the Lake Park. The retail “main street” linkage is supported by the linear Arroyo Park, connecting the central Lake Park to the Bluff Park (*Linkages Map*). A finer-grain of pedestrian linkages (*Pedestrian Connections Map*) provides access from residential neighborhoods into the park system and primary community linkages.

Land Use and Community Design goals for the Specific Plan area are to:

- Provide a complementary mix of land uses and amenities including retail/entertainment, housing, parks, hotel, gaming and civic facilities.
- Provide extraordinary open space amenities, both passive and active, to serve the neighborhood and the broader Inglewood community.
- Concentrate neighborhoods and bring most daily activities within walking distance to enhance community life, efficiently utilize land resources and reduce reliance on the private automobile.
- Create a safe and attractive community through the design of streets, parks, buildings and buffers.
- Protect the character of surrounding residential neighborhoods with adequate landscaping, setbacks and buffers.



Prime Corner Map



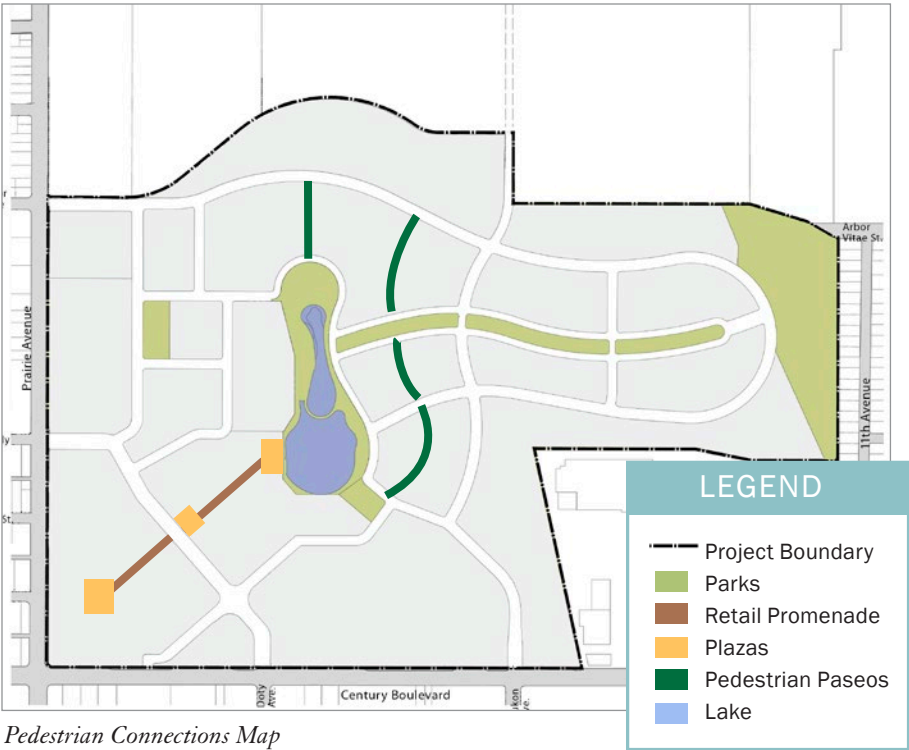
Linkages Map

- Provide a variety of housing types attractive to first-time buyers, move-up buyers and buyers downsizing (i.e. senior citizens).
- Provide regional-serving retail that provides shopping, eating and entertainment and employment opportunities.
- Increase City tax base through new development sales tax revenues, property taxes and retention of casino revenues.
- Ensure new job creation, economic development and growth for Inglewood and the South Bay region.

1.5.3 ECONOMIC DEVELOPMENT

Hollywood Park is located in a redevelopment area* formed to eliminate blight and create new revenues for the City of Inglewood. Economic Development goals for the Specific Plan area are to:

*At the time of the original approval



Pedestrian Connections Map

1.5.4 INFRASTRUCTURE

Hollywood Park is surrounded by existing infrastructure, which generally has excess capacity capable of handling new development. The infrastructure goal for the Specific Plan area is to provide adequate services, while avoiding negative effects on existing services and facilities.



Pedestrian Paseo Example

1.6 VISION STATEMENT

Hollywood Park is envisioned as a compact, walkable, mixed-use community, where many elements are brought together to create an environment where residents can live, shop, play and have easy access to the Westside Los Angeles job market. It is a place where the traditional assets of the Inglewood suburban setting are complemented with an increased range of lifestyle choices made possible by a retail/entertainment center, superior public parks and range of housing options, all within comfortable walking distance.

In the newest of Inglewood's neighborhoods, the pedestrian will have priority. Development will be compact and focused around a public park system, connecting the residential areas to the retail/entertainment center. Hollywood Park's streets, the primary public realm that defines the development parcels, will create a vibrant street life that encourages walking, not just as an alternative to driving, but as a pleasurable activity in itself. Walkways will be generous, continuous, well-lit and protected with a canopy of trees. On-street parking, multiple residential front doors and active ground floor commercial will activate and provide a sense of community stewardship for those streets.

As a complement to the street network, a comprehensive public park system will not only offer a wide range of passive and active recreational opportunities, but also enrich and support the overall walking experience. Residents will have the option of walking to work, restaurants, services and recreation areas. Hollywood

Park will accommodate bicyclists on bike lanes that will run adjacent to parks and will connect the Hollywood Park residential areas to the retail/entertainment center. Also, the existing Inglewood bike routes will be connected into the Hollywood Park community.

Hollywood Park's vibrancy will be reinforced by a range of lifestyles and housing options. Varying building types, unit sizes and affordability will ensure appeal to existing and future Inglewood residents. The retail/entertainment center will be the community's "main street" supported by ground floor retail shops, restaurants and theaters. The second floor Home Owner's Association community facilities, office space and/or residences will also enliven the mixed-use heart of the community.

Sustainability, the notion that land, energy, water, materials and capital are precious and that their conservation is fundamental to our continued well being, is of critical importance to the overall philosophy of community design. In this regard, reducing reliance on the single-occupant automobile is of paramount importance, and is supported by a combination of many interdependent factors. These include appropriate densities to support a walkable environment, pedestrian connections to buses and other transit services, provision of bicycle lanes and a mix of uses to reduce the need for trips beyond Hollywood Park. In addition, storm drainage and water quality practices integrated into the open space system will reduce the Hollywood Park project's environmental footprint while providing a visually and ecologically richer environment.



Retail/Entertainment Center - Street Illustration



Retail/Entertainment Center - Plaza Illustration

1.7 CONCEPT PLAN

Exhibit 1-5—Illustrative Site Plan describes the 238-acre Hollywood Park site:

- A curvilinear street system connecting the new community to the major streets bordering the site and provides for a safe residential, pedestrian-friendly environment by discouraging cut through traffic
- A 26-acre park system, including active and passive recreational opportunities.
- Mixed-uses within this network of streets and parks including a 620,000-square foot retail/entertainment center, 2,995 residential units, 75,000 square feet of office uses, 120,000-square foot gaming facility, 300-room hotel, with related meeting space, and a four-acre Civic site.



EXHIBIT 1-5—ILLUSTRATIVE SITE PLAN

1.7.1 STREETS

The Hollywood Park street system connects the new community to existing intersections along Century Boulevard, Prairie Avenue and Pincay Drive. These connections serve the local needs of mobility and access for Hollywood Park and also provide bicycle, pedestrian and transit connections. A fine-grained network of private drives internal to individual parcels will connect to the proposed Hollywood Park public street system.

1.7.2 PARKS

The centerpiece of the Hollywood Park Specific Plan area is a public park system providing approximately 26 acres of open space and recreational uses intended to serve Hollywood Park, as well as surrounding neighborhoods. In the park system, 23.5 acres will be publicly accessible for use from dawn until dusk through the conveyance of public use easements, and 2.5 acres in Bluff Park will be developed as an aquatics and tennis club for Hollywood Park residents. The private development parcels will be connected to the parks by pedestrian paseos and public sidewalks.

In conjunction with the extensive tree-lined street and sidewalk network, this system of parks and publicly accessible open spaces extends into every neighborhood, allowing a high proportion of Hollywood Park residents to live in housing that fronts onto parks. These well distributed green areas allow residents to enjoy close proximity to parks and open space.



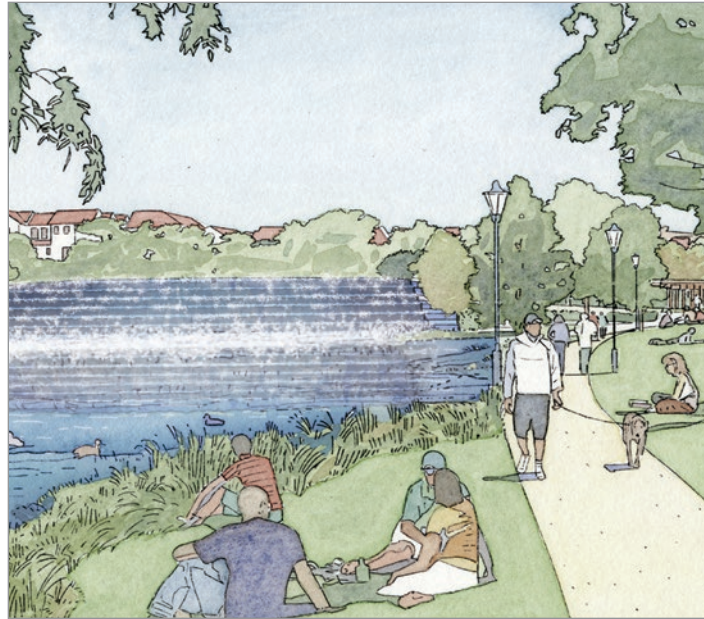
Public Streets



Park Locations

The park system will include:

- Champion Park will primarily be programmed for passive uses with the ability to have small outdoor performances.
- Lake Park will have both passive and active uses along with a 12-foot waterfall flowing from the upper lake to the lower lake. The perimeter of the lake will provide walking, jogging and biking opportunities. The lake itself will serve as a natural stormwater detention and cleansing system.
- Arroyo Park will link Lake Park to Bluff Park and provides opportunities for picnicking, children's play areas and rest areas. Additionally, it acts as a vegetative, natural stormwater cleaning system.
- Bluff Park is primarily programmed for active recreation uses including a Home Owner's Association swim club.



Lake Park



Lake Park



Champion Park



Arroyo Park



Bluff Park

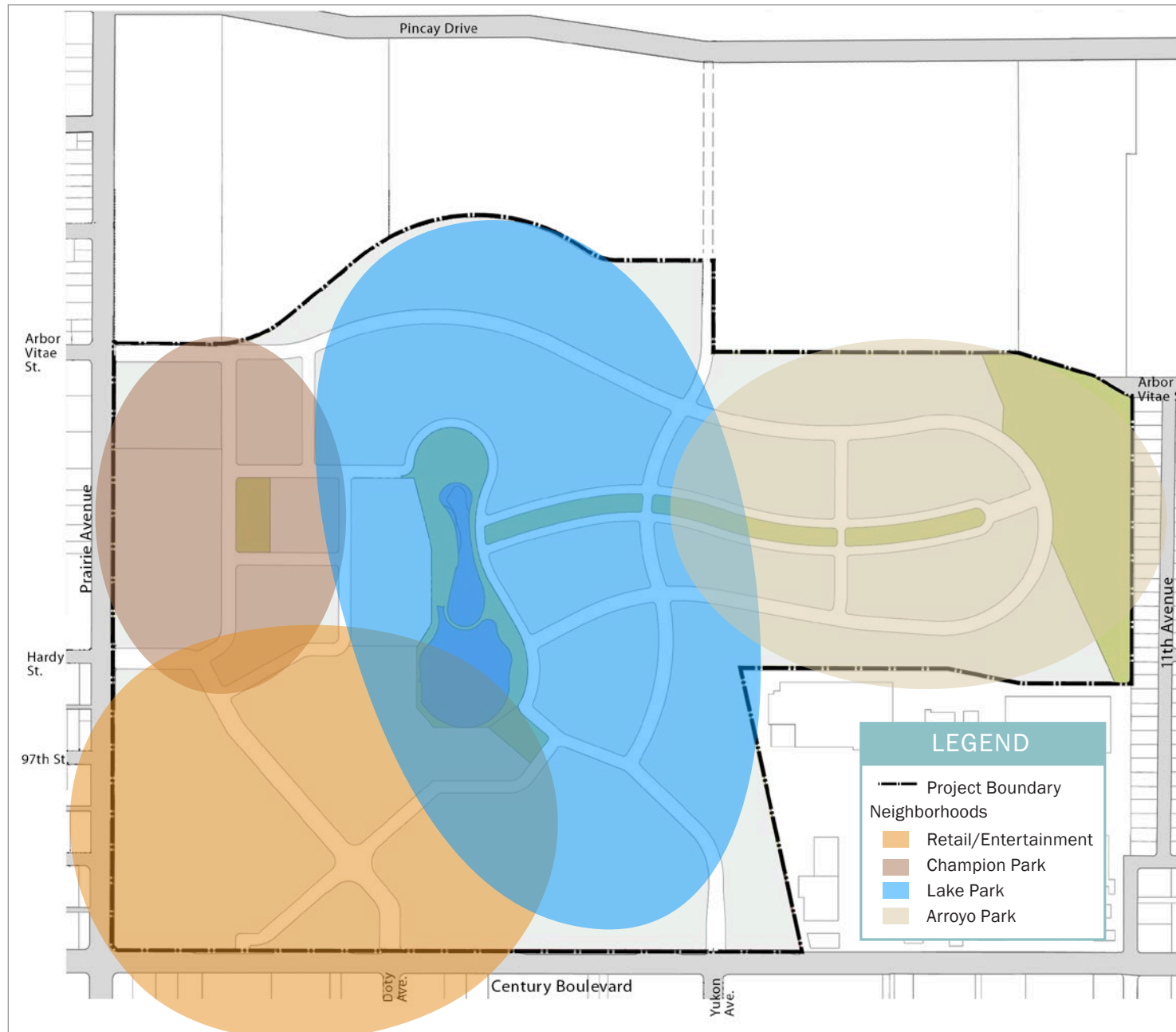


EXHIBIT 1-6—NEIGHBORHOODS

Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015

1.7.3 NEIGHBORHOODS

Land uses in the Hollywood Park Specific Plan are distributed to create four complementary neighborhoods as illustrated on *Exhibit 1-6—Neighborhoods*. The first neighborhood is mixed-use, with an emphasis on providing retail/entertainment, residential and office uses closest to the highly visible corner of Century Boulevard and Prairie Avenue. The second neighborhood is centered around Champion Park and is primarily residential with a four-acre, civic-use site. The third neighborhood is centered around Lake Park and is primarily residential and features strong linkages to the retail/entertainment center. The fourth neighborhood is centered around Arroyo Park and is primarily residential with linkages to Bluff Park and Lake Park. Together, the four neighborhoods will offer housing, shopping, employment and community uses.

The Retail/Entertainment Neighborhood is focused on the open air Lake Promenade and will become the Specific Plan area's "main street" connecting the Century Plaza to the Lake Plaza. The Lake Plaza will be located at the end of the Lake Promenade overlooking the Lake Park waterfall. This gathering place will become a landmark for Inglewood. The activity generated by the Lake Promenade and Plaza will have important amenities and attractions for the residents that will live adjacent to these new shops and services.

This neighborhood is designed to promote daytime and nighttime activity by active, retail, ground-floor frontages that will provide goods and services for Inglewood residents, as well as, visitors from surrounding cities. To complement this retail destination, a hotel will be located within the neighborhood. In addition, the Hollywood Park Casino will be located in this neighborhood.

The Champion Park neighborhood will accommodate a range of housing types that appeal to a mixture of lifestyles, incomes and age groups. The close proximity of this neighborhood to the Retail/Entertainment Neighborhood affords the highest density housing types an optimal location for easy pedestrian access to shopping and restaurants. This neighborhood surrounding Champion Park also contains the four-acre civic site, located on Prairie Avenue.

The Lake Park neighborhood also accommodates a range of housing types that appeal to a variety of lifestyles, incomes and ages. This neighborhood surrounds the east side of Lake Park and provides beautiful, unobstructed views of the lake and Lake Plaza.

The Arroyo Park neighborhood also features Single-Family and Townhome Housing Types. These housing types are specifically located in this area to provide compatible density for the existing homes north and east of the Hollywood Park Specific Plan area. In addition, Bluff Park provides an open space buffer between the existing dwellings and the new Hollywood Park residential community.

Special attention is given to the relationship of Hollywood Park to the existing surrounding neighborhoods, and this attentiveness is reflected in the design of the Specific Plan area. In addition to the compatible residential densities and the Bluff Park buffer, a height restriction of up to 45 feet (expected to be predominantly two (2) to three (3) stories) is designated adjacent to the existing residential uses to the northeast of the Hollywood Park site.



Retail/Entertainment Neighborhood

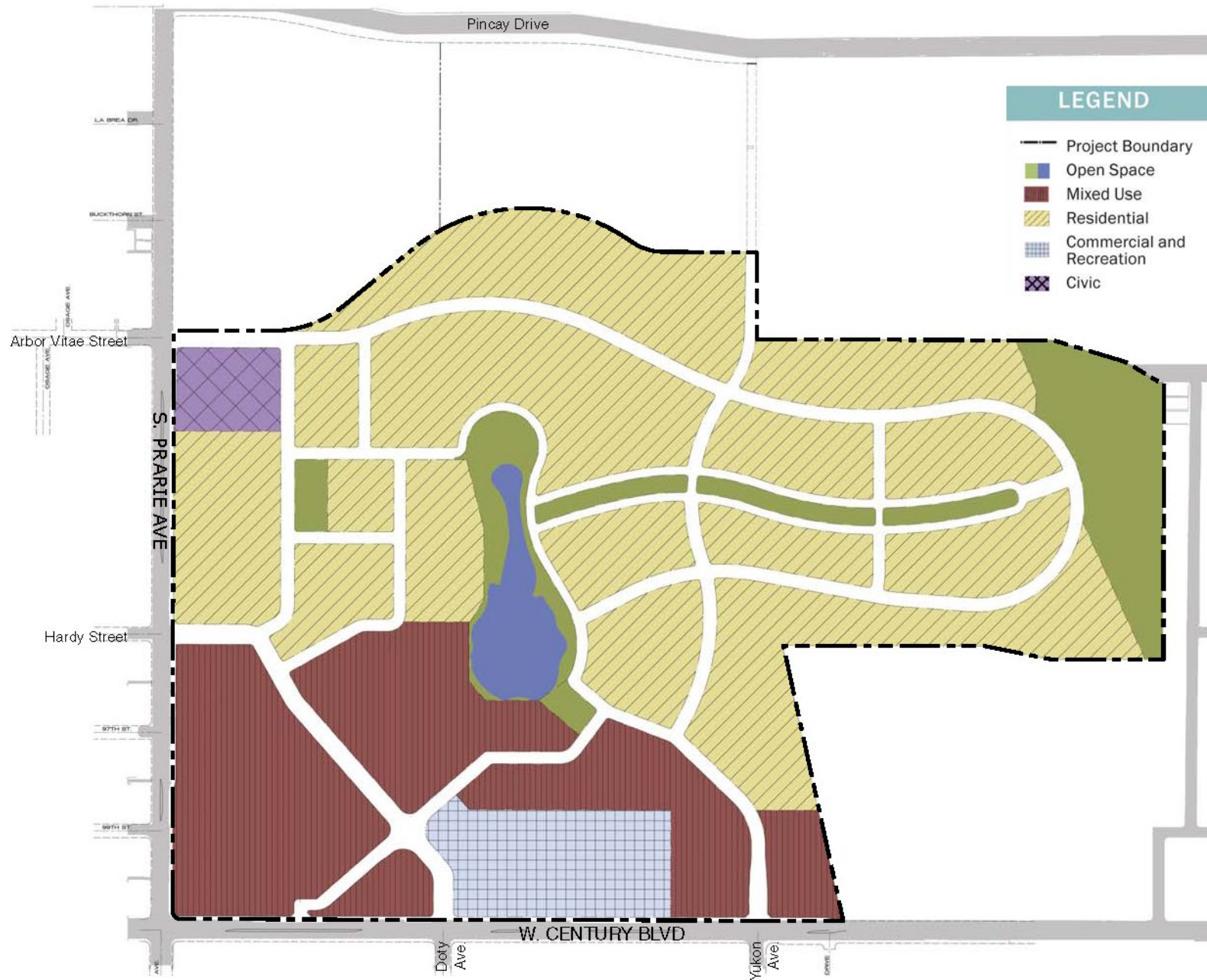


EXHIBIT 1-7—LAND USE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015

1.8 LAND USE

Five Hollywood Park Specific Plan land use designations have been chosen to create a vibrant mixed-use community. The land use designations are: Open Space, Mixed-Use, Residential, Commercial and Recreation and Civic.

1.8.1 OPEN SPACE

The development will be a highly amenitized community with over 25 acres of parks and open space. The central Lake Park offers a wide variety of recreational opportunities. The Arroyo Park connects the Lake Park to the Bluff Park, provides recreational opportunities and helps to clean stormwater prior to entering the Lake Park. The Bluff Park provides the majority of active recreation opportunities for the Specific Plan area, including a 2.5-acre aquatics and tennis club for Hollywood Park residents. Champion Park is envisioned as a passive park intended to provide residents with ample places to sit, eat, play games and escape the stresses of urban life.

1.8.2 MIXED-USE

The Mixed-Use zone will be the heart of the new community and is programmed to have up to the following uses:

- 620,000 square feet of retail space
- 75,000 square feet of general office space
- 300-room hotel including 20,000 square feet of related meeting/convention space
- 10,000 square feet for Home Owner's Association facilities
- Residential dwelling units so as not to exceed the overall maximum of 2,995 units



Mixed-Use Housing Types



Wrap/Podium Housing Types



Townhome Housing Types



Single-Family Housing Types



When residential units are located in this area, they will be compatible with a “mixed-use” community. The Mixed-Use Housing Type includes, but is not limited to, the following product types: condos/flats, townhouses/flats, live/work and shopkeeper units, wrap and podium buildings, and residential units over retail.

1.8.3 RESIDENTIAL

Three housing types are proposed throughout the residentially-zoned portions of the Specific Plan:

- Single-Family Housing Type (up to 15.0 du/ac)
- Townhome Housing Type (up to 30.0 du/ac)
- Wrap/Podium Housing Type (up to 85.0 du/ac)

The total number of units in the residential zone will be determined based on the number of units within the “Mixed-Use” zone, so that the total number of units within the Specific Plan area will not exceed 2,995 units. However, depending on market conditions, the plan allows for other uses to be converted to residential units, in which case, the total will not exceed 3,500 homes. The Environmental Impact Report (EIR) associated with this project analyzes the proposed project impacts as well as the impacts of converting uses.

1.8.4 COMMERCIAL AND RECREATION

The existing casino building will be replaced with a casino/gambling facility between 100,000 and 120,000 square feet in size. The casino site shares parking and access with the adjacent “Mixed-Use” zone.

1.8.5 CIVIC

A four-acre, civic use site is proposed to be reserved on the western boundary of the Specific Plan area, adjacent to Prairie Avenue. The details of the uses and financing will be included in the Development Agreement. This site may include such Civic Land Uses as a school, library and/or community center or other uses as specified in the Specific Plan and Development Agreement. The Environmental Impact Report (EIR) for the Hollywood Park Specific Plan made certain assumptions about the type and intensity of development anticipated on the Civic site. As part of its approval of the ultimate uses for this site, the City will determine if the environmental impacts of the use are adequately addressed in the certified EIR or whether supplemental environmental review is required under applicable CEQA standards.

1.9 HOW TO USE THIS SPECIFIC PLAN

The Hollywood Park Specific Plan sets limits on the overall amount of development and allowable land uses, provides the general standards for street dimensions, parking, building types, improvements and landscaping, and sets overall height limits and density limits for Hollywood Park. This Specific Plan creates a framework for design and development that will happen over many years. To aid in understanding the practical application of the requirements in this Specific Plan, illustrative renderings are included to show the intent of various requirements and provisions. These illustrative renderings and photographic images

should not be interpreted as requiring a specific mix, use or type of development or the specific style of design elements, and are simply a prototypical depiction of possible arrangements of conforming development.

As the Specific Plan area is built out, the City shall review designs and landscaping of individual developments through the Plot Plan Review process, provided in this Specific Plan. This will allow the City to ensure consistency with the goals, vision and requirements of this Specific Plan.

This Specific Plan also presents the Development Standards to guide developers, builders, architects and engineers in designing buildings and environments at Hollywood Park. These Development Standards are specified in *Chapter 2, Development Standards* of this Specific Plan. The Development Standards form the basis of evaluation for review and approval of future development of parcels at Hollywood Park through the Plot Plan Review process. Plot Plan Review process approvals must be consistent with the Development Standards contained in *Chapter 2, Development Standards*.

This Specific Plan includes a number of important qualitative objectives for the redevelopment of Hollywood

Park. These qualitative objectives are described in *Chapter 3, Design Guidelines*, and have been prepared to ensure that the Hollywood Park vision is built out over time. As designs are submitted for review, through the Plot Plan Review process, there is a mechanism for expressing a commonly held vision and set of expectations for the look, feel and character of Hollywood Park. Although comprehensive, these Design Guidelines are primarily concerned with providing qualitative guidance and visual inspiration with the purpose of ensuring that all buildings recognize and contribute to a larger pattern and sense of place making, and that the landscape of the streets and open spaces is equally attractive. The *Design Guidelines Checklist*, submitted with the Plot Plan, details how the Plot Plan application meets the applicable design guidelines referenced in this chapter.

Chapter 4 of this Specific Plan describes the infrastructure improvements that will be implemented to facilitate the development of the Hollywood Park Specific Plan area.

Chapter 5 of this Specific Plan establishes the methods and procedures for implementation and administration of the Hollywood Park Specific Plan.

Development Standards

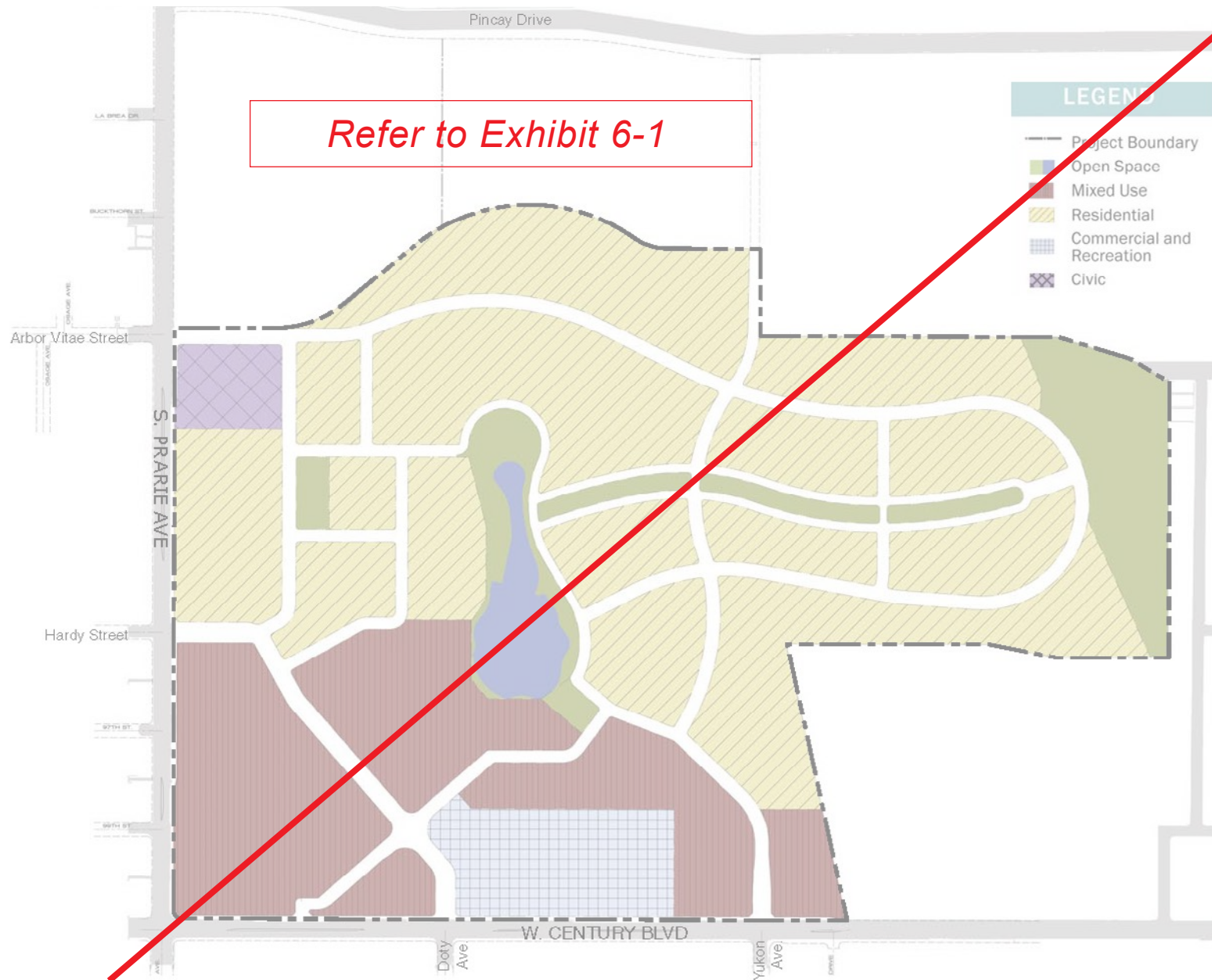
Chapter 6 shall be the applicable zoning standards for land uses within the Hollywood Park Specific Plan area if the applicant elects to construct the stadium pursuant to the procedures set forth in Section 6.5.1; otherwise, the original Hollywood Park Specific Plan, as amended, shall continue to apply as if Chapter 6 were never adopted. If the Stadium Alternative Project has been implemented, where Chapter 6 is silent on or not in implicit or explicit conflict with a particular development standard set forth in the previous chapters of the Hollywood Park Specific Plan, or any conditions of approval thereof, such previously adopted chapters shall also apply to the Stadium Alternative Project, and where Chapter 6 is in implicit or explicit conflict with a particular development standard set forth in the previous chapters of the Hollywood Park Specific Plan or any conditions of approval thereto, Chapter 6 shall apply to the Stadium Alternative Project.

2.1 GENERAL PROVISIONS

Upon adoption of the Hollywood Park Specific Plan, the development standards and procedures established herein become the governing zoning standards for land uses within the Hollywood Park Specific Plan area. In accordance with the requirements of the Inglewood Municipal Code, the development standards and use restrictions throughout the City shall govern the development, use and operation of the property within the Hollywood Park

Specific Plan area, except as otherwise provided in the Hollywood Park Specific Plan. In the case of a conflict between the applicable rules governing new development in the Inglewood Municipal Code and the spirit, intent or requirements of the Hollywood Park Specific Plan, this Specific Plan shall govern. Where the Specific Plan is silent, the Inglewood Municipal Code shall apply.

See also Section 6.1



2.2 LAND USE PLAN

Exhibit 2-1—Land Use Plan identifies the various land uses within the Hollywood Park Specific Plan area, which include:

- Open Space
- Mixed-Use
- Residential
- Commercial and Recreation
- Civic

There is also a Residential Overlay zone within the Hollywood Park Specific Plan area to provide additional flexibility for the “Civic”-zoned parcel. The Residential Overlay, located over the “Civic” zone is intended to permit “Residential” uses on the site in accordance to “Residential” regulations, if “Civic” uses are not utilized within this area. Refer to Section 5.10 of the Specific Plan for a discussion of utilization of the Civic Site pursuant to the Development Agreement.

The maximum development permitted within the Specific Plan area is described in *Section 2.3—Development Limitations*. Additionally, permitted uses within the above-mentioned land uses are described in *Section 2.4—Land Uses*.

See also Section 6.2

EXHIBIT 2-1—LAND USE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

2.3 DEVELOPMENT LIMITATIONS

The Hollywood Park Specific Plan permits the maximum amount of development specified in *Table 2-1–Development Limitations Table*, subject to changes permitted under the Development Equivalency Program in *Section 2.3.1*.

TABLE 2-1–DEVELOPMENT LIMITATIONS TABLE

Residential*	2,995 dwelling units ¹
Retail*	620,000 square feet ²
General Office*	75,000 square feet ³
Hotel**	300 rooms ⁴
Casino	120,000 square feet
Community Serving	10,000 square feet
Civic	Use and Intensity to be determined***

*Live/Work or Shopkeeper units are considered one (1) dwelling unit. The work area within these units do not count toward retail or office square footage

**Includes up to 20,000 square feet of meeting space

***The EIR analyzed impacts of an 800-pupil school, library, and community center for purposes of assessing a “worst-case scenario.” As part of its approval of the ultimate uses for the Civic site, the City will determine if the environmental impacts of the use are adequately addressed in the certified EIR or whether supplemental environmental review is required under applicable CEQA standards. If supplemental CEQA environmental review is required, the developer of the Civic site shall be responsible for implementing any additional mitigation imposed under that environmental review.

¹ May be increased to up to 3,500 total dwelling units if the Development Equivalency Program is utilized.

² May be increased to up to 671,000 total square feet of retail if the Development Equivalency Program is utilized.

³ May be increased to up to 176,400 total square feet of General Office if the Development Equivalency Program is utilized.

⁴ May be increased to up to 500 total rooms if the Development Equivalency Program is utilized.

Refer to Table 6-1

2.3.1 DEVELOPMENT EQUIVALENCY PROGRAM

In an effort to maintain flexibility to respond to changing community needs and market conditions over the build-out duration of Hollywood Park, certain land uses may be converted from one use to another use in accordance with the terms of this Section. All land use conversions under the Development Equivalency Program must meet certain criteria. First, there is a cap on the amount of each type of land use that may be converted and certain standards are met (i.e., converted “from” standards). Second, there is a cap on the total amount of each land use that may be created by conversions (i.e., converted “to” standards). Third, there is a factor for conversion of each use to another use (i.e., equivalency factor). For example, one hotel room may be converted into two (2) residential units OR three hundred twenty (320) square feet of retail OR four hundred twenty (420) square feet of general office.

For the first criteria, there is a maximum amount of each type of land use that may be converted (Maximum Conversion Amount). There is also a minimum threshold for retail and hotel uses that must be built before a conversion of that use is allowed. The Maximum Conversion Amount and standards for each type of use are:

- For retail: 45,000 square feet may be converted if 500,000 square feet of retail are already built
- For hotel: 100 hotel rooms may be converted if 200 hotel rooms are already built
- For general office: 25,000 square feet may be converted

Any conversion of a land use greater than the amount specified above shall require approval of a Specific Plan Amendment.

See also Section 6.2.2

TABLE 2-2–EQUIVALENCY TABLE*

		Equivalency Ratio Conversion to These Land Use Types			
		Residential (in du)	Retail (in 1,000 SF)	General Office (in 1,000 SF)	Hotel (in rooms)
Conversion From These Land Use Types:	Retail (in 1,000 SF)	6.25	--	1.32	3.13
	General Office (in 1,000 SF)	4.75	0.76	--	2.37
	Hotel (in 1 room)	2.00	0.32	0.42	--

* Under the Equivalency Table, General Office and Hotel Land Use Types shall not be permitted to be converted into drive-thru retail uses (i.e, banks, fast food, pharmacy, etc).

SF= Square Feet

Refer to Table 6-1

For the second criteria, the maximum total amount of each land use that may be created by conversions (i.e., converted “to” standards) are:

- For retail: 51,000 square feet
- For hotel: 200 rooms
- For general office: 101,400 square feet
- For residential: 505 units

Conversions that result in an amount of any use greater than specified above shall require approval of a Specific Plan Amendment.

For the third criteria, there is a formula for converting each type of land use into another land use. The formula is shown in *Table 2-2–Equivalency Table*. Any conversion must comply with the formula in *Table 2-2*. For further analysis of how the equivalency ratios were developed, refer to the Hollywood Park Environmental Impact Report (EIR).

For example, based on the *Equivalency Table*, 100 hotel rooms could convert to approximately 32,000 square feet of retail floor area ($100 \times 0.32 \times 1,000 = 32,000$), or could convert to approximately 200 residential dwelling units ($100 \times 2.00 = 200$) or could convert to approximately 42,000 square feet of general office ($100 \times 0.42 \times 1,000 = 42,000$).

In addition, the timing of the utilization of the Development Equivalency Program is subject to the terms and conditions of the Development Agreement, as further described in Section 5.10 of this Specific Plan. Any land use conversions under the Development Equivalency Program shall be subject to review and approval as part of the Plot Plan review procedure for the development of the site where the conversion square footage is being located, which shall include a determination that the conversion complies with the requirements of this Section 2.3.1 and all other applicable requirements of the Specific Plan as they apply to the converted use. Under the Development Equivalency Program, no change to the Project’s configuration of public streets and the Development Standards and Design Guidelines (i.e. height limitations, setbacks, etc.) under the Specific Plan are permitted. For any land uses converted under the Development Equivalency Program, all of the regulations in the Specific Plan applicable to the converted land use shall apply. For example, if the conversion results in a change from retail square footage to residential units, all Specific Plan standards applicable to the residential use shall apply to the new residential use. If retail uses are converted to residential units, the new residential units must comply with all development and parking standards under the Specific Plan for the applicable type of residential use.

See also Section 6.2.2

Any additional land uses gained from the conversion would be required to be located in the applicable land use zone as shown on *Exhibit 2-1–Land Use Plan*. For example, if 1,000 sf of retail is converted into 6.25 dwelling units, the additional dwelling units would be required to be located in the land use zones in the Specific Plan that permit residential dwellings units. See also Section 6.2.2

2.3.2 RESIDENTIAL DEVELOPMENT

A variety of residential product types are proposed throughout the site. The standards applicable to a particular residential product type depend on the density.

The following is a list of the different housing types permitted within the Hollywood Park Specific Plan area.

TABLE 2-3–RESIDENTIAL DEVELOPMENT TABLE

Housing Type	Minimum Density (gross)	Maximum Density (gross)
Mixed-Use Residential*	N/A	85.0 du/ac**
Single-Family	N/A	15.0 du/ac
Townhome	15.0 du/ac	30.0 du/ac
Wrap/Podium*	15.0 du/ac	85.0 du/ac**

Note: A block may contain more than one product type; density on blocks with multiple product types shall be calculated as an average over the block.

* Includes Live/Work and Shopkeeper units

** If developed as a senior citizen development, the maximum density may be increased in accordance with Chapter 12 Article 33 of the IMC and State Density Bonus Law.

Refer to Table 6-2

2.3.2.1 Mixed-Use Residential Housing Type

This housing type is located entirely within the “Mixed-Use” zone in the southwestern region of the site and has a maximum density of 85.0 dwelling units per acre. The product types in this category include, but are not limited to: condos/flats, townhouses/flats, live/work and shopkeeper units, wrap and podium buildings and residential over retail. Studio and one-bedroom units of this housing type shall be a minimum of 700 square feet.

2.3.2.2 Single-Family Housing Type

This housing type has a density of up to 15.0 dwelling units per acre and is located generally on the eastern region of the site. The product types in this category include, but are not limited to: small lot, zero-lot line, detached alley loaded, single-family detached, and motor and greencourt cluster units.

2.3.2.3 Townhome Housing Type

This housing type ranges in density from 15.0 to a density of up to 30.0 dwelling units per acre and is located generally to the west and south of the Single-Family Housing Type. The product types in this category include, but are not limited to: brownstones, condos, townhouses, duplexes and triplexes. Studio and one-bedroom units of this housing type shall be a minimum of 700 square feet.

2.3.2.4 Wrap/Podium Housing Type

This housing type ranges in density from 15.0 to a density of up to 85.0 dwelling units per acre and is located generally in the western portion of the site and around the edges of Lake Park. It is anticipated that these product types will be: condos/flats, townhouses/flats, live/work and shopkeeper units, and wrap and podium buildings. Studio and one-bedroom units of this housing type shall be a minimum of 700 square feet.

See also Section 6.2.2

2.4 LAND USES

Table 2-4–Land Use Table indicates the permitted, accessory and special uses allowed within the Hollywood Park Specific Plan area. The letters on top of the table represent the different zoning designations within Hollywood Park. The designations are as follows:

- OS = Open Space Land Use
- MU = Mixed-Use Land Use
- R = Residential Land Use
- C-R = Commercial and Recreation Land Use
- C = Civic Land Use

Uses unmarked or omitted within this table are considered prohibited uses. However, the Planning and Building Director shall interpret the intent of all uses, subject to Section 5.1.6–Interpretation.

Permitted uses are permitted by right and do not require any type of discretionary action. Accessory uses are permitted as long as it is not the primary use.

For additional information on processing or the determination of a certain use, refer to Chapter 5, Implementation.

See also Section 6.2.3

TABLE 2-4–LAND USE TABLE

	MU	R	C-R	C	OS
Acupressure Establishment ⁴	S				
Acupressure or Massage within Acupuncture or Chiropractor Establishment, Accessory ⁴	S				
Acupuncture or Chiropractor Establishment ⁴	X				
Agricultural and Horticultural Use					X
Animal Shows, Exhibits and Competition			PL		
Antique Store	X				
Art Gallery	X				
Assembly Use (Including, but not limited to, Religious Facility)	S			S	
Athletic, Social, Entertainment, Dining, Recreation and Leisure Event	X		X		X
Auditorium				X	
Automobile Retail Storefront	S				
Bar (on-site service of alcohol as primary use)	S ¹		S ¹		
Beauty or Cosmetology Salon ⁴ <i>Up to 1 establishment</i>	M				
<i>Others</i>	S				
Bicycle Route	X	X		X	X
Bowling Alley	X				
Card Club (over 100,000 square feet)			X		
Carnival	PL		PL	S	PL
Catering Services	X				
Check Cashing Service	S		A		
Child Care Center	X			X	X
Civic Use	X			X	
Commercial Broadcasting Antennas, Cellular Telephone, Antenna Installations and Telecommunication Facilities	S		S	S	S
Community Center	X			X	
Community Gardens	X	X		X	X
Convention and Conference Facilities	A		X		

1 - Subject to obtaining Alcoholic Beverage Control (ABC) License; minimum separation distances in the Municipal Code do not apply.

2 - Specific uses within these units are subject to Section 2.4.5–Live/Work and Shopkeeper Unit Requirements

3 - Refer to Exhibit 2-26–Housing Type Location Plan for permitted location of units

4 - Notwithstanding the location requirements under Chapter 12, Article 25, Section 12-95.4.1 of Inglewood Municipal Code.

Hollywood Park Specific Plan • Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015

	MU	R	C-R	C	OS
Counseling/Tutoring Group (10 or fewer students)	X				
Counseling/Tutoring Group (over 10 students)	S				
Day Care Facility (over 6 children)	X			X	X
Detached Garage	A	A	A	A	
Dry Cleaning	X				
Farmer's Market	PL				
Freestanding Automated Teller Machine (ATMs)	X		X		
Financial Institution (excluding check cashing service)	X				
Game, Video or Film Arcade (3 or fewer machines)	A		A		
Game, Video or Film Arcade (over 3 machines)	S		S		
Gateway Element	X	X	X	X	
Grocery Store	X				
Guest House, Accessory		A			
Gymnasium or Health Club	X				
Hiking Trail		X			X
Home Finding Center/Residential Services	X	X			
Home Occupation	X	X			
Hotel and Motel (100 rooms minimum)	X				
Hotel and Motel (under 100 rooms)	S				
Insurance Institution	X				
Jewelry Store	X				
Key Repair	X				
Library				X	
Live Performance Theater	S			X	
Live Telecast and Filming	X		X		
Live/Work Unit	X ^{2,3}	X ^{2,3}			
Marketplace Retail	X				
Massage Therapy or Spa ⁴ <i>Up to 1 establishment</i>	M				
<i>Others</i>	S				

5 - Subject to obtaining a permit or license that may be required under Article 3, Chapter 8 of the Inglewood Municipal Code.

A= Accessory Use; M=Minor Administrative Permit Required; PL=Permit and License approval required; S=Special Use Permit Required; X=Permitted Use

Refer to Table 6-3

TABLE 2-4--LAND USE TABLE (CONTINUED)

	MU	R	C-R	C	OS
Medical Office	X				
Movie Theater	X				
Multiple Dwelling (including residential condominiums)	X ³	X			
Multi-Tenant Shopping Center	X				
Mural	X		X		
Museum	X			X	
Music Lounge/Night Club (i.e. Jazz or Salsa Club) Up to 1 establishment Others	X ¹ S				
Off-Site Sale of Alcohol (Liquor or Wine Store)	S ¹				
Off-Site Sale of Alcohol in Grocery Stores Over 10,000 Square Feet in Area	A ¹				
On-Site Service of Alcohol Up to 10 establishments Over 10 establishments Within an Area of Undue Concentration	M ¹ S ¹ S ¹		M ¹ S ¹ S ¹		
One-Family Dwelling		X			
Other Uses Permitted in the "C1" Zone in the Inglewood Municipal Code, as amended	X				
Other Uses Permitted with a Special Use Permit in the "C1" Zone in the Inglewood Municipal Code, as amended	S				
Other Uses Permitted in the "C-R" Zone in the Inglewood Municipal Code, as amended			X		
Outdoor Vendor	X				
Park	X	X	X	X	X
Parking Lot or Structure	X	A	X	X	A
Parkway	X	X	X	X	X
Pedestrian Paseo	X	X	X	X	X
Pet Sales and Grooming	X				
Pharmacy	X				
Playground	X	X		X	X
Pool Hall	X				
Private Club	X				X
Professional Office	X		X		

	MU	R	C-R	C	OS
Public or Quasi-Public Use	X			X	
Public or Private Recreation Area	X	X		X	X
Radio Broadcasting Facility	X				
Rest Home	X	X			
Restaurant, Cafe, Delicatessen or Bakery (Indoor and Outdoor)	X		A	A	
Retail Sales (Furniture, Apparel, Books, Groceries, Hardware, Paint, Automotive Parts, Prepared Food, Gifts, Toys, Flowers, Plants, etc.)	X		X		
Satellite Horse Race Wagering			X		
School (Public or Private)		X	X	X	
Senior Citizen Dwelling	X	X			
Shed		A			A
Shoe Repair	X				
Shopkeeper Unit	X ^{2,3}	X ^{2,3}			
Special Event ⁵	X		X	X	
Tailoring	X				
Watch Repair	X				

- 1 - Subject to obtaining Alcoholic Beverage Control (ABC) License; minimum separation distances in the Municipal Code do not apply.
2 - Specific uses within these units are subject to Section 2.4.5--Live/Work and Shopkeeper Unit Requirements
3 - Refer to Exhibit 2-26--Housing Type Location Plan for permitted location of units
4 - Notwithstanding the location requirements under Chapter 12, Article 25, Section 12-95.4.1 of Inglewood Municipal Code.
5 - Subject to obtaining a permit or license that may be required under Article 3, Chapter 8 of the Inglewood Municipal Code.

A= Accessory Use; M=Minor Administrative Permit Required; PL=Permit and License approval required; S=Special Use Permit Required; X=Permitted Use

Refer to Table 6-3

2.4.1 PROHIBITED USES

The following uses are prohibited within the Hollywood Park Specific Plan area:

- Adult business
- Automobile service station
- Automobile/RV storage or repair
- Boarding house
- Car dealership, new and/or used
- Dump sites and hazardous waste management facilities
- Pawn shops as defined in Inglewood Municipal Code Section 8-1.38
- Recycling facilities, except as approved for temporary recycling of construction materials under Section 2.4.4.1(2) and approved recycling collection containers pursuant to the *Hollywood Specific Plan Plot Plan Review–Sustainability Checklist*.
- Single-room occupancy unit (SRO)
- Tattoo parlor
- Thrift store

2.4.2 ACCESSORY ON-SITE SERVICE AND CONSUMPTION OF ALCOHOL

On-site service and consumption of alcoholic beverages shall be permitted as an accessory use with Minor Administrative Permit approval within Hollywood Park Specific Plan area, subject to the restrictions set forth below.

- (1) A maximum of ten (10) establishments with the on-site service and consumption of alcohol may operate with a Minor Administrative Permit at any given time. Procedures for an Minor Administrative Permit are

detailed in *Section 5.7–Minor Administrative Permit*. Additional establishments requesting on-site service and consumption of alcohol may be permitted subject to the issuance of a Special Use Permit, in accordance with the Inglewood Municipal Code and this Specific Plan. On-site service and consumption of alcohol as a primary use (i.e. bars) remain subject to the issuance of a Special Use Permit. Retail facilities engaged in sales of alcohol for off-site consumption also do not count toward the ten (10) establishment limit.

- (2) All establishments with the on-site service and consumption of alcohol shall meet the conditions in *Section 2.4.2.1*, below.

2.4.2.1 Conditions for the Accessory Use for On-Site Service and Consumption of Alcohol (Alcohol Use Approvals)

- (1) Applicable licenses shall be obtained and maintained from the State Alcoholic Beverage Control Board.
- (2) Applicants shall obey all Federal, State and Municipal laws and all ordinances and regulatory conditions.
- (3) No employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
- (4) No booth or group seating shall be installed which completely prohibits observation of the occupants.
- (5) The Project Applicant shall make arrangements with the security personnel to monitor and patrol areas where establishments selling alcohol for on-site consumption are located during the hours of operation

of the establishments. The security personnel shall patrol the relevant areas of the Specific Plan area to prevent any unusual disturbances and to assist and report, as necessary, to proper authorities any loitering, trespassing, or other criminal activities in the general vicinity of the Specific Plan Area. The Inglewood Police Department shall be notified of special events no later than 48 hours in advance of such special event. The applicant must apply for and complete any and all required permits for special events in compliance with local ordinances, regulations and laws.

- (6) The Director of the Planning and Building Department shall consult with the Inglewood Police Department for recommendations regarding security measures for adequate protection to visitors and employees of the site, and impose those conditions, which he or she deems to be necessary and feasible.
- (7) Recommendations of the Los Angeles County Fire Department relative to fire safety shall be incorporated into all building plans, to the satisfaction of the Fire Department.
- (8) The Project Applicant shall provide project plans and a public safety and security plan to the Planning Division and the Inglewood Police Department prior to issuance of tenant improvement building permit, to allow the Police Department time to review the plans regarding additional security and crime prevention features appropriate to the design of the project.
- (9) Establishments may serve alcohol from 10:00 a.m. to 2:00 a.m., 7 days per week.
- (10) Establishments shall not include any “Adult Business” uses as defined *Article 24.1, Chapter 12* of Inglewood Municipal Code.

See also Section 6.2.3.2

- (11) All graffiti on the site shall be removed or painted over in the same color as the surface to which it is applied within twenty-four (24) hours of its occurrence.
- (12) A copy of these conditions shall be retained at all times on the premises in each establishment, which serves alcoholic beverages and shall be produced immediately upon the request of the Director of the Planning and Building Department or the Inglewood Police Department.
- (13) Within sixty (60) days after the issuance of the certificate of occupancy for an establishment, the Project Applicant shall execute a covenant acknowledging and agreeing to comply with all the terms and conditions established in this Specific Plan and record it in the County Recorder's Office. This agreement shall run with the land and be binding on any subsequent owners, heirs or assigns. The Project Applicant shall submit this agreement to the Director of the Planning and Building Department for approval before being recorded. After recordation, the Project Applicant shall provide a copy bearing the Recorder's number and date to the Director of the Planning and Building Department.
- (14) The Project Applicant shall ensure that alcoholic beverages purchased within the Applicant's establishment are not consumed beyond the boundaries of the business as specified on the ABC license.

- (15) The Project Applicant shall be responsible for maintaining and keeping the area adjacent to the establishment that is under the control of the Project Applicant free of litter.
- (16) All public telephones shall be located within the interior of the establishment structure. No public phones shall be located on the exterior of the premises under the control of the establishment.
- (17) The Project Applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
- (18) The following conditions shall apply to Bona Fide Restaurants Serving Distilled Spirits:
 - (a) These establishments may include a bar or lounge area, which is separate from the main food service area of the establishment.
 - (b) Sales of alcoholic beverages shall only be made from behind a counter where an employee of the restaurant/café obtains the product. No self-service of alcoholic beverages shall be permitted.
 - (c) The Project Applicant shall provide the Inglewood Police Department with a contact list of the establishment's managerial staff semi-annually.
 - (d) Entertainment activities, such as live or recorded music, may be permitted, provided the use includes a full-service kitchen and a full menu. Fifty percent (50%) of the restaurant's seating shall be designed and used for service of meals. Tables shall have all necessary utensils, condiment dispensers and table service with which to serve meals to the public.

- (e) Special conditions applicable to outdoor eating areas that are part of a Bona Fide Restaurant Serving Distilled Spirits:
 - i. The perimeter of outdoor eating areas approved for alcoholic beverage service shall be defined by physical barriers, and subject to the review and approval by the Director of the Planning and Building Department and the Public Works Director. The perimeter of any outdoor eating area approved for alcoholic beverage service shall be designed to prevent the unrestricted flow of persons to and from the outdoor dining area other than through the approved point of access.
 - ii. Outdoor eating areas approved for alcoholic beverage service shall not be posted in any manner with any sign, placard or free-standing card of any size or type that promotes service of alcoholic beverages in the outdoor dining area. A non-freestanding, closable, book-style beverage (alcoholic and nonalcoholic) menu may be permitted at tables in conjunction with a food menu.
 - iii. Service of alcoholic beverages in outdoor eating areas shall only be made in conjunction with the offering of food to the person ordering the alcoholic beverage. Alcoholic beverages shall be served in their original container or in non-disposable glassware.

See also Section 6.2.3.2

- iv. Service and consumption of alcoholic beverages in outdoor eating areas shall comply with all applicable regulations set forth by the Department of Alcoholic Beverage Control, the Inglewood Municipal Code, and with any other applicable conditions imposed to protect public rights-of-way, adjoining properties and public health, safety and welfare, up to and including restrictions on occupancy and maximum seating imposed by the Public Works Director and Planning and Building Director.
- v. The Project Applicant shall not permit any public nuisance in the outdoor dining area, including but not limited to, unruly behavior by patrons, or any interaction with passersby, which may contribute to unruly behavior on the street.

(19) Sales of alcohol for off-site consumption shall be prohibited.

(20) If an establishment permitted by an Minor Administrative Permit under this section violates the Inglewood Municipal Code or the conditions contained in this Specific Plan or results in public disturbance(s), the Planning and Building Director may provide written notification to the establishment requiring that the problem(s) be remedied immediately. If such violations or public disturbance(s) have not been abated within thirty (30) days of receipt of a written communication, the Planning Commission may review the establishment's operations to verify compliance

See also Section 6.2.3.2

with the Inglewood Municipal Code and conditions of this Specific Plan and modify and/or impose additional reasonable conditions deemed necessary to prevent future occurrences of such disturbance(s) or violations at that establishment. The Planning Commission may choose, at its discretion, to conduct this review in a public hearing. If, within ninety (90) days of the Planning Commission's review, there is evidence that the establishment is not adhering to all imposed conditions or if the disturbance(s) or violations persist, the Planning Commission may notice and hold a revocation hearing to revoke the Minor Administrative Permit allowed by this Specific Plan. Any decision by the Planning Commission may be appealed to the City Council as provided for in *Section 12-96.7* of the Inglewood Municipal Code. If the Planning Commission revokes the Minor Administrative Permit allowed by this Specific Plan, any future sales of alcoholic beverages for on-site consumption at that establishment shall require a Special Use Permit.

2.4.3 INTERIM USES

The following interim uses are permitted until completion of construction of the Specific Plan area:

- Horse racing and wagering
- Card club (over 100,000 square feet)
- Parking of automobiles
- Any accessory or related use to support or complement the uses listed above

See also Section 6.2.3.3

2.4.4 TEMPORARY USES

All temporary structures and uses shall comply with all Los Angeles County Fire Department water and access standards.

2.4.4.1 During Construction and Initial Residential Unit Sales

The following temporary buildings, structures and uses shall be permitted during construction and residential unit sales with the location of such use subject to the approval of the Director of the Planning and Building Department. All temporary structures associated with residential sales and construction shall be removed after complete project build-out.

- (1) *Contractor's Office and/or Storage.* Temporary structures including the housing of tools and equipment or that contain supervisory offices used in connection with construction projects.
- (2) *Temporary Recycling of Construction Materials.* Demolition materials to be reused as part of the construction process, subject to the conditions as may be imposed by the vesting tentative tract map approval or the Development Agreement.
- (3) *Temporary Tract Sales Offices.* Temporary tract sales offices within a commercial mobile home until a model home becomes available for use as a sales office.
- (4) *Model Homes.* Model homes, temporary real estate offices and model homes to be used as a temporary tract sales office.

See also Section 6.2.3.4

2.4.4.2 Throughout the Life of the Development

The following temporary buildings, structures and uses shall be permitted with the location of such use subject to the approval of the Director of the Planning and Building Department.

- (1) *Holiday Sales*. Temporary holiday sales such as Christmas tree and pumpkin sales.
- (2) *Open Air Festival*. The temporary use of premises for promotional events, as defined in the *Appendix*.

2.4.5 LIVE/WORK AND SHOPKEEPER UNIT REQUIREMENTS

Live/work and shopkeeper units shall comply with *Article 1.2, Home Occupation Regulations*, of the Inglewood Municipal Code except that:

- (1) The entire ground floor may be used for the live/work or shopkeeper occupation or residential use. In no case shall the live/work or shopkeeper occupation occur above the ground floor. There is also no minimum square footage for the live/work or shopkeeper activity.

- (2) Up to two (2) additional people, other than the permanent resident(s) of the subject premises, may be employed in the shopkeeper activity.
- (3) The live/work and shopkeeper units shall provide additional parking spaces, as indicated in *Section 2.11–Parking Standards* of this Specific Plan.
- (4) Sales to a customer may occur on the premises of the live/work or shopkeeper unit between the hours of 8:00 a.m. and 9:00 p.m., as long as there are no more than two (2) customers within the unit at any given time or as may be allowed in accordance with any permit or license approved in accordance with *Article 3, Chapter 8* of the Inglewood Municipal Code.
- (5) Structural, electrical or plumbing alteration or enlargement to premises may be made when such alteration or enlargement is related to the live/work or shopkeeper unit, subject to approval from the Planning and Building Director.
- (6) A live/work unit shall be occupied by the same person that works in the unit. Additionally, the entire unit shall be intended for residential occupancy.

- (7) The commercial space of the shopkeeper unit shall be constructed for commercial occupancy, whereas all other spaces shall be constructed for residential occupancy. In no case shall a shopkeeper unit be sold as two separate units (i.e. commercial and residential); the commercial space may be rented separately to a commercial user.
- (8) Each live/work or shopkeeper unit is permitted to have up to two (2) signs for identification purposes only. One sign, up to six (6) square feet in area, may hang from or be attached to the unit along the street frontage or paseo/linear court frontage. This sign may be on the side or front of the building. A second sign, a wall sign up to two (2) square feet in area, may be attached to the wall near the entrance or on the customer entrance door. In no case may signs be placed in the windows of the unit or in the walkway, unless if approved by the Planning and Building Director.

See also Section 6.2.3.4

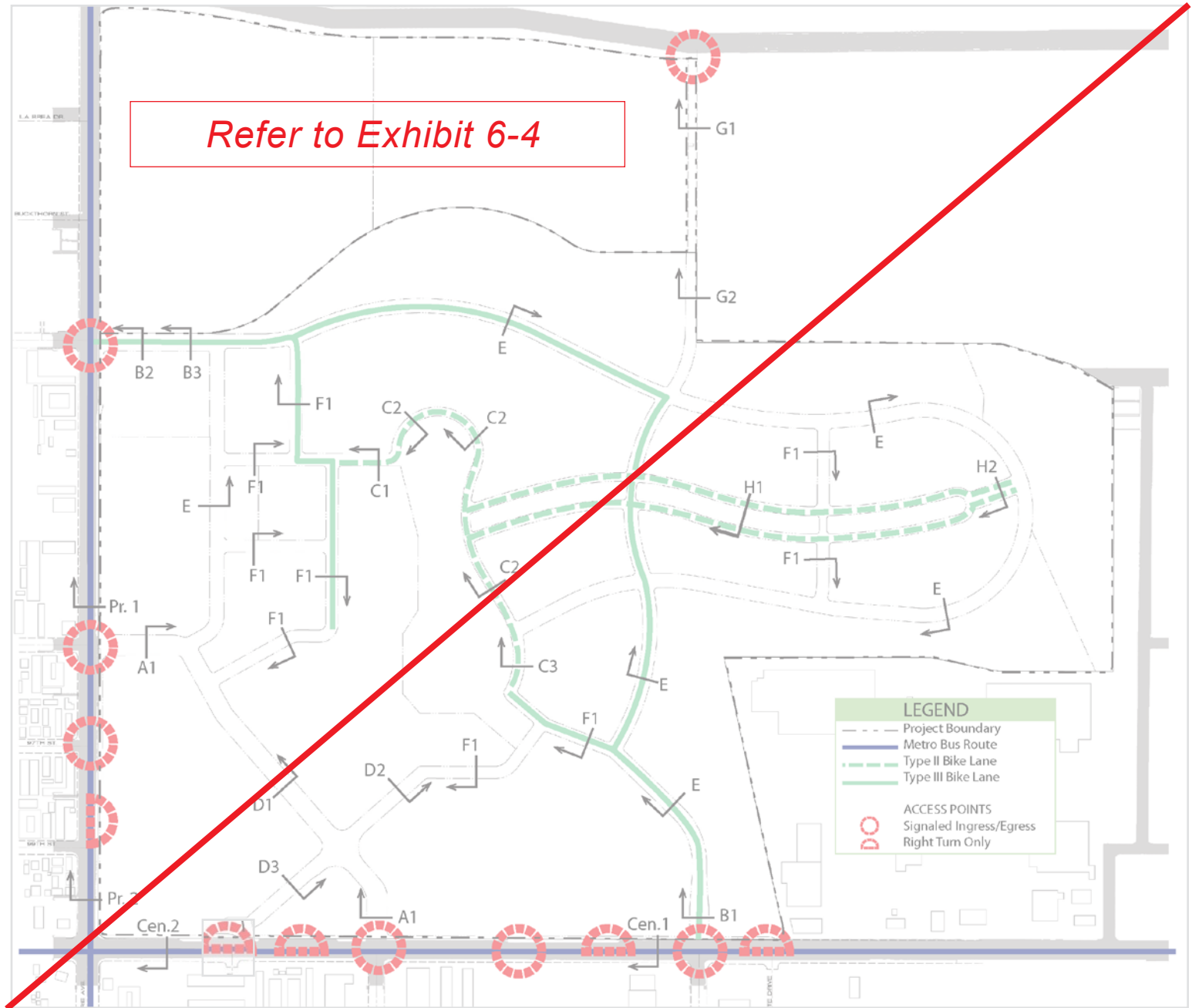


EXHIBIT 2-2—PUBLIC STREET CIRCULATION PLAN
 Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015

2.5 CIRCULATION

Exhibit 2-2—Public Street Circulation Plan illustrates a backbone road system together with pedestrian, bicycle and transit connections that provide efficient travel in and around the community. All streets shown in this exhibit are public streets. While not shown on *Exhibit 2-2—Public Street Circulation Plan*, all internal public streets will have curb cuts and driveway intersections. **See also Section 6.2.4**

2.5.1 VEHICULAR CIRCULATION

The vehicular circulation system will be organized with a hierarchal street system, which will create a system of new collector and local streets.

Exhibits 2-3 through 2-24 illustrate the cross-sections of the public streets within, and adjacent to, the Hollywood Park Specific Plan area. The street layout encourages a traditional neighborhood streetscape and is designed to discourage cut-through traffic within the residential neighborhoods. None of the public streets shall be gated. All on-street parallel parking shall have a minimum length of twenty-two (22) feet.

Private drives will be maintained by Home Owner's Associations (HOAs) and reviewed by the Public Works Department and the Planning and Building Department during subsequent Plot Plan Review processes. Private drives may be gated to create gated communities. Refer to *Table 2-5 Private Drives Requiring Access for LACFD Apparatus* on page 2-25 for the private drive cross-sections that require fire apparatus access.

See also Section 6.2.4.1

2.5.2 NON-VEHICULAR CIRCULATION

Bike lanes and routes within the Hollywood Park development will connect to the larger city bike circulation network. The Type III bike route on Arbor Vitae Street will continue into the development as a Type III bike route and will connect to the Type II bike lane adjacent to the Lake Park and along Arroyo Park. *See also Section 6.2.4.2*

2.5.3 STREET SECTIONS

The phasing for construction of the streets improvements identified in this section is set forth in the Development Agreement.

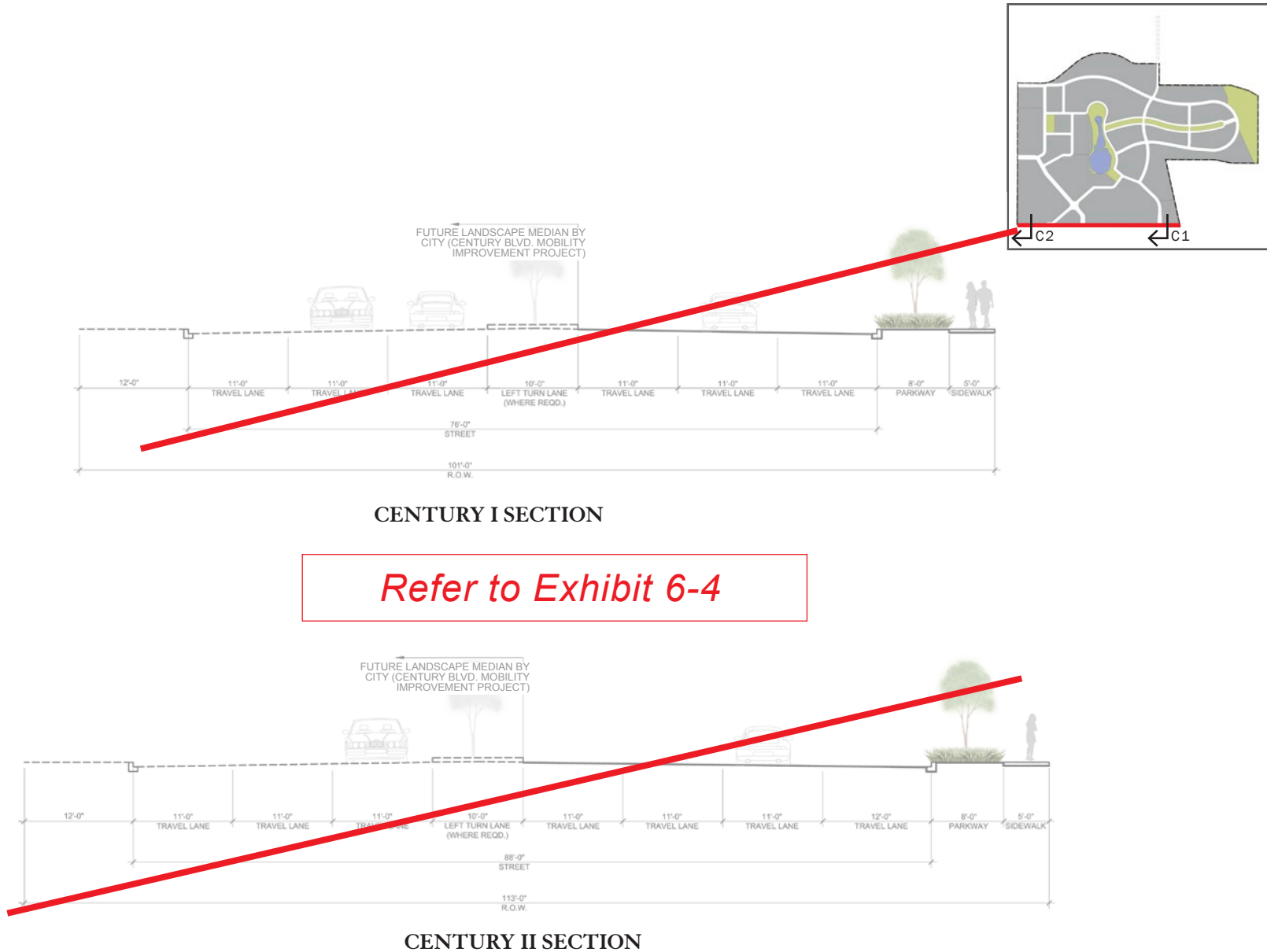
See also Section 6.2.4.3

2.5.3.1 Century Boulevard

Century Boulevard is the major east-west arterial adjacent to the site. Since this arterial is on the outer edge of the Specific Plan area, only the northern portion of the right-of-way will be improved as part of the Specific Plan. The traffic study has indicated right-turn lanes should be added at designated entrances into the Hollywood Park development.

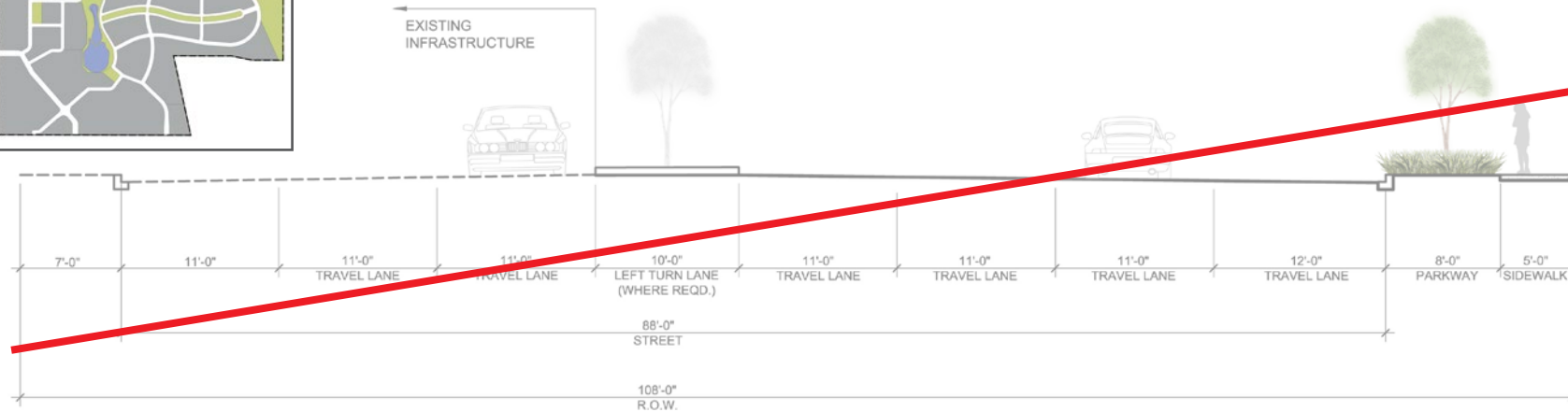
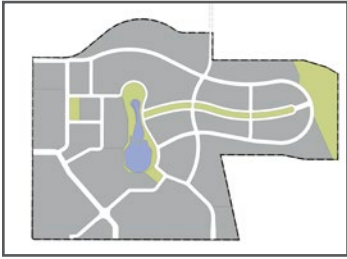
Century Boulevard, adjacent to the Hollywood Park Specific Plan area, will typically have three (3) through lanes (Century I Section) in each direction and a ten (10)-foot striped center median. On some areas, the right-of-way will expand twelve (12) feet to accommodate required right turn lanes (Century II Section). Additionally, the striped median is substituted with a required left turn lane at road intersections.

A landscape median will be installed by the City Public Works Department as part of the Century Boulevard Mobility Improvement Project.



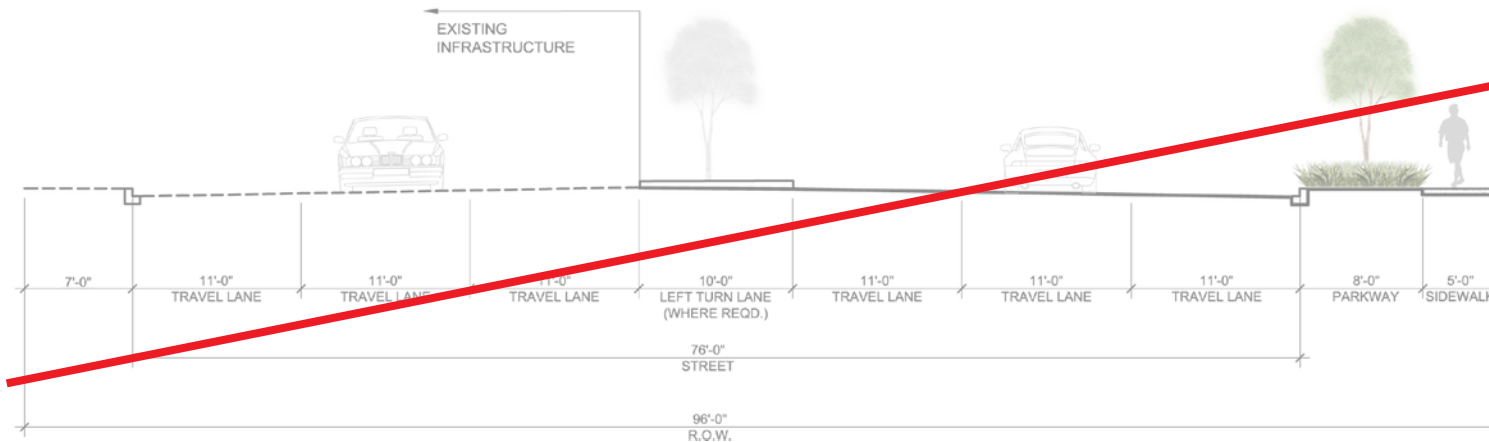
EXHIBITS 2-3, 2-4—CENTURY BOULEVARD SECTIONS

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PRAIRIE I SECTION

Refer to Exhibit 6-4



PRAIRIE II SECTION

2.5.3.2 Prairie Avenue

Prairie Avenue is the major north-south arterial adjacent to the site. Since this arterial is on the outer edge of the Specific Plan area, only the eastern portion of the right-of-way will be improved as part of the Specific Plan. The traffic study has indicated right-turn lanes should be added at designated entrances into the Hollywood Park development.

Prairie Avenue will typically have three (3) through lanes in each direction and a ten (10)-foot center median (Prairie II Section). In some areas, the right-of-way will expand twelve (12) feet to accommodate required right-hand turn lanes (Prairie I Section). Additionally, the median is substituted with a required left turn lane at road intersections.

See also Section 6.2.4.3

EXHIBITS 2-5, 2-6—PRAIRIE STREET SECTIONS

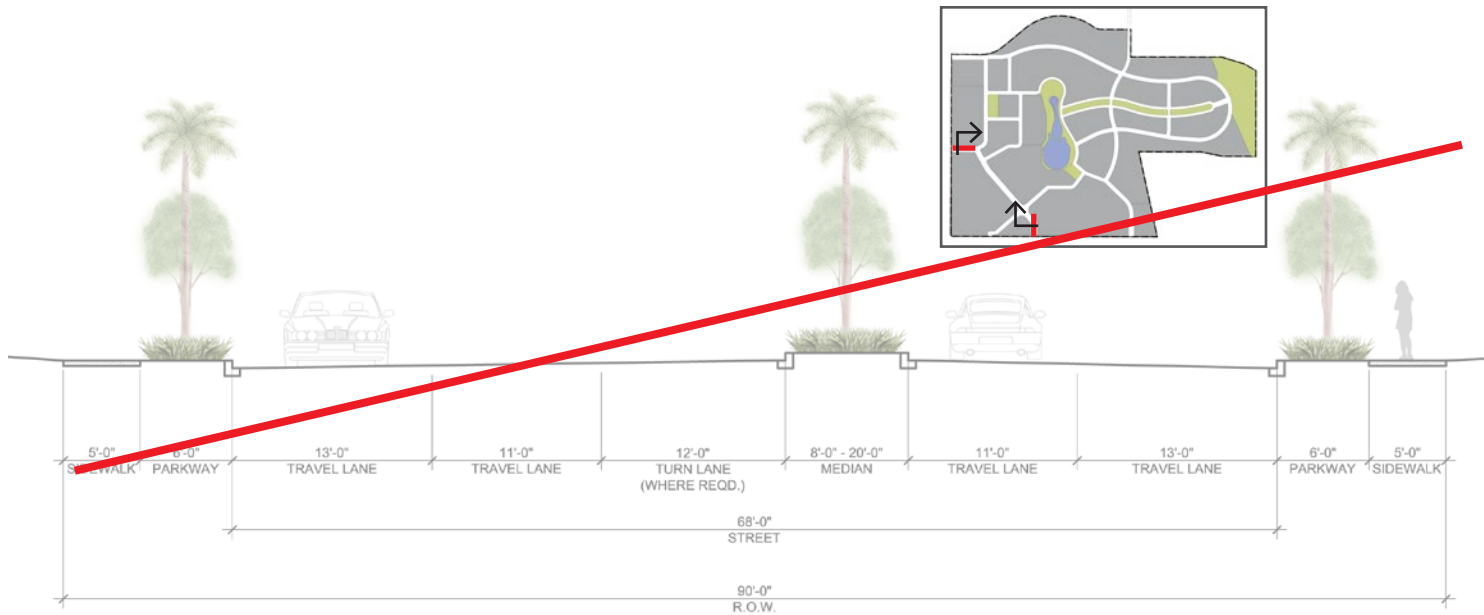
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

2.5.3.3 Retail Entry (Major) - Street Section A1

Two (2) proposed major retail entries into the Hollywood Park Specific Plan are located at Hardy Street and Prairie Avenue and at Doty Avenue and Century Boulevard, designed to align with existing street intersections.

Section A1 provides for the primary entrances into the Hollywood Park Specific Plan area and accommodates a high level of traffic. These streets provide two (2) travel lanes in both directions to/from the proposed parking structures and the retail/mixed-use area. These streets also include a large, landscape median and no on-street parking at the entry portal.

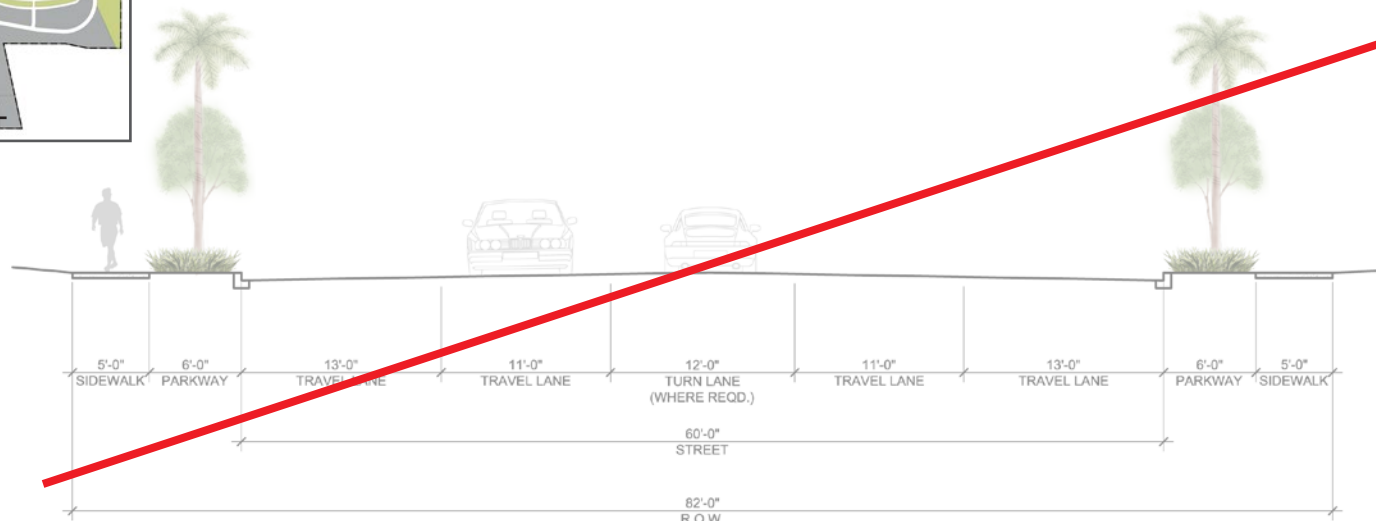
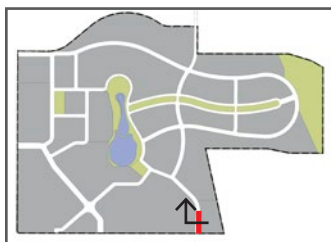
See also Section 6.2.4.3



SECTION A1

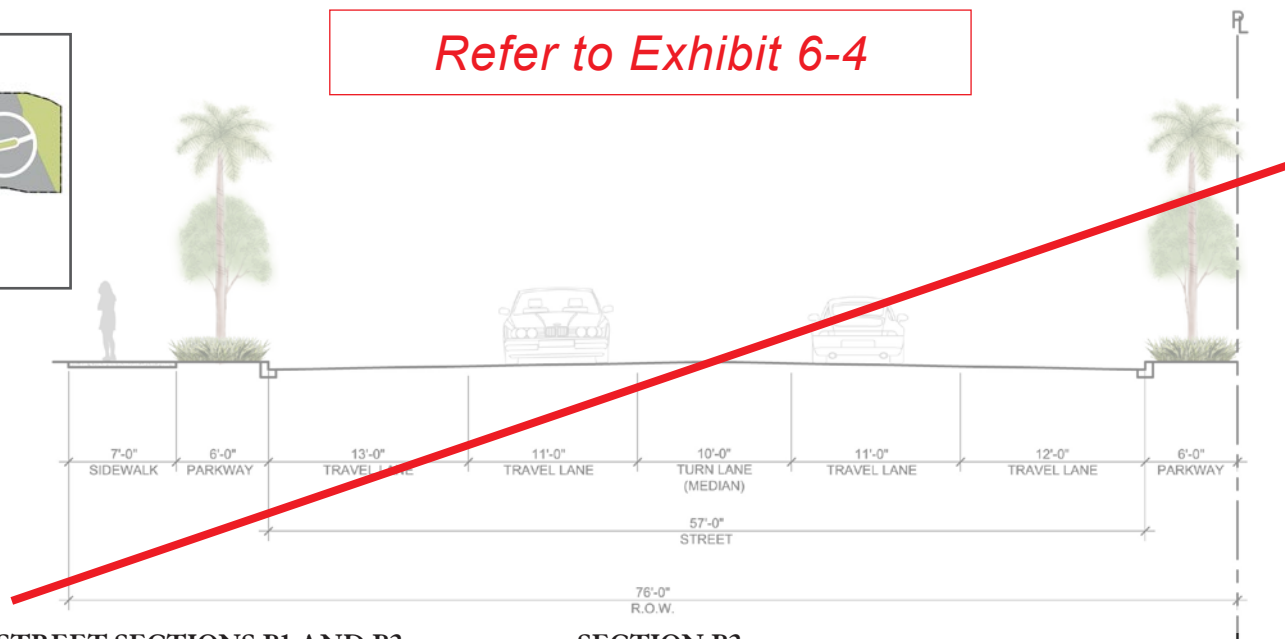
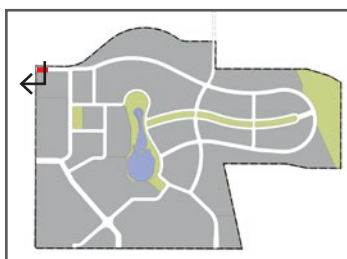
EXHIBIT 2-7—STREET SECTION A1

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



SECTION B1

Refer to Exhibit 6-4



SECTION B2

EXHIBITS 2-8, 2-9 — STREET SECTIONS B1 AND B2

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

2.5.3.4 Residential Entry (Major) - Street Section B1

One (1) proposed major residential entry into the Hollywood Park Specific Plan is located at Yukon Avenue and Century Boulevard, designed to align with existing street intersections.

Section B1 provides for the primary residential entrance into the Hollywood Park Specific Plan area and accommodates a high level of traffic. This street provides two travel lanes in both directions to/from the proposed retail parking areas and the nearby residential neighborhoods. This street also includes a center turn lane to accommodate traffic onto Century Boulevard and no on-street parking at the entry portal. This section reduces to a sixty-two (62)-foot right-of-way as it enters the residential neighborhood.

2.5.3.5 Residential Entry (Minor) - Street Section B2 and B3

One of the Hollywood Park Specific Plan minor residential entries is located at Arbor Vitae Street and Prairie Avenue. It will primarily be used by residents of the Specific Plan area. This street provides two (2) travel lanes in both directions and includes a center turn lane that would be used for a left-hand turn at Prairie Avenue. This street does not provide any on-street parking at the entry portal.

See also Section 6.2.4.3

Section B3 is at the transition street between the entrance street at Arbor Vitae Street and Prairie Avenue, and the standard residential street east of the Civic site. This street consists of one (1) travel lane in each direction, a right-turn lane into the project area on the southern portion and a striped center median. This street does not provide any on-street parking.

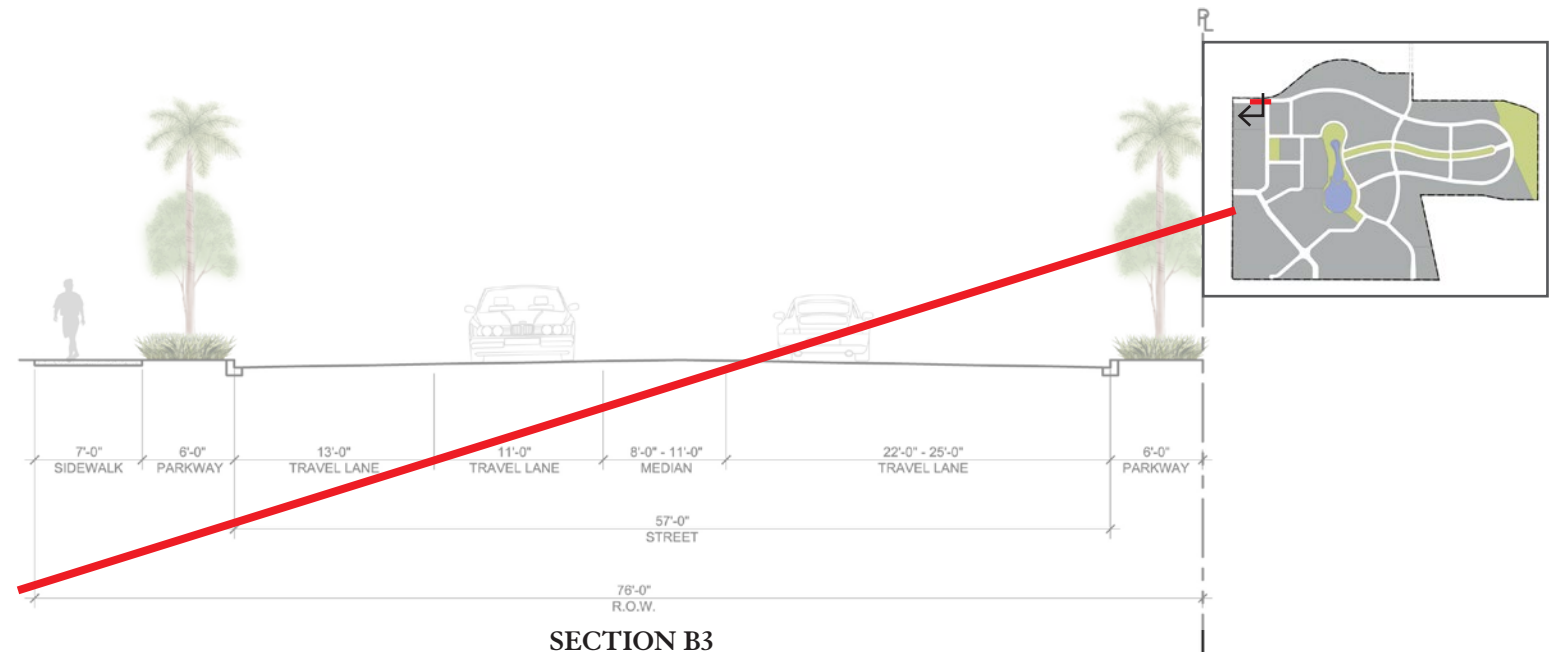
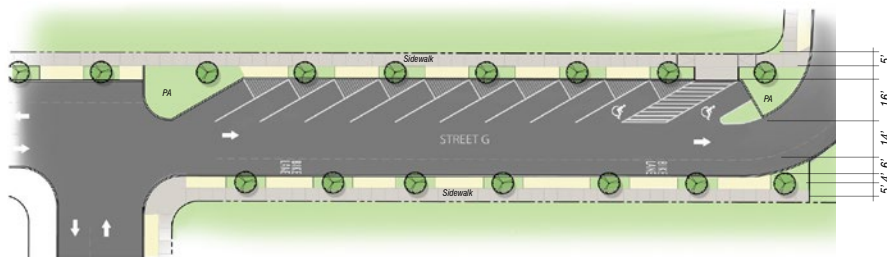
Any additional parkway improvements (sidewalk or parkway) on the northern side of the street will be constructed when the adjacent property is developed and will be the responsibility of the owner of that parcel.

2.5.3.6 One-Way Street - Street Section C1

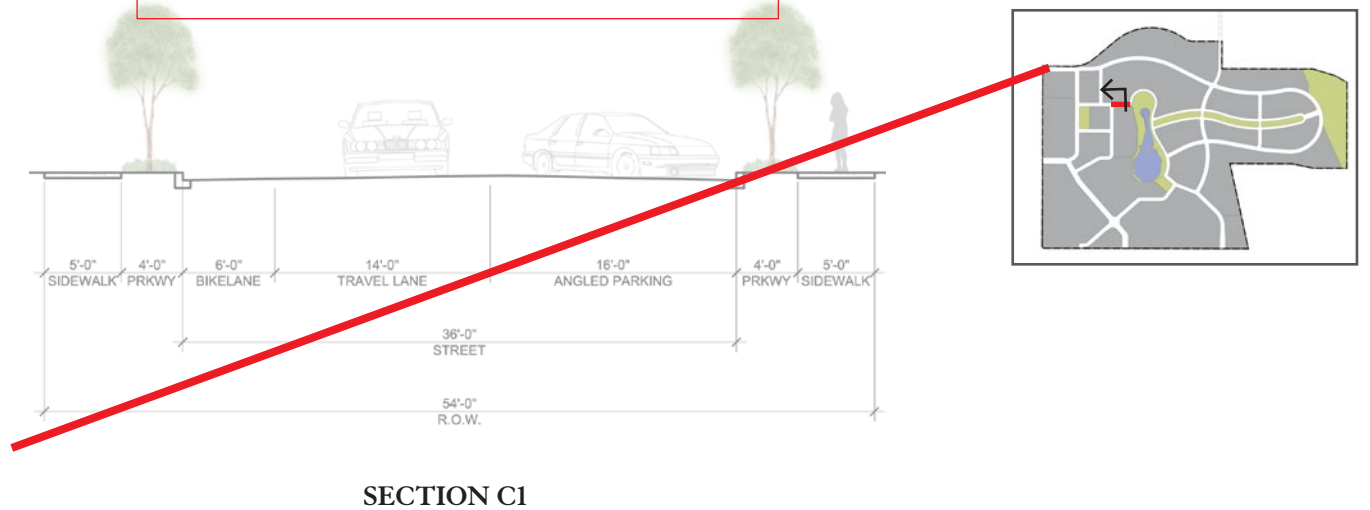
This street type is one-way and is the beginning of the street that loops around the central Lake Park. This street consists of one travel lane, on-street thirty (30)-degree angled parking and a bike lane. The intent of this street is to induce slower vehicular travel approaching the lake.

The on-street parking spaces have a minimum depth of sixteen (16) feet and a minimum width of eight (8) feet, six (6) inches.

See also Section 6.2.4.3

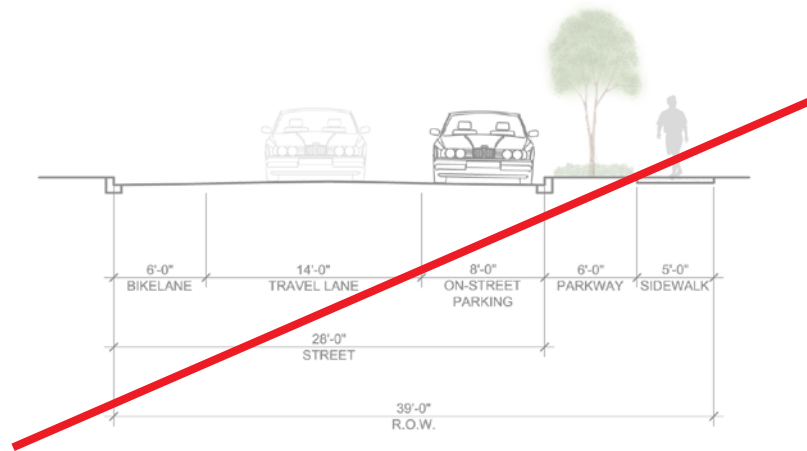


Refer to Exhibit 6-4



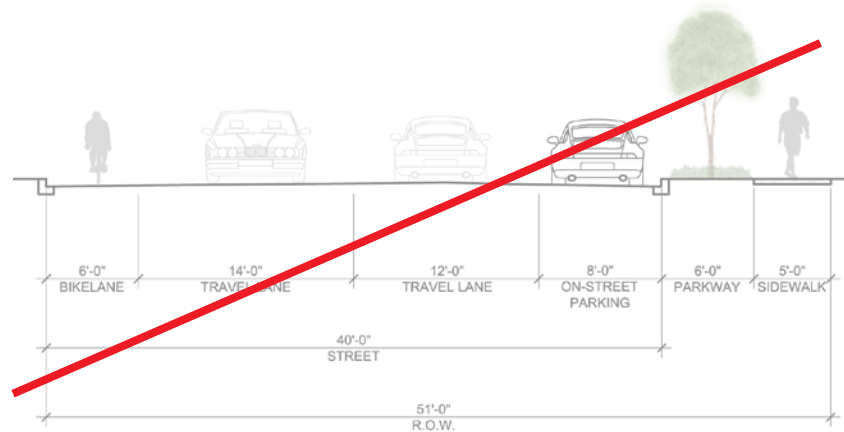
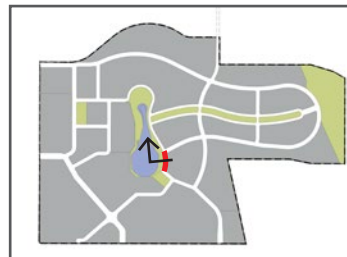
EXHIBITS 2-10, 2-11—STREET SECTIONS B3 AND C1

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



SECTION C2

Refer to Exhibit 6-4



SECTION C3

2.5.3.7 Lake Street (One-Way) - Street Section C2

This street type is one-way and partially loops around the central Lake Park. This street consists of one lane, on-street parallel parking and a bike lane. The intent of this street is to induce slow vehicular travel around the lake and create a pedestrian-friendly environment.

See also Section 6.2.4.3

2.5.3.8 Lake Street (Two-Way with Parking) - Street Section C3

This street type is two-way and continues to loop around the central Lake Park. This street consists of one (1) travel lane in each direction, on-street parallel parking and a bike lane. This street is designed to accommodate traffic from the residential area to the mixed-use area of Hollywood Park and vice versa.

See also Section 6.2.4.3

EXHIBITS 2-12, 2-13—STREET SECTIONS C2 AND C3

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

2.5.3.9 Hollywood Way* - Street Section D1

This street type is the main retail street through the mixed-use portion of the project. It consists of one (1) lane in each direction, on-street parallel parking on both sides, and features “bulb-outs” for safer pedestrian crossings. This section may have enhanced hardscape and landscape (tree wells, planters, etc.) in the parkway.

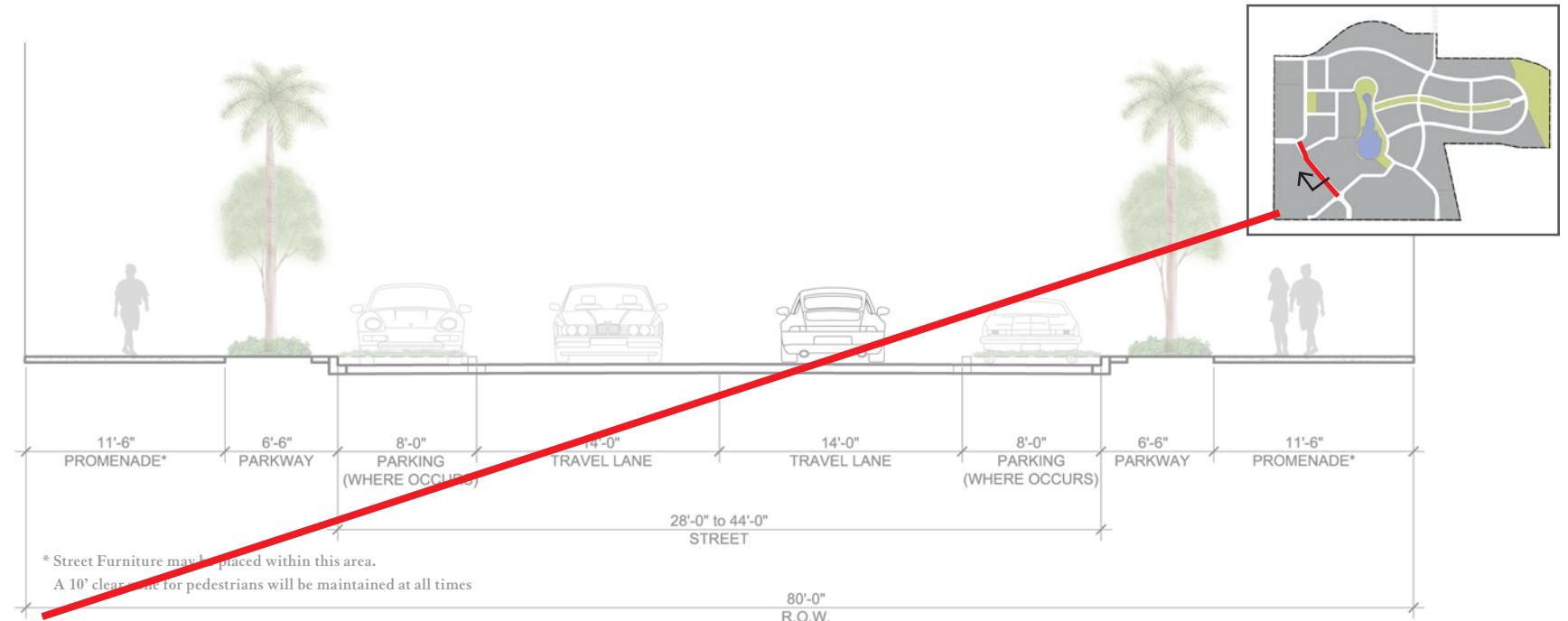
* Placeholder name; subject to change

See also Section 6.2.4.3

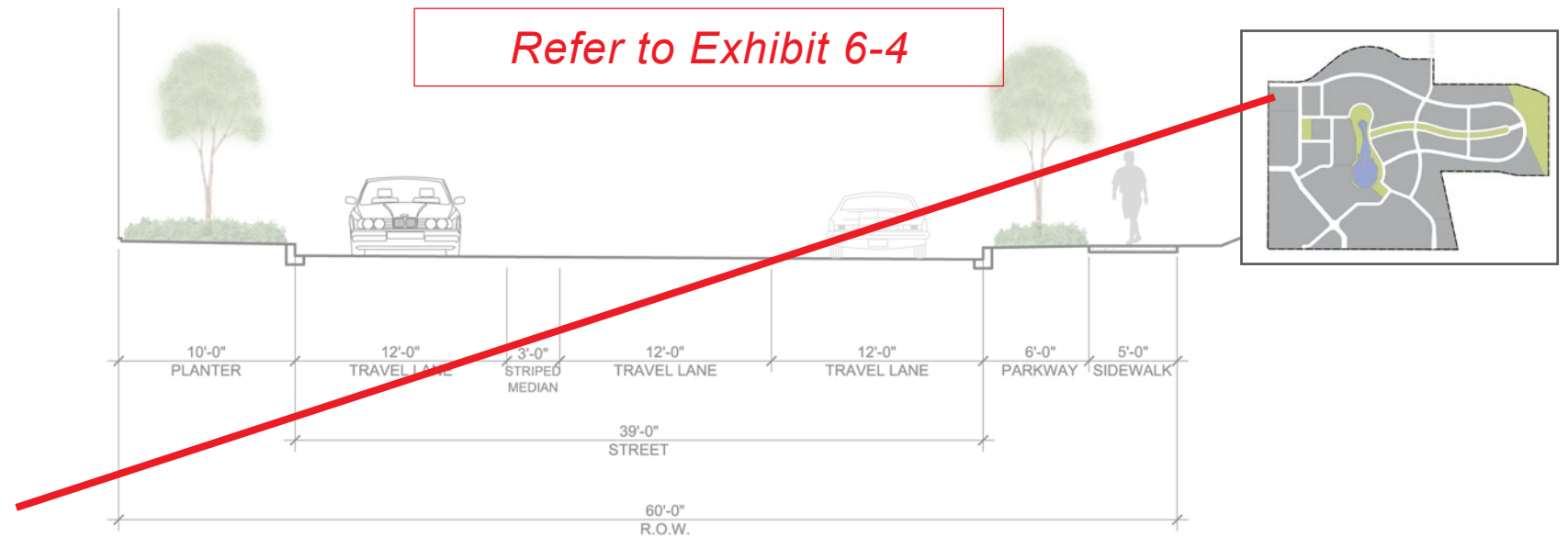
2.5.3.10 Street Z North and South - Street Section D2 and D3

This street type provides additional circulation to the parking structures in the retail area. Street Z North has two (2) lanes on the south side, one (1) lane on the north side, and a striped median. A sidewalk separated by a parkway is provided on the south side with only a planter on the north side adjacent to the parking structure.

See also Section 6.2.4.3



SECTION D1

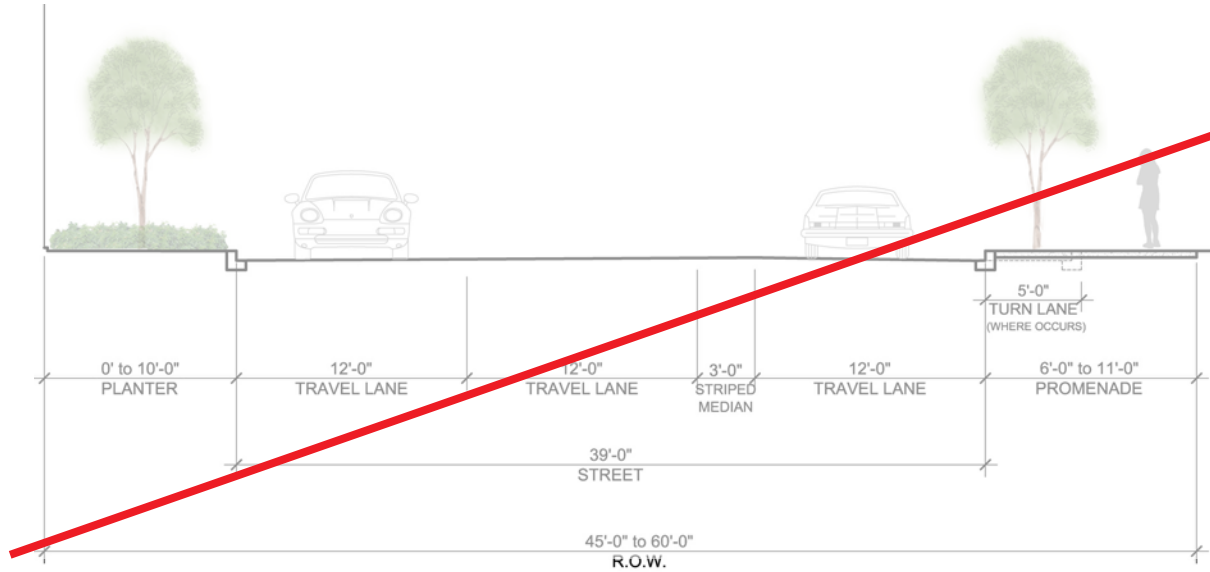


SECTION D2

Refer to Exhibit 6-4

EXHIBITS 2-14, 2-15 —STREET SECTIONS D1 AND D2

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



SECTION D3

Refer to Exhibit 6-4

Street Z South has two (2) lanes on the north side, one (1) lane on the south side in each direction, and a striped median. A varying width promenade is provided on the south side and a planter on the north side adjacent to the parking structure.

See also Section 6.2.4.3

EXHIBIT 2-16—STREET SECTION D3

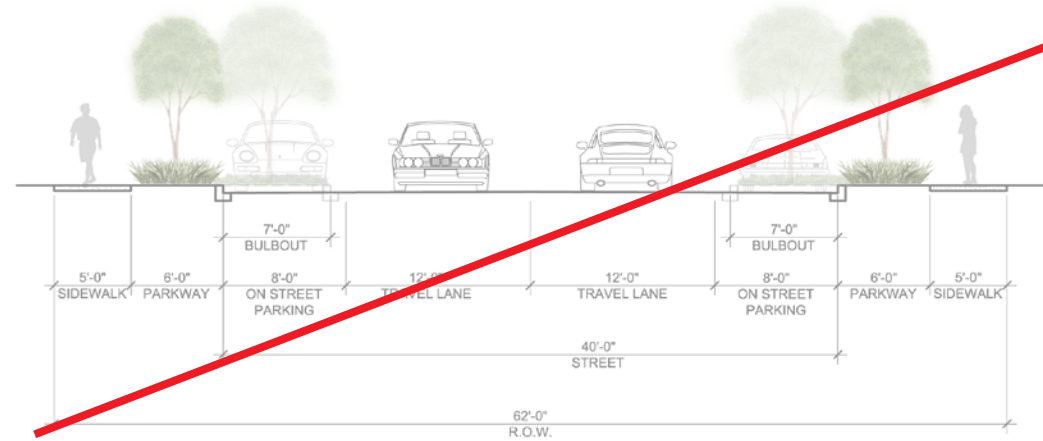
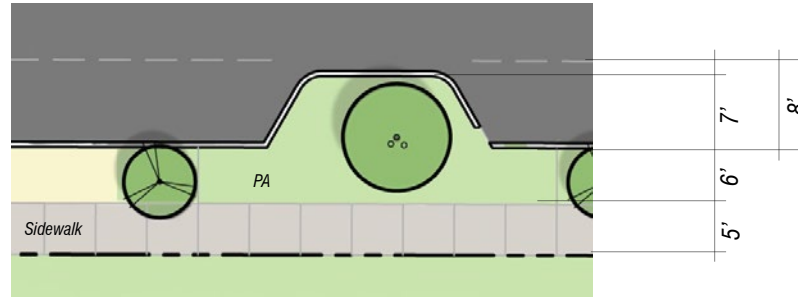
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

2.5.3.11 Residential Collector Street - Street Section E

This street type will be used to connect many of the interior parcels together. This section consists of one (1) travel lane in each direction and on-street parallel parking with landscape bulb-outs. This street also accommodates a Type III bike route in designated areas.

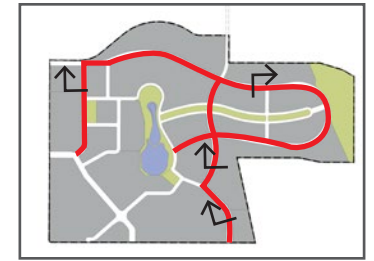
Adjacent to the Civic Center, the sidewalk will expand to seven (7) feet wide with a total right-of-way width of sixty-four (64) feet.

See also Section 6.2.4.3



SECTION E

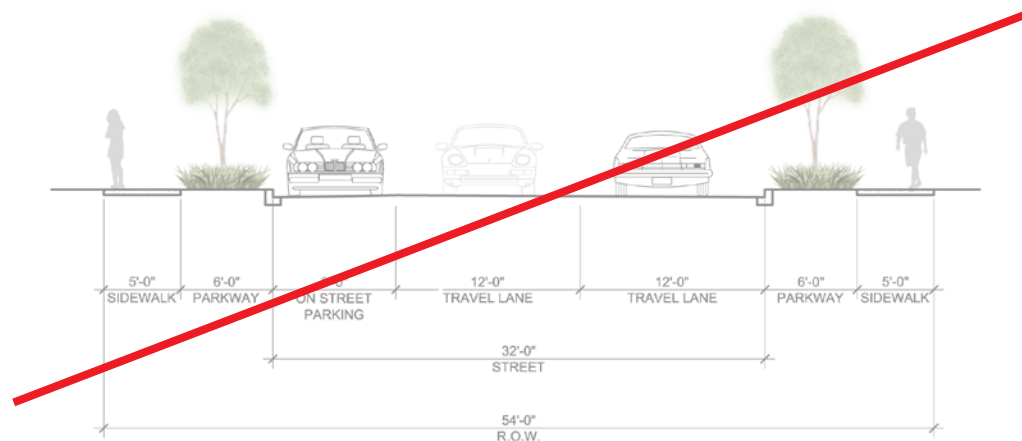
Refer to Exhibit 6-4



2.5.3.12 Secondary Residential Streets - Street Section F1

This street type is similar to Section E, except that this street accommodates a lower level of residential traffic. It consists of one (1) travel lane in each direction and one-sided on-street parallel parking with no bulb-outs.

See also Section 6.2.4.3



SECTION F1

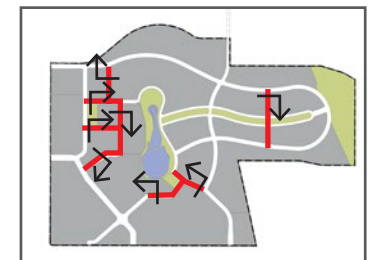
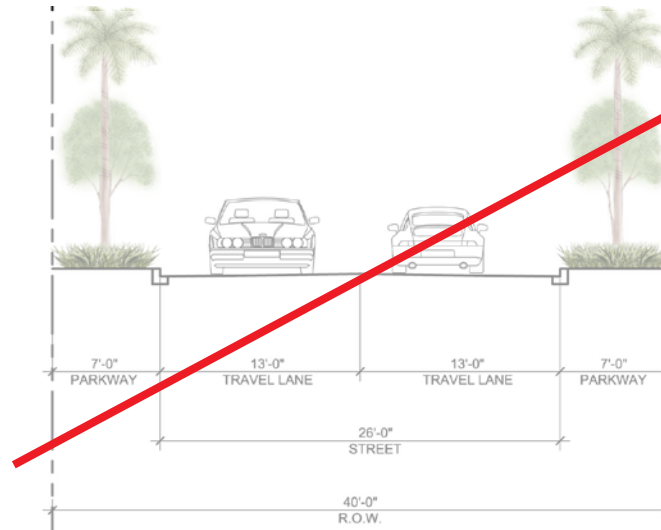
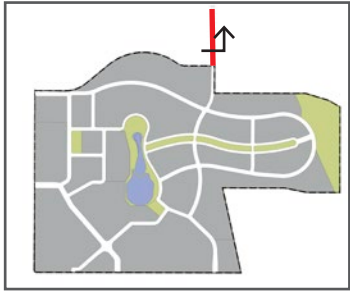
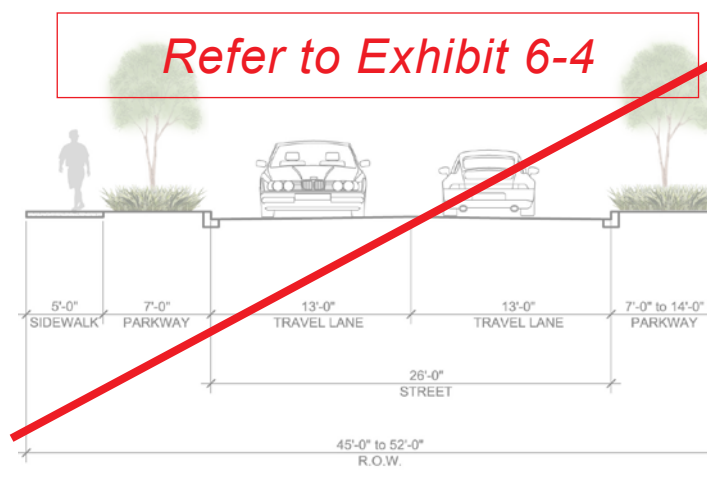
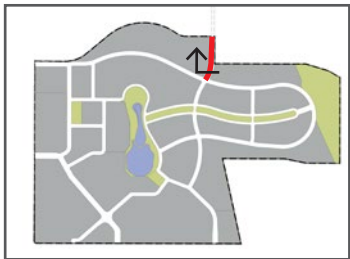


EXHIBIT 2-17, 2-18—STREET SECTIONS E AND F1

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



SECTION G1



SECTION G2

2.5.3.13 Secondary Entry - Street Section G1

A forty (40)-foot access easement, adjacent to the boundary with the Renaissance development in the northern area of the Hollywood Park Specific Plan area, provides direct access from the site to Pincay Drive. This easement connects to the existing intersection of Carlton Drive on the northern side of Pincay Drive.

This permanent easement does not have on-street parking or a pedestrian sidewalk. A sidewalk on the west side of the street will be constructed when the adjacent property is developed and will be the responsibility of the owner of that parcel. This section has one (1) travel lane in each direction.

2.5.3.14 Secondary Street - Street Section G2

The southern section of this street provides access to Pincay Drive. This portion of the street has no on-street parking. This section has one (1) travel lane in each direction. This section also has a sidewalk on one (1) side of the street (west side) since the east side will not connect to a sidewalk on section G1.

See also Section 6.2.4.3

EXHIBITS 2-19, 2-20—STREET SECTIONS G1 AND G2

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

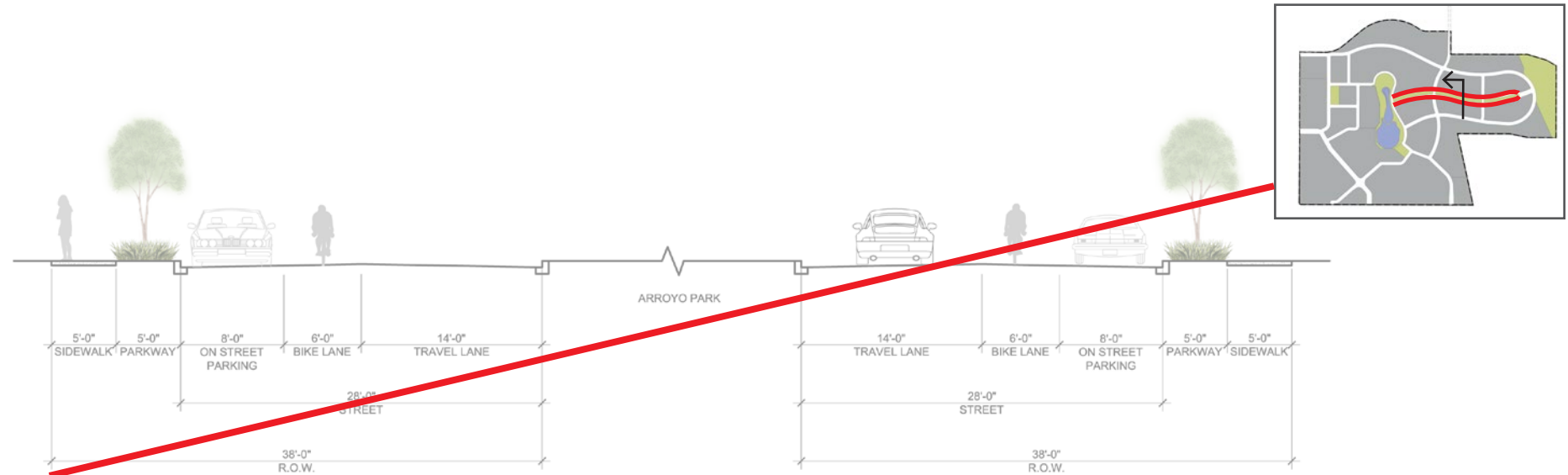
2.5.3.15 Arroyo Street - Street Section H1

This street is a one-way street that loops around the Arroyo Park and includes one (1) travel lane, on-street parallel parking and a bike lane in each direction. The Arroyo Park will have extensive landscape, pedestrian trails and natural bio-swale for street runoff and drainage.

2.5.3.16 Arroyo Park Terminus - Street Section H2

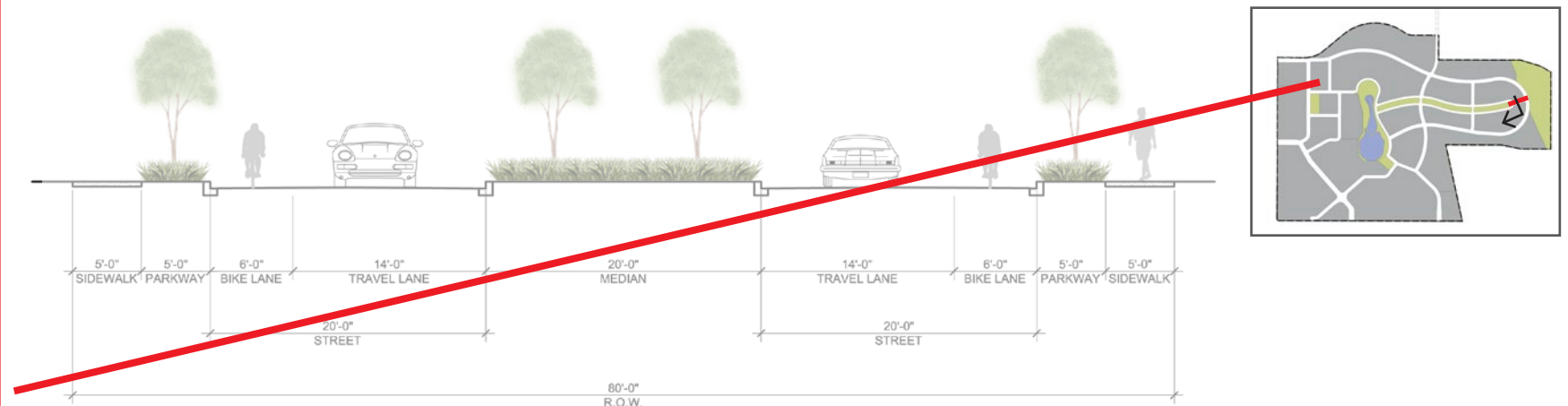
This street is located at the easterly end of Arroyo Park and includes one (1) travel lane and a bike lane in each direction. The median includes a small, twenty (20)-foot arroyo that connects the Bluff Park with the Arroyo Park.

See also Section 6.2.4.3



SECTION H1

Refer to Exhibit 6-4


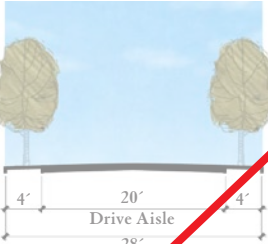
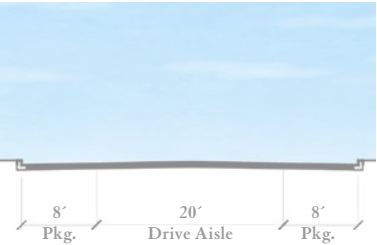

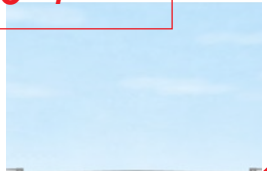
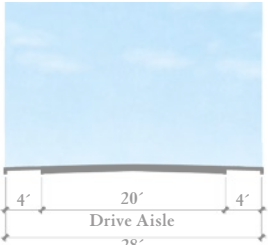
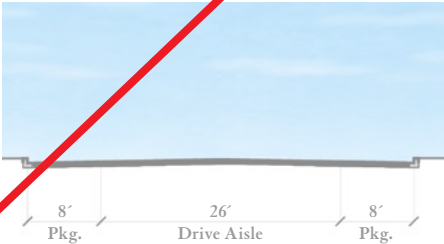



SECTION H2

EXHIBITS 2-21, 2-22—STREET SECTIONS H1 AND H2

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

TABLE 2-5—PRIVATE DRIVES REQUIRING ACCESS FOR LACFD APPARATUS

Housing Type	Building Height < 35' *	Building Height ≥ 35' *
Single-Family Housing Type and Duplexes	 <p>20' Drive Aisle</p> <p>DRIVE SECTION 1</p>	 <p>4' 20' 4'</p> <p>28' Drive Aisle</p> <p>DRIVE SECTION 5***</p>
	 <p>8' 20' 8'</p> <p>Pkg. Drive Aisle Pkg.</p> <p>DRIVE SECTION 2**</p>	 <p>8' 28' 8'</p> <p>Pkg. Drive Aisle Pkg.</p> <p>DRIVE SECTION 6**</p>
All Other Residential Housing Types and Non-Residential Buildings.	 <p>26' Drive Aisle</p> <p>DRIVE SECTION 3</p>	 <p>4' 20' 4'</p> <p>28' Drive Aisle</p> <p>DRIVE SECTION 5***</p>
	 <p>8' 26' 8'</p> <p>Pkg. Drive Aisle Pkg.</p> <p>DRIVE SECTION 4**</p>	 <p>8' 28' 8'</p> <p>Pkg. Drive Aisle Pkg.</p> <p>DRIVE SECTION 6**</p>

Refer to Exhibit 6-4

2.5.3.17 Private Drives

A number of private drive sections allowing fire apparatus access have been provided in *Table 2-5—Private Drives Requiring Access for LACFD Apparatus* to allow for flexibility, depending on the specific need. All these drives meet the Los Angeles County Fire Department minimum standards. For private drive not requiring fire apparatus access, refer to *Section 2.11.5—Minimum Aisle Width*.

The required private drives are determined by the building adjacent to the private drive. Private Drive Sections 1 and 2 are the minimum standards for the Single-Family Housing Type or duplexes (two attached units) under thirty-five (35 feet) in height. Private Drive Sections 3 and 4 are the minimum standards for all other residential Housing Types or non-residential buildings under thirty-five (35 feet) in height. Private Drive Sections 5 and 6 are the minimum standards for all building types equal to or greater than thirty-five (35) feet in height.

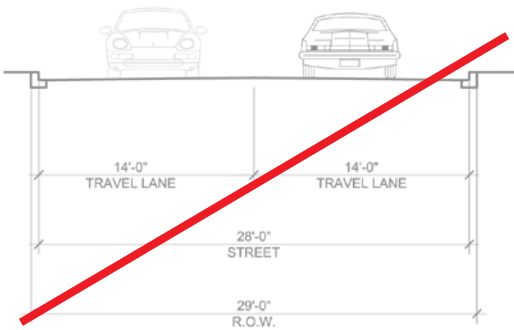
See also Section 6.2.4.3

* Structure height is determined by the tallest structure within 150 linear feet on either side of the private drive.
** The minimum curb-to-curb dimension may be reduced by 4' if parallel parking is only on one side of the private drive.
*** The drive aisle shall be 28' where the Los Angeles County Fire Department request an additional 8' for ladder truck maneuvering.

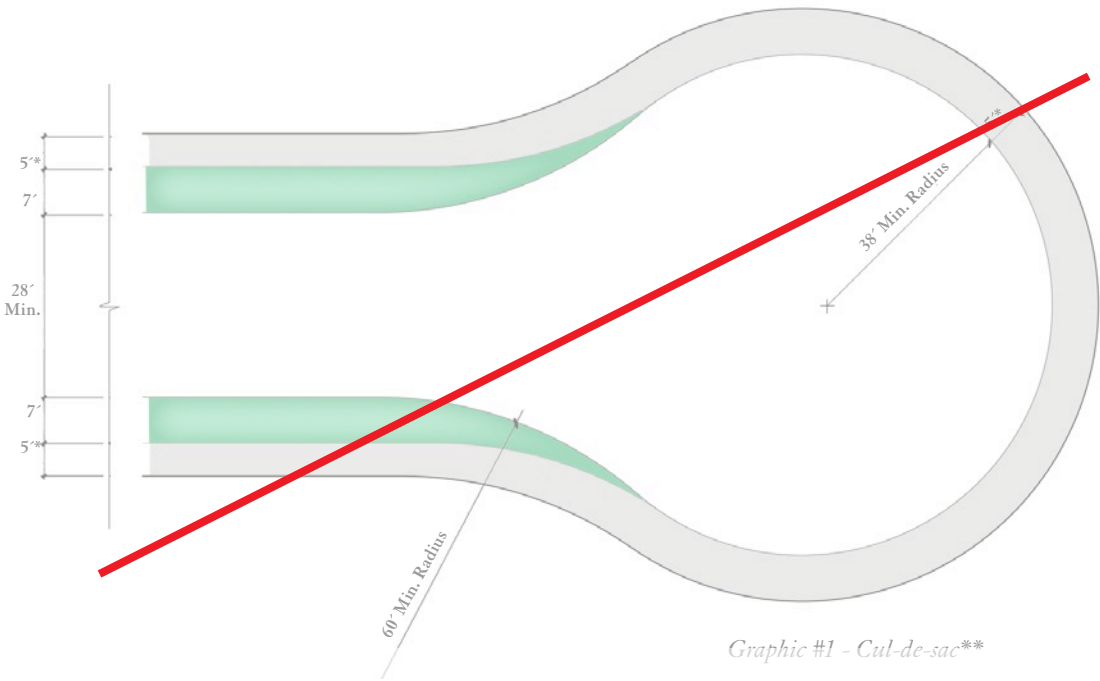
2.5.4 PUBLIC STREET STANDARDS

If public streets are needed, they will meet the standards displayed in *Exhibit 2-23—Public Streets*. These turnarounds meet the minimum requirements for circulation and emergency access, as required by the Public Works Department and the Los Angeles County Fire Department. Additional turnarounds may be approved by the Public Works Department and the Los Angeles County Fire Department. Private turnarounds will be reviewed during the Plot Plan Review process. When additional streets are required, streets with one (1) travel lane in each direction and no on-street parking may be added as shown in Graphic 3 of *Exhibit 2-23—Public Street Standards*. Prior approval by the Public Works Department and Los Angeles County Fire Department will be required. **See also Section 6.2.4.3**

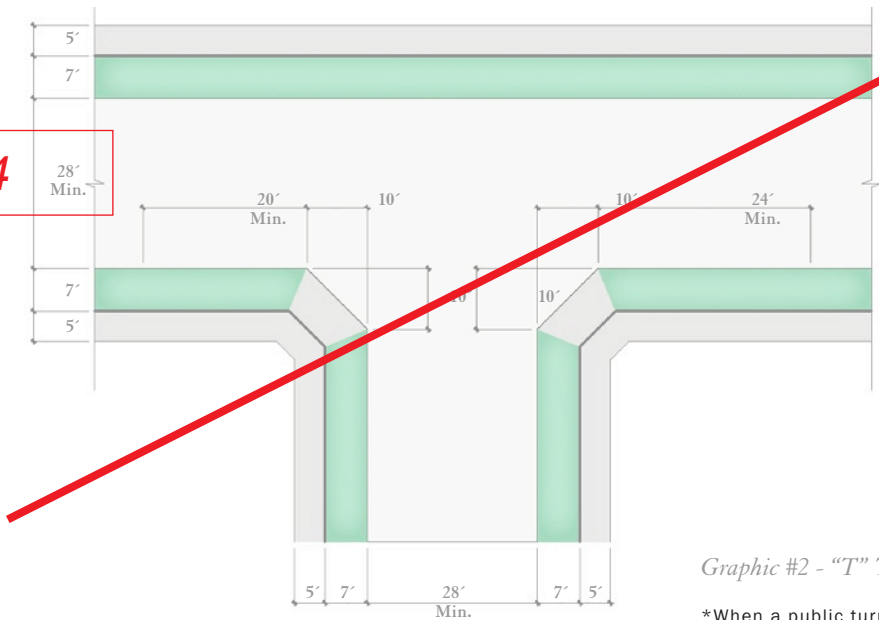
Refer to Exhibit 6-4



Graphic #3 - Public Street



Graphic #1 - Cul-de-sac**

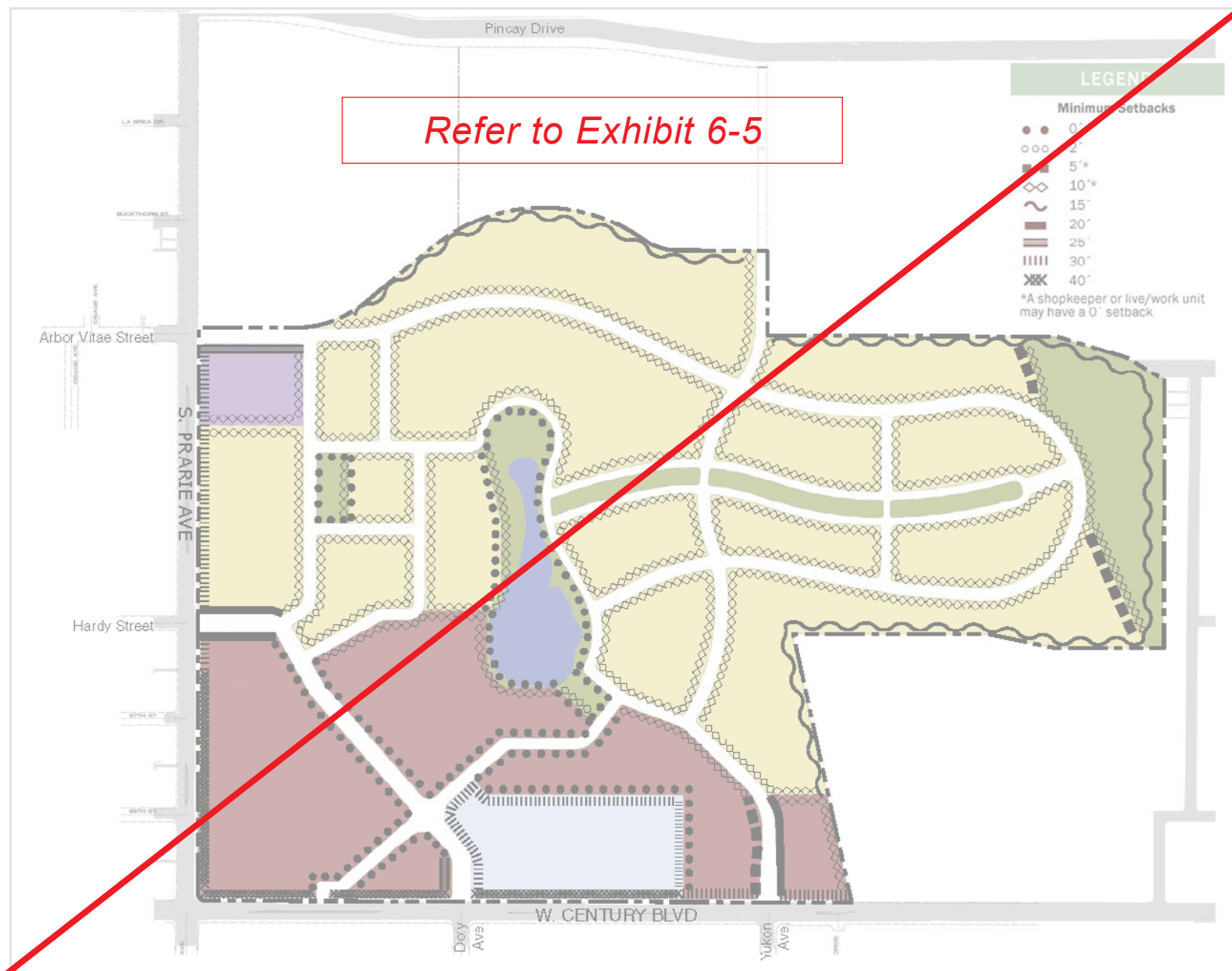


Graphic #2 - "T" Turnaround**

*When a public turnaround is located next to a park, the sidewalk is not required.
**These exhibits do not dictate the exact location of ADA ramps.

EXHIBIT 2-23—PUBLIC STREET STANDARDS

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



2.6 MINIMUM BUILDING SETBACKS

The required minimum setbacks for Hollywood Park Specific Plan area are shown in *Exhibit 2-24—Minimum Building Setbacks*. The intent of the setback requirements are to reinforce and protect the character of the public streets and to create a pedestrian-scaled streetscene. Also, the setbacks provide a landscape buffer from the surrounding development. In addition, any site developed with a casino/ gaming facility shall have a thirty (30)-foot minimum setback from the property line of any adjacent parcel, subject to encroachments permitted by *Table 2-8 Permitted Setback Encroachments* of this Specific Plan.

See also Section 6.2.5

EXHIBIT 2-24—MINIMUM BUILDING SETBACKS

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

2.7 BUILDING HEIGHT STANDARDS

There are three (3) height zones, as shown on *Exhibit 2-25—Building Height Standards*, to control building heights within the Hollywood Park Specific Plan area. The intent is to preserve views from the homes on the bluff to the east of the site.

Development adjacent to the single-family homes to the north and east of the site will have the most restrictive building height of forty-five (45) feet and no more than three (3) stories from grade, measured at the front of the building. Most of remaining site will have a maximum building height of seventy-five (75) feet and no more than six (6) stories from grade, measured at the front of the building. A small portion of the Specific Plan area adjacent to Century Boulevard will have a maximum building height of one-hundred fifty (150) feet. This area has higher standards to allow for the development of a hotel. Additionally, areas within the “Open Space” zone may have one (1) story buildings of not more than twenty (20) feet in height designed for maintenance, community functions and restroom facilities.

Cupolas, steeples, flags, towers or other ornamental architectural features (maximum area of 625 square feet per structure) are permitted to be developed twenty-five (25) feet higher than the maximum building height standard. One (1) signature architectural feature (1,000 square feet maximum area), as indicated in *Exhibit 2-25—Building Height Standards*, may have a maximum height of one-hundred sixty (160) feet, allowing the architectural feature to be eighty-five (85) feet taller than the maximum building height standard of seventy-five (75) feet.

See also Section 6.2.6

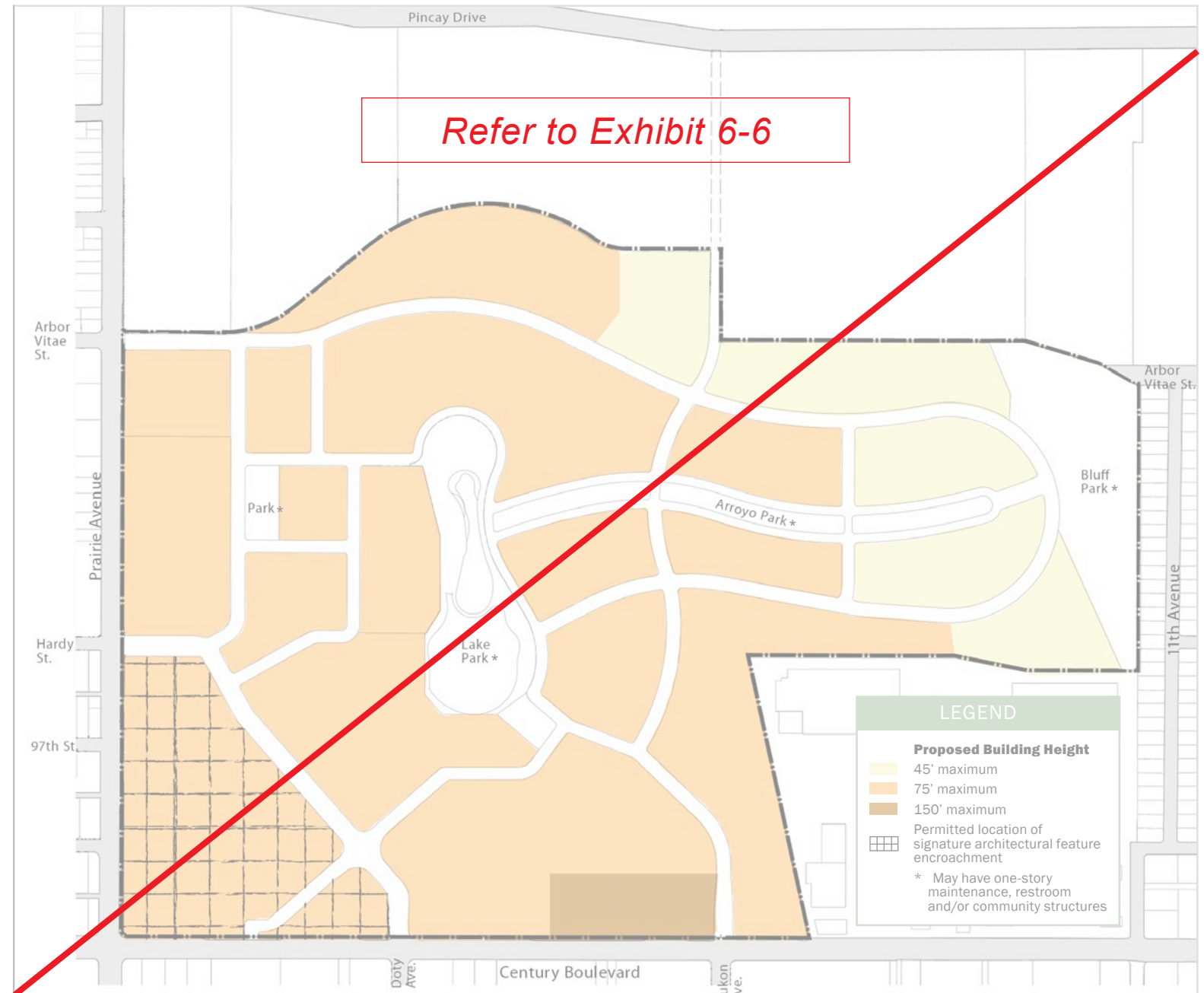


EXHIBIT 2-25—BUILDING HEIGHT STANDARDS

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

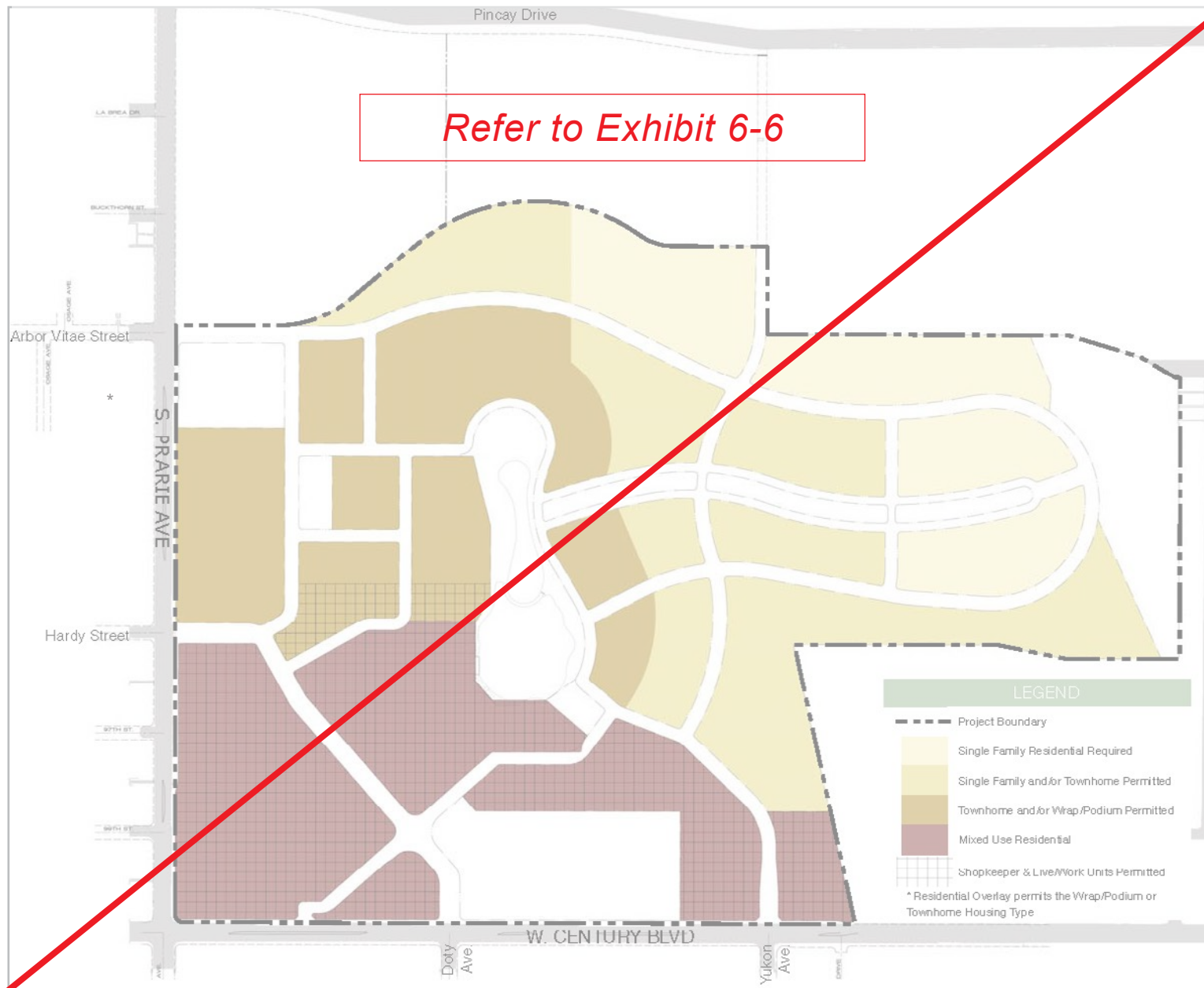


EXHIBIT 2-26—HOUSING TYPE LOCATION PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

2.8 RESIDENTIAL ZONE DEVELOPMENT STANDARDS

This Specific Plan establishes the location where the Single-Family, Townhome, Wrap/Podium and Mixed-Use Residential Housing Types are permitted (*Exhibit 2-26—Housing Type Location Plan*). Although, these housing types reference to location and/or density, there is flexibility within these housing types in regards to the specific product types that may be built in these areas. Generally, the lower density residential housing types are located on the eastern portion of the project site, adjacent to Bluff Park, while the higher density residential housing types are located closer to the Lake Park and the mixed-use retail component.

Specific development standards for the three housing types permitted within the “Residential” zone are located in *Table 2-6—Residential Zone Development Standards*. The specific development standards applicable to the Mixed-Use Housing Type are located in *Table 2-7—Mixed-Use and Non-Residential Zones Development Standards*, under the “Mixed-Use” column.

Additional “Residential” zone development standards include:

- (1) Permitted setback encroachments are defined in *Table 2-8—Permitted Setback Encroachments*.
- (2) Residential developments shall provide a minimum of one-hundred (100) square feet of open space per unit. This open space may be either common or private open space, or a combination of private and common open space. To the extent common open space is utilized, the aggregate common area must be equal to the common area utilized per unit (i.e. the same common area cannot

See also Section 6.2.7

count for more than one unit). For example, in a 50-unit building, 5,000 SF (50 × 100) of open space would be required. This requirement could be met either through 5,000 SF of common open space (i.e., internal courtyard in a podium building) or 50 private 100 SF balconies on the units, or a combination of 2,500 SF of common open space and 50 private 50 SF balconies on the units, or some other combination of common and private open space that totals 5,000 SF.

- (3) Interior noise levels attributable to exterior sources shall not exceed forty-five (45) decibels in any habitable room of all residences within the Hollywood Park Specific Plan area.
- (4) First-story stoops, patios and terraces are encouraged on all residential parcels.
- (5) A minimum of two (2) cubic feet of storage is required for all units. The storage area shall be located within the garage or carport of a unit for the Single-Family and Townhome Housing Types and within the unit for the Wrap/Podium Housing Type. This storage area shall be accessible only to the residents of the respective unit. If located within a garage, storage area must be a minimum of forty-eight (48) inches above ground. If located within a residential unit, the storage area must be in an area or closet separate from a wardrobe closet. Storage areas must be clearly designated on architectural plans.

See also Section 6.2.7

TABLE 2-6-RESIDENTIAL ZONE DEVELOPMENT STANDARDS¹

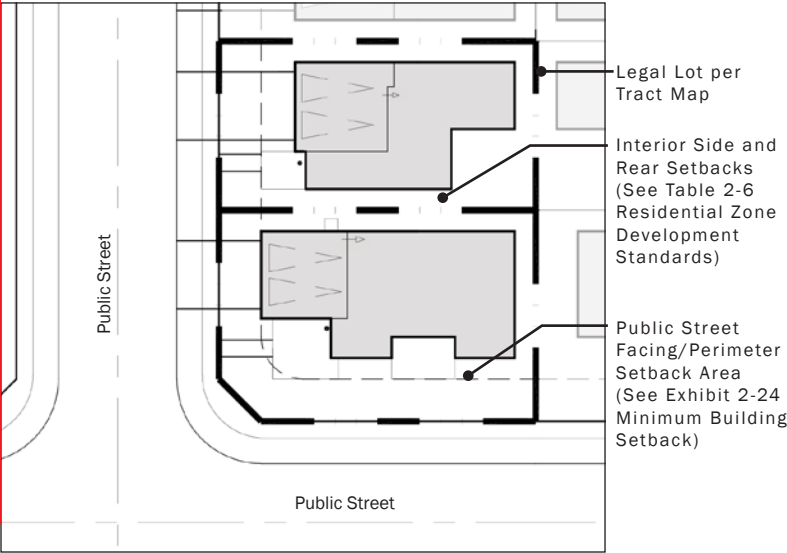
Standard	Single-Family Housing Type	Townhome Housing Type	Wrap/Podium Housing Type
Maximum Density (gross)	Up to 15 du/ac	Up to 30 du/ac	Up to 85 du/ac
Minimum Lot Size*	3,000 square feet*	None	None
Minimum Lot Width*	40 feet*	None	None
Public Street Facing/Perimeter Setback	Refer to Exhibit 2-24	Refer to Exhibit 2-24	Refer to Exhibit 2-24
Interior Side and Rear Setbacks**	5 feet***	5 feet***	5 feet
Maximum Lot Coverage	55%	75%	85%
Building Separation	10 feet (per California Building Code)	10 feet (per California Building Code)	0 feet (per California Building Code)
Location of Refuse Storage****	Within side yard or garage	Within garage or common area	Within garage or common area

¹ The Appendix section contains examples of how Residential Zone development standards are applied to the three housing types.
* Minimum lot size and width applies to individual, one-family homes located on separate legal lots as designated on the Tract Map (as distinguished from condominium).
** Interior setbacks apply to only legal lot lines, as designated on the Tract Map.
*** The side yard setback may be reduced to 0' through a shared use easement and as long as the 10' cumulative side yard setback/building separation is maintained.
**** Refuse storage cannot encroach into required resident parking spaces within a garage. Refuse Storage areas can be within a side yard, provided that the side yard dimension is at least 5'.

- (6) The size and number of refuse areas shall be determined by the Planning and Building Department, Public Works Department and the City's waste management service provider. Hollywood Park may integrate refuse compactors, thus reducing the need for a larger refuse area. All outdoor refuse areas shall be screened from public view.
- (7) Outdoor storage shall be screened from view from public areas and shall be kept clear of junk (as defined in Article 3, Chapter 7, Section 7-15 of the Municipal Code) and nonworking automobiles.

See also Section 6.2.7

Refer to Table 6-4



Example of legal lot per tract map

2.9 MIXED-USE AND NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS

The Hollywood Park Specific Plan provides for a variety of commercial and retail opportunities. Mixed-use and non-residential land uses consist of four different zones. These zones are:

See also Section 6.2.8

- Open Space
- Mixed-Use
- Commercial and Recreation
- Civic

Specific development standards for these categories are located in *Table 2-7–Mixed-Use and Non-Residential Zones Development Standards*.

Additional mixed-use and non-residential development standards include:

- (1) Permitted setback encroachments are defined in *Table 2-8–Permitted Setback Encroachments*.
- (2) Residential dwelling units within the “Mixed-Use” zone (Mixed-Use Housing Type) shall be located in the areas indicated in *Exhibit 2-26–Housing Type Location Plan*.
- (3) Interior noise levels attributable to exterior sources shall not exceed forty-five (45) decibels in any habitable room of all residences within the Hollywood Park Specific Plan area.
- (4) The size and number of refuse areas shall be determined by the Planning and Building Department, Public Works Department and the City’s waste management service provider. Hollywood Park may integrate refuse compactors, thus reducing the need for a larger refuse area. All outdoor refuse areas shall be screened from public view.

TABLE 2-7–MIXED-USE AND NON-RESIDENTIAL ZONES DEVELOPMENT STANDARDS

Standard	Mixed-Use	Commercial and Recreation	Civic	Open Space
Maximum Density (gross)	Up to 85 du/ac****	N/A	N/A	N/A
Min. Lot Size	None*	1 acre	None	None
Min. Lot Width/Depth	None	100 feet / 100 feet	None	None
Public Street Facing/Perimeter Setback	Refer to Exhibit 2-24	Refer to Exhibit 2-24	Refer to Exhibit 2-24	Refer to Exhibit 2-24
Interior Side and Rear Setbacks**	0 feet	Refer to Exhibit 2-24	Refer to Exhibit 2-24	0 feet
Setback to Single-Family Housing Type	25 feet	200 feet	25 feet	10 feet
Max. Lot Coverage	90% (including hotels)***	None	None	15%
Building Separation	0 feet (per California Building Code)	10 feet (per California Building Code)	Per California Building Code	0 feet (per California Building Code)

* A site developed as a hotel/motel use shall have a minimum lot area of 20,000 square feet.
** Interior setbacks apply to only legal lot lines, as designated on the Tract Map. Multiple lots that share the same parking and/or access shall be considered as one lot.
*** A maximum of three (3) lots within the Mixed-Use zone may have 100% lot coverage.
**** If developed as a senior citizen development, the maximum density may be increased in accordance with Chapter 12, Article 33 of the IMC and State Density Bonus Law

- (5) A minimum of two (2) cubic feet of storage is required within the residential unit for the Mixed-Use Housing Type. This storage area shall be accessible only to the residents of the respective unit. If located within a garage, storage area must be a minimum of forty eight (48)-inches above ground. If located within a residential unit, the storage area must be in an area or closet separate from a wardrobe closet. Storage areas must be clearly designated on architectural plans.
- (6) Outdoor storage shall be screened from view from public areas and shall be kept clear of junk (as defined in *Article 3, Chapter 7, Section 7-15* of the Municipal Code) and nonworking automobiles.

See also Section 6.2.8

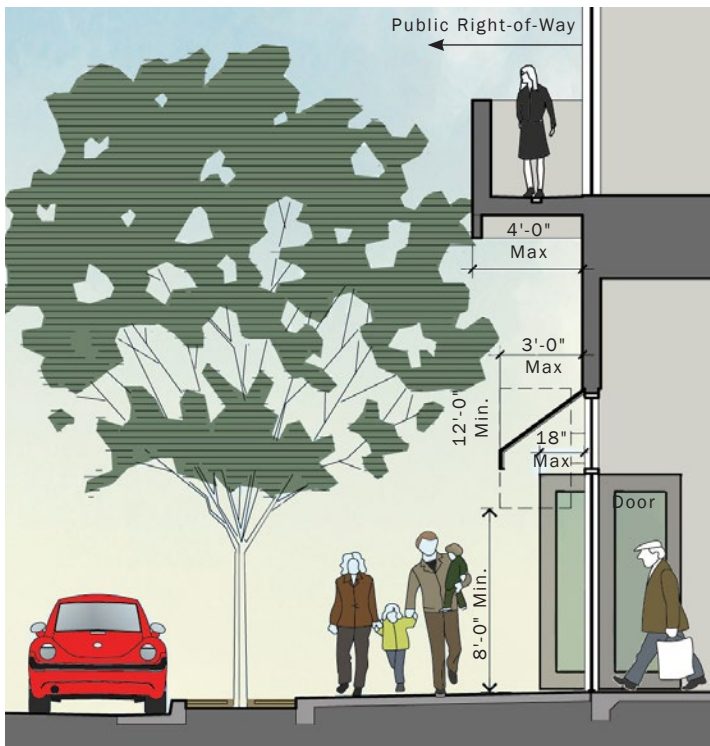
Refer to Table 6-5

2.10 SETBACK ENCROACHMENTS

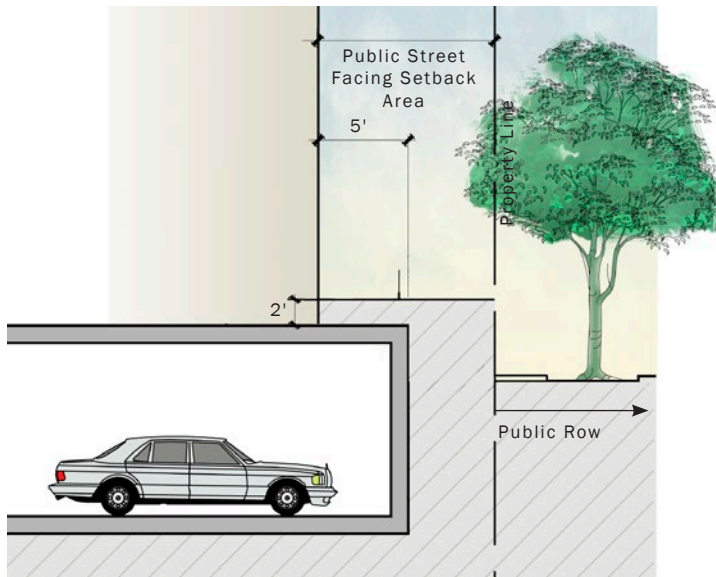
An encroachment is a permitted projection into a setback. These encroachments are intended to permit architectural variation on facades to create an interesting streetscene.

All permitted encroachments within Hollywood Park are described on *Table 2-8—Permitted Setback Encroachments*. In all cases, encroachments shall comply with the California Building Code.

See also Section 6.2.9

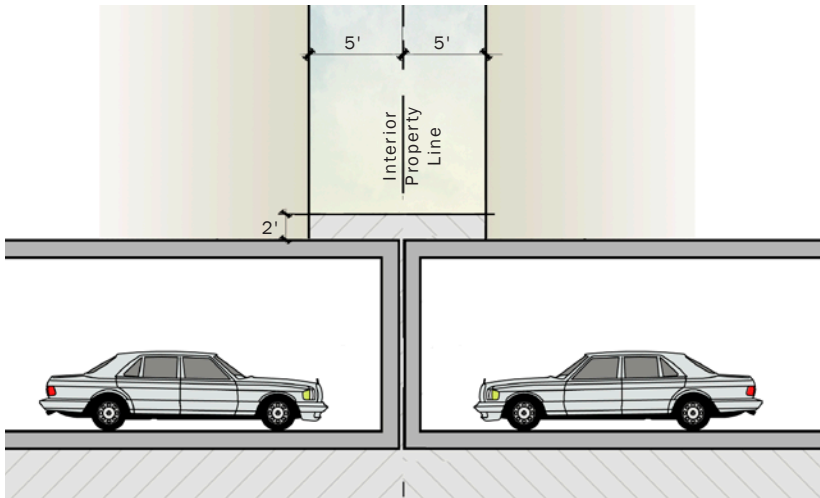


Graphic #1 - Awning and Balcony Encroaching into the Public ROW

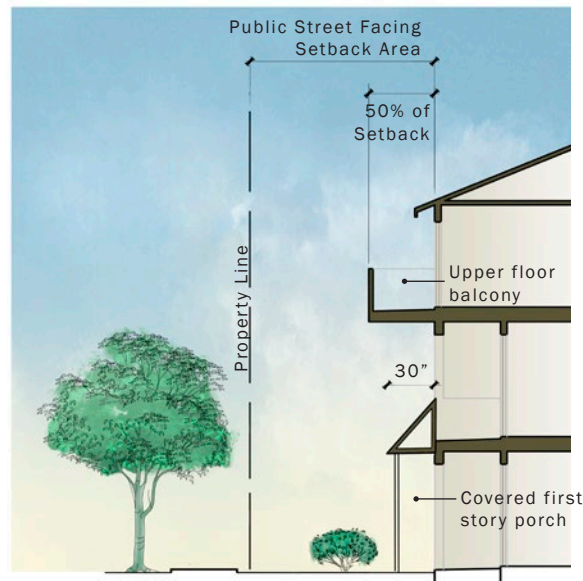


*Graphic #2 - Subterranean Garage Encroachment at Special Conditions**

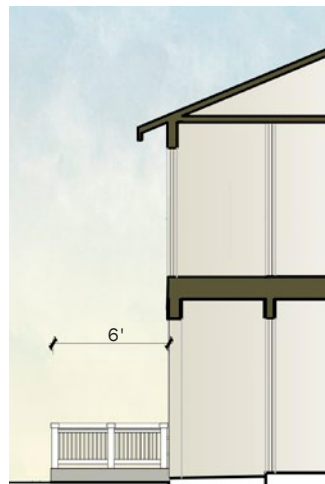
*Subterranean garages that are a maximum of 3' above adjacent grade with-out a rail/wall (6'-6" with a rail/wall) may encroach as well.



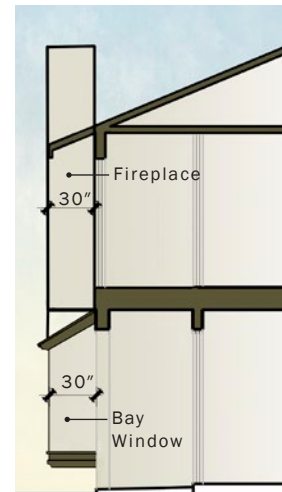
Graphic #3 - Subterranean Garage Encroachment at Interior Property Lines



Graphic #4 - Balcony Encroachment for the Wrap/Podium Housing Types



Graphic #5 - First Story Balconies or Terraces Encroachment for the Townhome or Wrap/Podium Housing Types



Graphic #6 - Bay Windows or Fireplaces Encroachment for the Townhome or Wrap/Podium Housing Types

TABLE 2-8—PERMITTED SETBACK ENCROACHMENTS

Refer to Table 6-6

Encroachment Type	Distance from Building Setback Line into Public Street Facing Setback Area	Permitted Locations
Retail entry door swing	18 inches	Into public right of way on Street Section D1 only, Page 2-19 (Graphic #1 page 2-31)
Projecting basements, underground cisterns and subterranean garages provided there is space for plant material to grow above them (2' minimum)	5 feet	Wrap/Podium Housing Type, into Public Street Facing Setback only (Graphic #2 page 2-31)*
Projecting basements, underground cisterns and subterranean garages provided there is space for plant material to grow above them (2' minimum)	To interior property line	Wrap/Podium and Mixed-Use Housing Types, at all interior property lines (Graphic #3 page 2-31)
ADA accessible ramps (may include a trellis or other architectural feature that is integrated into the building and does not exceed the first floor plate height) and unenclosed stairwells	5 feet	All housing types, into Public Street Facing Setback
Covered first-story porches and upper-floor balconies**	100% of the porches and balconies may encroach 30 inches; up to 15% of all porches and balconies on a building may encroach up to 50% of the required setback	Wrap/Podium Housing Types, into Public Street Facing Setback only (Graphic #4 page 2-31)
First-story balconies, uncovered stairs, stoops and/or terraces	6 feet	Townhome and Wrap/Podium Housing Types, into Public Street Facing Setback only (Graphic #5 page 2-31)
Fireplaces and bay windows	30 inches or per California Building Code, whichever is more stringent	Single-Family, Townhome and Wrap/Podium Housing Types, into all Public Street Facing Setback only (Graphic #6 page 2-31)
Cornices, eaves, sills, buttresses and other architectural features	30 inches or per California Building Code, whichever is more stringent	All housing types, into all Public Street Facing Setbacks (Graphic #7 page 2-32)
Covered first-story porches and upper-floor balconies**	30 inches	Single-Family and Townhome Housing Types into Public Street Facing Setback only (Graphic #8 page 2-32)
Upper-floor balconies***	4 feet	Mixed-Use Housing Types, into public right-of-way on Street Section D1 only, Page 2-19 (Graphic #1 page 2-31)****
Awnings, lighting fixtures and canopies**	3 feet	Mixed-Use Housing Types, into public right-of-way on Street Section D1 only, Page 2-19 (Graphic #1 page 2-31)****
Porte cochere, transformers, private outdoor patios, sidewalks, and building overhangs	15 Feet	Commercial and Recreation
Parking, loading, driveways, and sidewalks	10 feet	Prairie Avenue/Century Boulevard into Public Street Facing Setback, Page 3-84
Walls and fences	Provided in Section 2.13, Page 2-41	
Entry gateways and monumentation	Provided in Sections 2.14.2 and 2.14.3	
Signs	Projecting Signs, Pageantry and Directional Signs (Table 2-10—Permitted Sign Matrix)	
Trash cans and refuse areas	Single-Family Housing Types, sideyard area if sideyard is a minimum 5 feet	

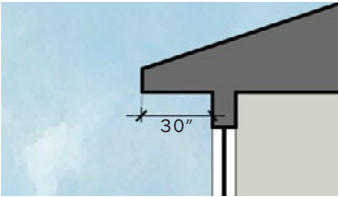


Exhibit # 7 - Eave Encroachment

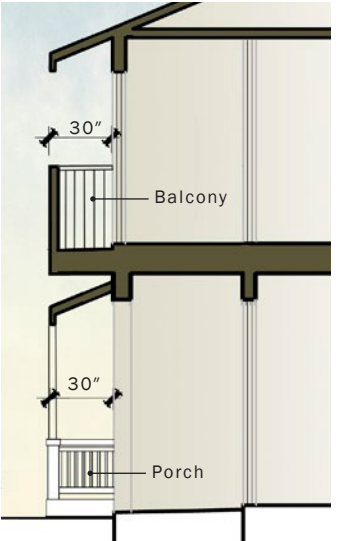


Exhibit # 8 - Covered First Story Porches & Upper-floor Balconies Encroachment

*Subterranean garages that are a maximum of 3' above adjacent grade without a rail/wall (6'-6" with a rail/wall) may encroach as well.
 **Balconies, awnings, light fixtures and canopies shall have an 8-foot minimum vertical clearance measured from the floor below.
 ***There shall be a 12-foot minimum vertical clearance measured from the floor below.
 ****May encroach into the public right-of-way on Street Section D1, but not into an adjacent property.

2.11 PARKING STANDARDS

Parking throughout the Hollywood Park Specific Plan area shall meet the following requirements:

- (1) Public street parking is permitted, as shown on *Exhibit 2-27—Permitted On-Street Parking*. Public street parking may only be used to meet the required residential guest/visitor parking in a Residential Zone when the on-street parking is adjacent to the parcel and subject to the limitations in Sections 2.11.1(4) and 2.11.10. In addition, subject to the approval of the Planning and Building Director, up to twenty-five percent (25%) of the public street parking spaces in the Residential Zones, not to exceed 250 parking spaces in total, may be made available to the Homeowners Association for allocation to residents by a placard or permit system for use as additional guest or resident parking beyond that required to meet the Specific Plan residential and guest parking standards.
- (2) Surface parking lots shall have a minimum of a five (5)-foot landscape buffer between the parking lot and the public right-of-way.
- (3) Surface parking lots shall provide a minimum of a one (1) fifteen (15)-gallon tree per ten (10) surface parking spaces.
- (4) All off-street parking spaces shall not back onto a public street.
- (5) Valet parking shall not be used as a means to meet required parking spaces, though it may be utilized to enhance the efficiency or convenience of required parking subject to approval by the City under the Plot Plan Review process and approval of the LACFD.

See also Section 6.2.10



EXHIBIT 2-27—PERMITTED ON-STREET PARKING

2.11.1 REQUIRED RESIDENTIAL PARKING

The minimum number of off-street parking spaces provided for each of the following uses shall be:

2.11.1.1 Within the Residential Zone

- (1) *Resident Parking for Single-Family Housing Type.* Each unit shall have two (2) resident spaces, both within a garage.
- (2) *Resident Parking for Townhome Housing Types.* All Townhome Housing Type units shall have two (2) resident spaces per unit. All required resident parking spaces must be enclosed, provided that a maximum of four hundred and fifty (450) of the Townhome Housing Type units may provide one (1) covered parking space in satisfaction of the required resident parking, so long as the remaining required space for that unit is enclosed.
- (3) *Resident Parking for Wrap/Podium Housing Type.* All Wrap/Podium Housing Type units shall have two (2) resident spaces per unit (enclosed).
- (4) *Guest/Visitor Parking.* Units other than Single-family homes on three thousand (3,000)-square foot lots within the “Residential” zone shall have one (1) guest/visitor parking space per three (3) dwelling units provided as follows: one (1) guest/visitor space for six (6) dwelling units shall be provided off-street in a garage or in a parking lot or an on-site designated parking area, and another one (1) guest/visitor space for six (6) dwelling units shall be provided either off-street, or by utilizing public street parking, or a combination of off-street and public street parking. Notwithstanding the foregoing, if public street parking is utilized to meet a portion of the required guest/visitor parking, at no point shall the total number of public

- street parking spaces used to meet the requirements exceed fifty percent (50%) of the total number of the then available public street spaces. Single-family homes on three thousand (3,000)-square foot lots shall have one (1) guest/visitor space per dwelling unit provided off-street in a designated parking area.
- (5) Street parking spaces shall have length of twenty-two (22) linear feet per parking space.
- (6) Residential guest/visitor parking may be located on another parcel, provided that appropriate parking covenants and easements are in place.
- (7) *Senior Citizen Dwellings.* Senior citizen housing units shall have the number of spaces required by Chapter 12, Article 19, Section 12-43 of the IMC for “Senior Citizen Residential Facilities.” Parking for Senior Citizen Dwellings shall be located within 200 feet of a garage elevator or an entrance to a residential building. Under no circumstances shall the parking space be located greater than 400 feet from a unit entrance, excluding any distance in an elevator. All Senior Citizen Dwellings located above the ground floor shall have access via an elevator.
- (8) *Live/Work Unit.* A Live/Work unit shall have two (2) resident parking spaces (enclosed) and one (1) guest/visitor space for two (2) Live/Work units.
- (9) *Shopkeeper Unit.* A Shopkeeper unit shall have two (2) resident parking spaces (enclosed) and one-and-a-half (1.5) guest/visitor spaces per unit.
- (10) No required resident parking shall be shared with retail or another type of use.
- (11) In no case shall a required parking space be located more than four-hundred (400) feet to any entrance of the building.

- (12) Surface or above-ground residential parking spaces shall not be located within any front or street side yard setback.
- (13) *Residential Parking Ratios.* Residential parking requirements may be reduced on a case-by-case basis during Plot Plan review, so long as the following conditions are met:
 - a. The project applicant provides a transportation demand management plan demonstrating that the revised parking ratios are appropriate for the project;
 - b. The Planning Commission approves such reduced parking ratio; and
 - c. In no event may the off-street parking provided be less than one (1) space per unit plus one (1) space per every four (4) units for guest parking.

2.11.1.2 Within the Mixed-Use Zone

- (1) *Resident Parking (including Live/work and Shopkeeper Units).* All units shall have two (2) spaces per unit (enclosed). All required resident parking shall not be shared with retail or another type of use and shall be located within six-hundred (600) feet of the entrance of a unit or building.
- (2) *Guest/Visitor Parking.* The minimum number of guest/visitor parking spaces for residential units within the “Mixed-Use” zone (including live/work and shopkeeper units) shall be determined by the process in *Section 2.11.3–Shared Parking Study*. Residential guest/visitor parking may be shared between parcels and shall be located within six-hundred (600) feet of the entrance of a unit or building. These spaces may be located within a parking structure or parking lot.

See also Section 6.2.10

- (3) *Senior Citizen Dwellings*. Senior citizen housing units shall have the number of spaces required by Chapter 12, Article 19, Section 12-43 of the IMC for “Senior Citizen Residential Facilities.” Parking for Senior Citizen Dwellings shall be located within 200 feet of a garage elevator or an entrance to a residential building. Under no circumstances shall the parking space be located greater than 400 feet from a unit entrance, excluding any distance in an elevator. All Senior Citizen Dwellings located above the ground floor shall have access via an elevator.

2.11.2 REQUIRED NON-RESIDENTIAL SPACES

- (1) The minimum parking requirements for each use within the “Mixed-Use” or “Commercial and Recreation” zones shall be determined by a shared parking study to be submitted by a parking consultant (refer to *Section 5.3.3 Plot Plan Submission Requirements*). The methodology that shall be used as a basis for the shared parking study is described in *Section 2.11.3–Shared Parking Study*.
- (2) All required parking spaces within the “Mixed-Use,” “Commercial and Recreation,” “Open Space” or “Civic” zones except as required in *2.11.1.2 (1)*, may be located within a parking structure, parking lot or on-street.
- (3) All parking shall be shared throughout the “Mixed-Use,” “Commercial and Recreation,” or “Open Space” zones, with the exception of resident parking (as described in *2.11.1.2 (1)*), provided that all of the spaces are within twelve hundred (1,200) feet of the entrance of any use and shared parking covenants and easements are in place.
- (4) Parking for uses in the “Commercial and Recreation” zone may be located on the “Commercial and Recreation” zone site or on a different legal parcel within the “Mixed-Use” zone, provided that all of the

spaces are within twelve hundred (1,200) feet of the entrance of any use and shared parking covenants and easements are in place.

- (5) Required parking for uses within the “Civic” zone shall be as provided in: *Article 19* of the Inglewood Municipal Code or this Specific Plan. All required parking for the “Civic” zone shall be provided on-site.
- (6) Valet parking shall not be used as a means to meet required parking spaces. Valet parking may be utilized within the Mixed-Use Zone as an additional service for visitors to the project subject to approval by the City under the Plot Plan Review process and approval of the LACFD. For example, valet parking could be used at some of the restaurants or retail uses in the Mixed-Use Zone. Additionally, valet service may be utilized to alleviate temporary shortfalls in parking during peak periods, such as busy weekends during the holiday season. The location and operational characteristics of valet parking shall be determined as part of the Plot Plan Review process, or a Minor Administrative Permit if a Plot Plan for the use(s) associated with the valet parking has already been approved.

2.11.3 SHARED PARKING STUDY

A parking study shall be processed through a Plot Plan Review, as required pursuant to Section 5.2.4 of *Chapter 5, Implementation*, for development within the “Mixed-Use” and “Commercial Recreation” zones. At that time, the exact number of parking spaces will be determined by the specific mix of uses and the parking ratios submitted in the shared parking study.

In the study, the minimum required parking spaces shall be determined by the process described below:

- (1) Determine the square footage of each use, number of rooms, employees or dwelling units, or other quantity of land use.
- (2) Select the unadjusted parking demand ratio for that use. The unadjusted parking demand ratio is the base parking demand if each site was developed independently from each other. These ratios are segmented by use and into two categories, weekday and weekend. The specific values shall be obtained from the most recent edition of *Shared Parking*, published by the Urban Land Institute (ULI) and *Parking Generation* published by Institute of Transportation Engineers (ITE). Multiply this value by the value obtained in (1), above. This will yield the unadjusted parking demand.
- (3) Multiply the unadjusted parking demand determined in (2) above by the following adjustment factors for each use to yield the minimum number of parking spaces required:
 - a. Occupancy rate adjustment associated with peak demand month, pursuant to Urban Land Institute’s *Shared Parking* publication
 - b. Occupancy rate adjustment associated with peak demand hour, pursuant to Urban Land Institute’s *Shared Parking* publication
 - c. Non-captive ratio adjustment (number of visits per trip)
 - d. Driving ratio adjustment (mode and persons per car)

The scenario (of weekday or weekend) that requires the highest parking demand shall be used in determining the minimum number of required parking spaces. The required number of parking spaces shall be sufficient to satisfy the highest parking demand, as determined by the Shared Parking Study.

See also Section 6.2.10

Once the project is developed, no new Shared Parking Study shall be required so long as there is no change of use that would alter the assumptions in the approved Shared Parking Study, and the developed square footage is not increased. When (1) the square footage is increased within the “Mixed-Use” or “Commercial and Recreation” zones above what was previously approved in accordance with the Plot Plan Review process, or (2) a tenant requires SUP approval, or (3) there is a proposed change in the aggregated assumed land uses previously analyzed (i.e. a retail use is proposed to be converted to office, or a cinema is expanded in size), a new Shared Parking Study shall be processed through a Plot Plan Review, pursuant to *Chapter 5, Implementation*.

2.11.4 SIZE OF PARKING SPACES

2.11.4.1 Open Parking Spaces and Multiple-Car Structures

- (1) *Standard Parking Space.* An uncovered parking space or space located within a multi-car garage shall have a minimum width of eight (8) feet and a minimum length of eighteen (18) feet. If there is an obstruction on one or two sides of the space, the width shall increase by one (1) foot. A column in a multi-car garage shall not count as an obstruction if the column is located outside of a car door swing area.
- (2) *Standard Parallel Parking Space.* A parallel parking space shall have a minimum width of eight (8) feet and a minimum length of twenty-two (22) feet.
- (3) *Tandem Parking Space.* A tandem parking space shall have a minimum width of nine (9) feet and a minimum length of thirty-eight (38) feet. If there is an obstruction on one or two sides of the space, the width

shall increase by one (1) foot. A column in a multi-car garage shall not count as an obstruction if the column is located outside of a car door swing area.

2.11.4.2 Single-Unit Residential Garages

- (1) *Single-car Residential Garage.* A single-car residential garage shall have a minimum width of nine-and-one-half (9.5) feet and a minimum length of eighteen (18) feet, inside clear (exclusive of refuse storage areas).
- (2) *Standard Two-car Residential Garage.* A two-car residential garage shall have a minimum width of eighteen (18) feet and a minimum length of eighteen (18) feet, inside clear (exclusive of refuse storage areas).
- (3) *Tandem Two-Car Residential Garage.* A tandem two-car residential garage shall have a minimum width of ten (10) feet and minimum length of thirty-eight (38) feet inside clear, (exclusive of refuse storage areas).

2.11.4.3 Street Parking

- (1) Street parking spaces counted toward required guest visitor parking shall have a length of twenty-two (22) linear feet.

2.11.5 MINIMUM AISLE WIDTH

The minimum aisle widths in this section are not intended for aisles that also serve as fire truck access. If an aisle is to be used for fire truck access, the aisle width must meet the minimum width below and the standards in *Section 2.5.3.19–Private Drives*.

- (1) A twenty-four (24)-foot minimum two-way aisle width is required for all aisles with perpendicular parking spaces on at least one side.

- (2) All two-way aisles that are not used for perpendicular parking shall have a minimum width of twenty (20) feet.

2.11.6 TANDEM PARKING

Each required parking stall within a parking area or garage shall be individually and easily accessible, except that automobiles may be parked in tandem in the following instances:

- (1) In a public garage or parking area when attendants are parking vehicles.
- (2) The design of the tandem parking spaces, when permitted per subsection (1) above, provides maneuverability for the cars parked in the spaces such that entering and exiting the spaces does not interfere with traffic flow or use of adjacent required residential parking spaces.
- (3) Up to 30% of the residential units may have tandem stalls, provided both stalls are assigned to the same unit.

2.11.7 TRANSPORTATION DEMAND MANAGEMENT STRATEGY

The details and requirements of the Transportation Demand Management (TDM) strategy for Hollywood Park are located in the Mitigation Monitoring and Reporting Program (MMRP). Some examples of the TDM strategy include:

- (1) A kiosk or bulletin board providing information about ride sharing and public transportation.
- (2) Bicycle racks at a ratio of one (1) bicycle space for every 50,000 square feet of non-residential development plus an additional three (3) bicycle spaces (developments under 50,000 square feet are exempt from this requirement).

See also Section 6.2.10

- (3) Employee parking area and safe and convenient access from the employee parking area to all businesses.
- (4) Bus shelter improvements along Century Boulevard and Prairie Avenue adjacent to the project.
- (5) Preferential parking spaces for vanpools.
- (6) Sidewalks or other designated pathways following direct and safe routes from the pedestrian circulation along Century Boulevard and Prairie Avenue to the bicycle parking facilities and to each building in the development.
- (7) Transportation/parking benefit account (similar to Flexible Spending Accounts) used by on-site employers to provide their employees the opportunity to benefit from tax advantages under the IRS Code for qualified parking, vanpooling and purchasing of transit passes.

2.11.8 LIMITED VEHICLE PARKING

All parking regulations located in *Chapter 3, Article 2* of the Inglewood Municipal Code shall apply to Hollywood Park.

2.11.9 LOADING FACILITIES

A loading space shall be provided and permanently maintained for any commercial, medical or institutional use that exceeds four thousand (4,000) square feet in floor area. Loading standards include:

- (1) No loading space may encroach into any public right-of-way or obstruct any on-site drive aisle or parking space.
- (2) The loading space shall be in addition to any parking space required by this Specific Plan.

- (3) The loading area shall be within proximity of the use.
- (4) A loading area shall be located and arranged that delivery vehicles may easily enter and exit the loading space.
- (5) The loading space shall have a minimum dimension of ten (10) feet by twenty (20) feet and a minimum height clearance of fourteen (14) feet.
- (6) The loading space(s) should be arranged so that service entrances for all commercial buildings shall have reasonable access to the loading space(s).
- (7) The loading area shall be screened from any public view by building orientation, screen wall or other means acceptable to the Director of Planning and Building.

2.11.10 PERMITTED AMENDMENT TO SPECIFIC PLAN PARKING STANDARDS

The City in its sole discretion may amend the parking standards under the Specific Plan subject to the terms of this Section. The City's right to change the parking standards under this Section 2.11.10 is not limited by any vested right of the Project under the Development Agreement, Vesting Tentative Map, or any other provision of law; provided however, any new parking standards shall not apply retroactively to any building for which a certificate of occupancy has been issued; or to any building for which a building permit has been issued by the City in reliance on a Plot Plan Review approved within fifteen (15) months prior

to the adoption of the new Parking Standard(s); or to any building for which a building permit has been issued by the City and substantial construction has occurred prior to the date the City commences processing of any Specific Plan Amendment modifying the applicable parking standards.

The process for making modifications to the parking standards shall be as follows:

- (1) The City shall keep a log of complaints regarding parking at the Hollywood Park project. If the City receives complaints about inadequate parking in a number greater than 5 in one week or 10 in one month from residents, tenants, property owners, or visitors to the Project, or 1 complaint submitted by a formal action taken by a residential Homeowners Association or sub-association Board, and if upon investigating the complaint(s), the Planning and Building Director determines that there is in fact a suspected material deficiency in the residential or commercial parking standards (as applicable) related to (i) tandem parking, (ii) parking ratios, (iii) the use of on-street parking to meet required guest/visitor parking spaces, (iv) the requirement that parking spaces be enclosed, (v) location of required parking, (vi) valet parking, or (vii) shared parking (collectively, the "Parking Standards"), then the City shall give the master homeowners' association and/or master developer ("Responsible Party") written notice of the complaints ("Notice"), the results of the Planning Director's investigation, and an opportunity to cure. The Responsible Party shall have

See also Section 6.2.10

forty-five (45) days from the date of the Notice, to take steps to remedy the identified parking issue, which steps, in the case of residential Parking Standards, shall include but not be limited to enforcing (or causing the enforcement of) the applicable Conditions, Covenants and Restrictions that require residents to park cars in garages or implementation of operating restrictions on street parking on City owned streets, such that there can be no overnight parking without permit, and only 2 hour parking allowed on residential streets without a permit, and in the case of commercial Parking Standards shall include but not be limited to implementing valet parking during peak periods (which valet parking may be utilized to increase the capacity of existing self-parking lots within the Mixed-Use Area) and causing employee parking to be moved off-site during peak periods. To the extent the Responsible Party's cure plan involves enforcing existing requirements, such measures shall be implemented by the Responsible Party within the forty-five (45) day cure period. To the extent any aspect of the Responsible Party's cure plan requires City approval, the Responsible Party and City shall diligently pursue processing such approval and the timeframe specified in this subsection (1) shall be extended during the approval process. To the extent a cure plan proposes implementation of operating restrictions on street parking on City owned streets, such that there can be

no overnight parking without permit, and only 2 hour parking allowed on residential streets without a permit, such cure plan proposals are hereby deemed approved, and the costs of such cure plan proposals (i.e. re-signing the streets) shall be borne by the Responsible Party. To the extent the cure plan proposes other measures that require City approval, the City has the discretion to approve or deny any aspect of the proposed cure plan that requires City approval. No later than forty-five (45) days after the receiving the Notice, the Responsible Party shall submit a written report to the Director of the Planning and Building Department documenting the steps taken to address the parking issue and the mechanisms put in place to assure that the parking issue does not re-occur (the "Cure Report"). The City shall have the right to enforce the mechanisms specified in the Cure Report and the Cure Report shall be imposed as a condition of approval for the Project.

- (2) If, after the Notice and opportunity to cure provisions of subsection (1) are exercised and all measures in the Cure Report have been implemented, the City receives further complaints about inadequate parking (in a number in excess of an average of 3 in one week or 8 in one month, from residents, tenants, property owners, or visitors to the Project, or 1 complaint submitted by a formal action taken by a residential Homeowners Association or sub-association Board)

in any three (3) month period, during the twenty-four (24) month period from the date of the first complaint made to the City under subsection (1), then the Planning and Building Director shall investigate the complaint(s) to determine whether there continues to be a material deficiency in the residential or commercial Parking Standards (as applicable). If the Planning and Building Director determines that there continues to be a material deficiency, then upon receipt of such a determination, the Responsible Party shall prepare a Parking Utilization Report ("Utilization Report"). The consultant preparing the Utilization Report and the scope of work and methodology under said Report shall be subject to the review and approval of the Director of the Planning and Building Department within one (1) week of the Responsible Party submitting the scope of work and methodology for the Utilization Report to the Director of the Planning and Building Department. The Utilization Report will identify the current count of all parking spaces within the built-out Mixed-Use or residential areas (as applicable), and include all on-street and off-street spaces, including tandem spaces, to gather the utilization of the parking throughout a typical day and address any other parking issues raised by the complaints. If the Utilization Report shows that the Parking Standards under the Specific Plan are not adequate to meet the actual parking demand and characteristics of the completed

See also Section 6.2.10

development or create other parking issues, then the City may process a Specific Plan Amendment to revise the required Parking Standards in the Specific Plan to require a different Parking Standard(s), including, but not limited to, a greater amount of resident and/or visitor/guest parking, or parking for commercial uses as applicable, provided however, that the new required Parking Standard(s) shall not exceed the applicable parking requirements then in place under the Inglewood Municipal Code. If, at the end of the twenty-four (24) month monitoring period, the City has not received new complaints about parking (in a number in excess of an average of 3 in one week or 8 in one month, from residents, tenants, property owners, or visitors to the Project, or 1 complaint submitted by a formal action taken by a residential Homeowners Association or sub-association Board) in any three (3) month period, then to the extent future complaints are received, the process shall be initiated again at step 1.

- (3) During the pendency of any proceedings under this Section 2.11.10, the City shall not approve any Plot Plan Reviews if it determines that the Parking Standards may not be adequate, unless the project applicant agrees to provide additional parking or meet new parking standards as required by the City with respect to the Plot Plan Review, not to exceed the applicable

parking requirements then in place under the Inglewood Municipal Code. Notwithstanding the foregoing, following the implementation of the measures in the Cure Report, if in any three (3) month period the City does not receive the threshold level of complaints, then the standards for approval of parking under Plot Plan Reviews during the time parking complaints meeting threshold are not received shall be the Parking Standards in the Specific Plan and the implementation of the measures specified in the Cure Report.

See also Section 6.2.10



EXHIBIT 2-28—AIRPORT LAND USE AREA OF INFLUENCE

Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015

2.12 FEDERAL AVIATION ADMINISTRATION RESTRICTIONS

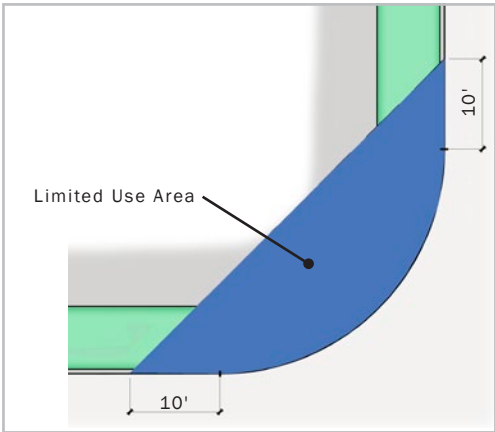
The portions of the Hollywood Park Specific Plan that are within the Airport Land Use Area of Influence, as indicated in *Exhibit 2-28—Airport Land Use Area of Influence*, shall comply with all Federal Aviation Administration Guidelines. All residences located within the 65 CNEL Noise Contour based on the current Los Angeles World Airports (LAWA) Noise Contour Map at the time of Plot Plan Review submittal shall comply with the conditions found in the project's Mitigation Monitoring and Reporting Program (MMRP).

2.13 WALL AND FENCE STANDARDS

2.13.1 INTERSECTION SIGHT LINE STANDARDS

- (1) A “Limited Use Area” shall be provided at every corner of a public street. The Limited Use Area is defined as an area bounded by the curb line and a diagonal line connecting a point ten (10) feet from the beginning and the end of a curb radius (see image below).
- (2) To preserve visibility, landscape, gateways, walls and fences are permitted within the setback and right-of-way, provided physical features shall not encroach into the “Limited Use Area.” Within the “Limited Use Area,” trees are permitted when the lowest branch height is higher than nine (9) feet from the ground. Light poles are allowed within the “Limited Use Area.”

See also Section 6.2.12



Limited Use Area (Not to Scale)

2.13.2 GENERAL WALL AND FENCE STANDARDS

Walls and fences may encroach into all setbacks, be located on a side or rear property line and encroach into the public right-of-way when connected to a “gateway” (see Section 3.2.2, Retail Gateways, Residential Gateways and Casino Gateways in Chapter 3, Design Guidelines), except that they shall in all events be located outside of the “Limited Use Area,” as defined in Section 2.13.1 (1).

2.13.2.1 Residential Wall and Fence Design Standards

The design of any walls or fences shall be as provided in Chapter 3, Design Guidelines. In any residential zone, the following shall apply:

- (1) No wall or fence, located in the street frontage setback area, shall exceed forty-two (42) inches in height, as measured on the side of the wall with the higher natural grade. The wall or fence can encroach a maximum of six (6) feet into the street frontage setback area, as measured from the street frontage building line.
- (2) No wall or fence, located behind the street frontage building line, shall exceed eight (8) feet in height, as measured on the side of the wall with the higher natural grade.
- (3) Chain link or other wire material, such as barb wire, is prohibited.
- (4) Vines shall be affixed to or shrubs shall be planted in front of all solid walls visible from public areas.

2.13.2.2 Non-Residential Wall and Fence Design Standards

In any “Mixed-Use” or other non-residential zone, when such property is not residentially developed, the following shall apply:

- (1) Open metal fences are permitted to encroach a maximum of ten (10) feet into the Prairie Avenue or Century Boulevard setback area as measured from the street frontage building setback line, and such fences shall not exceed ten (10) feet in height. (See Page 3-84).
- (2) No wall or fence shall exceed ten (10) feet in height if located further than twenty (20) feet from any public street.
- (3) Chain link or other wire material, such as barb wire, is prohibited.
- (4) Vines shall be affixed to or shrubs shall be planted in front of all solid walls visible from public areas

2.13.2.3 Retaining Walls

The height of walls that retain soil above the natural grade shall be considered as part of the allowed wall height, except that an open-work guard rail not exceeding forty-two (42) inches above the higher grade may be added to the top of the retaining wall.

See also Section 6.2.12

The provisions of Section 2.14 - Hollywood Park Identity Elements (including, without limitation, Table 2-9 - Permitted Hollywood Park Identity Elements) shall not apply to development of the Stadium Alternative Project set forth in Chapter 6, and instead all signage, monumentation, and identity elements shall be governed by the provisions of Section 6.2.14 - Signage.

2.14 HOLLYWOOD PARK IDENTITY ELEMENTS

Hollywood Park Identity Elements such as gateways and towers shall be permitted to provide locational cues for visitors. The standards of these identity elements are located in *Table 2-9–Permitted Hollywood Park Identity Elements*. Design and locations shall be in compliance with *Chapter 3, Design Guidelines*.

2.14.1 TOWER

- (1) One (1) tower at or near the corner of Prairie Avenue and Century Boulevard shall be permitted.
- (2) The tower shall comply with the same setbacks as the building it is attached to.

2.14.2 GATEWAYS

Entry gateways may encroach into all setbacks and into the public right-of-way, except that:

- (1) Entry gateways shall be located a minimum of nine (9) inches from the face of the curb.
- (2) Entry gateways shall be located outside of the “Limited Use Area,” as defined in *Section 2.13.1 (1)*. Refer to *Section 3.2.1, Chapter 3, Design Guidelines*, for description of the Retail, Casino and Residential Gateways.

2.14.3 MONUMENTATION

Monuments and pylon signs may encroach into all setbacks in the Mixed-Use Zone. See *Chapter 3, Design Guidelines, Section 3.6.2.1*

See also Section 6.2.13

2.15 SIGNAGE

The purpose of this section is to allow signage to create an identity for Hollywood Park Specific Plan area. Additional processing information regarding signage is detailed in *Chapter 5, Implementation*. Notwithstanding the signage regulations in the Inglewood Municipal Code, the development standards and design guidelines governing signage within the Hollywood Park Specific Plan shall be as provided in this *Section 2.15* and *Section 3.6*, respectively.

2.15.1 EXEMPTED SIGNS

The following permitted signs and/or sign structures are exempt from the permit requirement of *Section 12-72* of the Inglewood Municipal Code; provided, however, that such signs shall comply to all other applicable requirements of the Hollywood Park Specific Plan.

- (1) *Public Notices and Signs*. Public notices posted pursuant to law, signs erected by governmental

See also Section 6.2.14

- agencies and public utilities and warning or information signs required by law for public health and safety.
- (2) *Parking and No Trespassing Signs*. Signs such as “no trespassing” or parking signs that do not exceed six (6) square feet in area and which do not advertise merchandise or services.
- (3) *Real Estate Signs*. Real estate signs which are specifically permitted in *Section 2.15.6–Real Estate Signage* of this Specific Plan.
- (4) *Political Signs*. Political signs shall be removed within ten (10) days following the election for which they were intended. Such signs exceeding thirty-two (32) square feet in area shall be subject to structural approval by the Building Division.
- (5) *Portable Signs*. Bi-faced, free-standing signs, not to exceed four (4) feet in height if such signs may be readily removed from public view at the end of each business day and if such signs are not placed upon any public right-of-way, in any on-site parking space or in any landscaped planter area.
- (6) *Temporary Decorations*. Temporary graphics and decorations for a holiday season which do not advertise merchandise or services, provided that such graphics and decorations are installed not more than thirty (30) days before the holiday or holiday season and removed not later than two (2) weeks after the holiday or a holiday season.
- (7) *Temporary Promotional Advertising*. For such purposes as promoting an opening or a closure of a business may be displayed at the location of such events for a period not to exceed thirty (30) days or periods totaling no more than ninety (90) days in a calendar year.

See also Section 6.2.14

TABLE 2-9–PERMITTED HOLLYWOOD PARK IDENTITY ELEMENTS

Hollywood Park Identity Element	Number Permitted	Max. Sign Area Per Face	Max. Height
Tower	1	*	160'
Retail Gateway	6	200 sq. ft.	25'
Casino Gateway	4	200 sq. ft.	25'
Residential Gateway	6	150 sq. ft.	20'

*To be determined during Plot Plan Review submittal

Refer to Section 6.2.13

- (8) *Temporary Construction Signs.* Construction signs, provided that such signs are removed not later than one (1) week after issuance of certificate of occupancy.
- (9) *Changeable Copy Signs.* The changing of advertising copy or message on theater boards, marquees, bulletin boards, mural graphics and pageantry, when the basic board, marquee, mural graphic or pageantry is permitted under the provisions of this Specific Plan.
- (10) *Flags.* National, state or other governmental flags, or flags depicting logos of, and displayed by, public institutions or nonprofit service organizations. Additionally, flags may be displayed in the same circumstances that string pennants may be displayed. All flags shall be maintained in a non-deteriorated condition. Notwithstanding this Section, flag poles are not exempted from requiring a Building Permit.

2.15.2 PROHIBITED SIGNS

The following signs and/or sign-structures are prohibited:

- (1) *Signs Not Specified.* Any sign, sign structure, or advertising device not designed in accordance with this Section or *Chapter 3, Design Guidelines*.

2.15.3 GENERAL SIGN REGULATIONS

The following regulations and standards shall apply to Hollywood Park:

- (1) *Design and Location.* Sign design shall be in compliance with *Chapter 3, Design Guidelines*.
- (2) *Performance Standards.* Other signage performance standards shall comply with, *Table 2-10–Permitted Sign Matrix*.

See also Section 6.2.14

TABLE 2-10–PERMITTED SIGN MATRIX

Sign Type	Number of Permitted Signs	Max. Sign Area Per Sign Face	Min. Setback (Free-standing)	Max. Height (Free-standing)	Other Requirements
Major & Minor Tenant Identification					
Pylon	4	2.0 sq. ft. per linear ft. of lot frontage plus 1.0 sq. ft. of building frontage	10'	1 at 60' 3 at 20'	600 sq. ft. max. area per sign face. Permitted for major tenants and casino only. Shall be located at least 15' from monument signs.
Monument	20	1.5 sq. ft. per linear foot of lot frontage	5'	8'	75 sq. ft. max. area per sign face. Shall be located at least 15' from other monument or pylon signs.
Wall	1 per elevation per tenant	3.0 sq. ft. per linear foot of building frontage	N/A	N/A	A wall sign may project a maximum of 1 foot.
Projecting	1 per customer entrance	15 sq. ft. for minor tenant 75 sq. ft. for major tenant	N/A	N/A	Internal or indirect illumination only. Minimum clearance of 8' from bottom of projecting sign to ground. Maximum horizontal projection of 7.5' from building face.
Changeable Signage					
Pageantry	No Limit	24 sq. ft.	In ROW, setback permitted	20'	
Marquee Signs	1 per use	900 sq. ft. maximum	N/A	N/A	Permitted only for movie theater, casino, ticket outlets, live entertainment and sporting events. Does not count toward square footage for tenant identification.
Mural Graphic	36	Up to 75% of the building face or wall, or 1,000 sq. ft. per mural, whichever is less	N/A	N/A	A mural graphic may project a maximum of 3 feet (not including light fixtures).
Directional Signage					
Parking Entry	No Limit	3.0 sq. ft. per linear foot of garage frontage	N/A	N/A	Every garage structure entrance used for public parking shall have a parking entry sign.
Directional Signage	No Limit	50 sq. ft. (double-face permitted)	0'	6.5'	Wayfinding program required

See also Table 6-7

- (3) *Projecting Signs Clearance.* A minimum eight (8) feet vertical clearance is required from the bottom of a projecting sign, marquee or awning to the sidewalk or grade immediately below the sign.
- (4) *Moving or Animated Signs.* Signs that rotate, flash, or otherwise change appearance are only permitted as follows:
 - a. A revolving pylon sign if the revolution is symmetrical around the vertical axis and if the diameter of the revolution does not exceed eight (8) feet.
 - b. Any electronic sign that changes its message utilizing a grid of lights to display time, temperature or other public service messages.
 - c. Any sign or graphic which displays its message through a sequence of at least three (3) distinct and different changes in color or light intensity of sign letters or characters to create the image of motion or animation.
- (5) *Sign Location.* If buildings have three (3) or more stories, signs may be located only below the second-story windows or above the uppermost story windows.
- (6) *Encroachment.* Signs are permitted to encroach a maximum of three (3) feet into the setback and/or the public right-of-way in the Mixed-Use area, unless otherwise specified in this Section. See *Table 2-8—Permitted Setback Encroachments.*
- (7) *Sign Illumination.* If illuminated, pylon signs and projecting signs shall be internally lighted only. Monument signs, wall signs and murals may be internally or externally illuminated but such spotlight devices shall not shine directly upon any public right-of-way or upon neighboring property.

2.15.4 SPECIFIC SIGN REGULATIONS

Along with *Table 2-10—Permitted Sign Matrix*, the following regulations and standard shall apply to each sign type:

- (1) *Wall Signs.* All permitted wall signs shall be made of individually-cut, molded or embossed lettering or recessed into the facade. Neon wall signs are also allowed. A business logo or symbol is also allowed. Wall signs shall be limited to the business name and identification of the products sold or services offered, except for Mural Graphics, which may identify products sold or services offered off-site.
- (2) *Projecting Signs.* A projecting sign may project a maximum horizontal distance of seven-and-one-half (7.5) feet. A projecting sign may project a maximum horizontal distance of three (3) feet into any public right-of-way.
- (3) *Marquee Signs.* The height of manual letters located on a marquee shall be affixed flat to the surface and shall not have a vertical height of more than two (2) feet and shall not extend vertically or horizontally beyond the marquee. An electronic marquee display is permitted, however, individual letters shall not have a vertical height of more than two (2) feet.
- (4) *Mural Graphics.* Mural graphics may have exposed illumination such as neon, fiber optics and light emitting diode (LED), and may identify products sold or services offered off-site.
- (5) *Permanent Window Signs.* These signs shall not exceed twenty percent (20%) of the total street-facing window area. If there is wall signage, the window signage cannot exceed five percent (5%) of the total window area. Window signs shall not be placed above the second floor of the building. Window signs must be

placed on the interior surface of the window and the lettering must be individually cut. Window signs shall be limited to the business name, hours of operation and identification of the products sold or services offered.

- (6) *Awning Signs.* Awnings designed primarily to provide protection or shade to pedestrians may project more than eight (8) feet over a public sidewalk, subject to City approval through a Sign Adjustment or part of a Plot Plan Review. Signs may be located only upon the vertical face of an awning or canopy and no sign shall be attached above or below an awning or canopy, unless if the sign meets the minimum vertical clearance in *Section 2.15.3 (3)*, above.

2.15.5 FREESTANDING MENU/PRODUCT BOARDS

Signs for freestanding menu or product boards for drive-through restaurants, pharmacies, banks and similar uses signs cannot be more than six (6) feet in height above grade. The menu board must be located adjacent to the drive thru aisle and cannot be located within twenty (20) feet of the street. No more than two (2) menu boards shall be allowed per establishment

See also Section 6.2.14

2.15.6 REAL ESTATE SIGNAGE

The following temporary real estate signs are permitted in addition to any other sign within this Specific Plan.

- (1) *Residential Zones*. Signs include those indicating, “future facilities” and developments and “builder product identification,” which is specific signage used by the residential builders to market the sales of their homes. At least one (1) future facility sign is permitted as part of any Plot Plan Review approval, with the intent being to allow one future facility sign for each separate development project. A future facility sign may be replaced by a builder identification sign, if desired by the Project Applicant.

Flags are also permitted during “open house” times. These residential real estate signs shall not be located within the public right-of-way.

- (2) *All Other Zones*. There may be one real estate sign on each lot. The sign shall not exceed thirty-two (32) square feet in area (double-face permitted) and six (6) feet in height.
- (3) *Directional Kiosks (All Zones)*. Directional kiosks are signs (including way-finding and ‘A’-frame signs) that will direct home buyers within the community while active sales and marketing is underway. Typically, these kiosks will be located near intersections to direct visitors to the sales offices.

See also Section 6.2.14

Design Guidelines

These guidelines provide a design framework for landscape, streets and buildings that convey a cohesive community identity. Objectives and guidelines in this section apply to all development within Hollywood Park Specific Plan area. Refer to *Section 5.2.5, Chapter 5, Implementation*, for guidance on the implementation of the elements of the design guidelines contained within this Section, and the regulatory hierarchy of the terms “shall,” “may”, “should,” etc.

3.1 DESIGN HIERARCHY

This Specific Plan specifies three (3) distinct levels of hierarchy called the Public Realm, the Setback Realm and the Private Realm.

The Public Realm encompasses all public right-of-ways and community spaces and has the greatest impact on the development character. The Setback Realm includes the private property between the public right-of-way and the required minimum setback and the perimeter setback for the entire development. The Private Realm includes areas behind the building setback; regulations for this realm have been designed to allow for the greatest adaptability to market changes. The standards for the three realms are

discussed on the following pages. Where possible existing trees located on the Hollywood Park site can be substituted for Public or Setback Realm landscape. All plant materials listed as approved, preferred, or alternates are permitted, but other materials can be proposed for substitution in the future, as approved by the Planning Division and Public Works Department. No materials are strictly prohibited.

3.2 PUBLIC REALM GUIDELINES

This area is comprised of the public parks, open space and all public right-of-ways including public streets, medians (where applicable), parkways and sidewalks. Due to the importance of the Public Realm, this Specific Plan provides the most specificity in this realm. The specific design standards for the Public Realm are described below.

3.2.1 PARKS AND OPEN SPACE

Parks are an essential component of great neighborhoods. Many of the most successful parks, such as Central Park in New York, NY, Prospect Park in Brooklyn, NY, the Boston Public Garden in Boston, MA, or Lacey Park in San Marino, CA, are defined by significant landscape features such as lakes, rivers, meadows or woods.

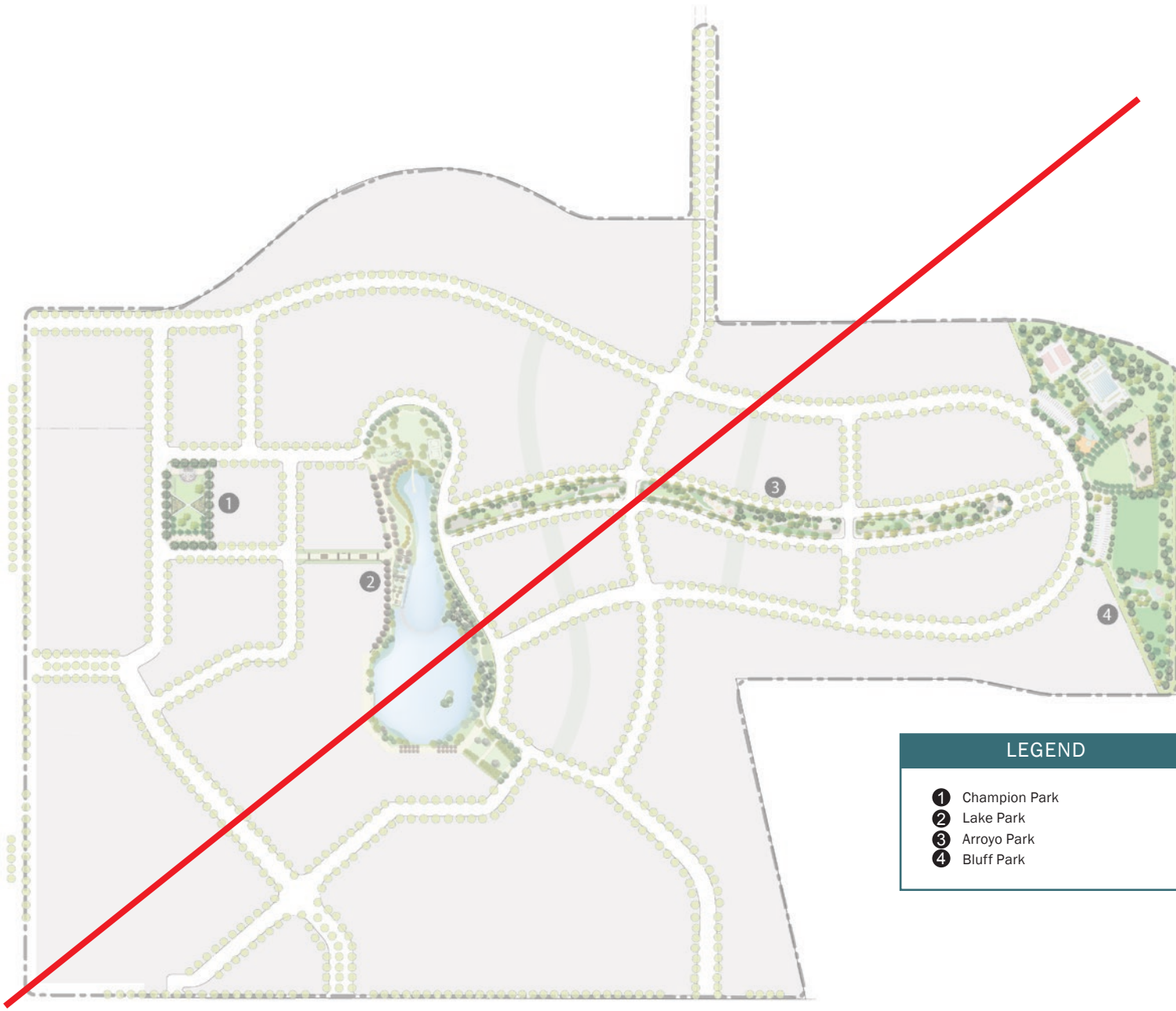
The park system in Hollywood Park is comprised of four individual parks with a total area of approximately 26 acres. These parks include an urban park, a large lake-front park with active and passive recreation, a linear park that acts as a storm water conveyance system and a moderately-sized active recreation park located on the eastern edge of the site, adjacent to the Single-Family Housing Type area. The Design Guidelines specify the mandatory elements for each park that must be included in the final design, as reviewed and approved through the Plot Plan Review Process. Refer to *Section 5.2.4, Chapter 5, Implementation*, which requires a Plot Plan Review for Parks and Open Space.

Park Vegetation

Vegetation shall be selected based on the following criteria:

- Native or appropriate for the local climate
- Water conserving
- Disease resistant
- Low maintenance
- Seasonal qualities
- Habitat potential

The provisions of Section 3.2 – Public Realm Guidelines shall not apply to development of the Stadium Alternative Project set forth in Chapter 6, and instead shall be governed by the provisions of Section 6.3 – Design Guidelines



Champion Park

Located within the Champion Park Neighborhood, Champion Park reflects the character of great urban spaces such as Bryant Park in New York City. The park is designed to be a flexible, passive recreation venue that can be used for performances and other events.

Lake Park

Lake Park is the central open space of Hollywood Park Specific Plan and connects the retail plaza, Arroyo Park and adjacent residential neighborhoods. This attractive setting includes a lake with a dramatic waterfall, terraced gardens and walking paths, and combines passive and active recreation amenities. The lake also functions as a sustainable stormwater treatment system.

Arroyo Park

Arroyo Park includes a vegetated swale system that provides stormwater conveyance between Bluff Park and Lake Park. A network of trails, diverse recreation nodes and indigenous riparian landscape follows the course of the vegetated swale that allows for the detention, infiltration and treatment of urban runoff.

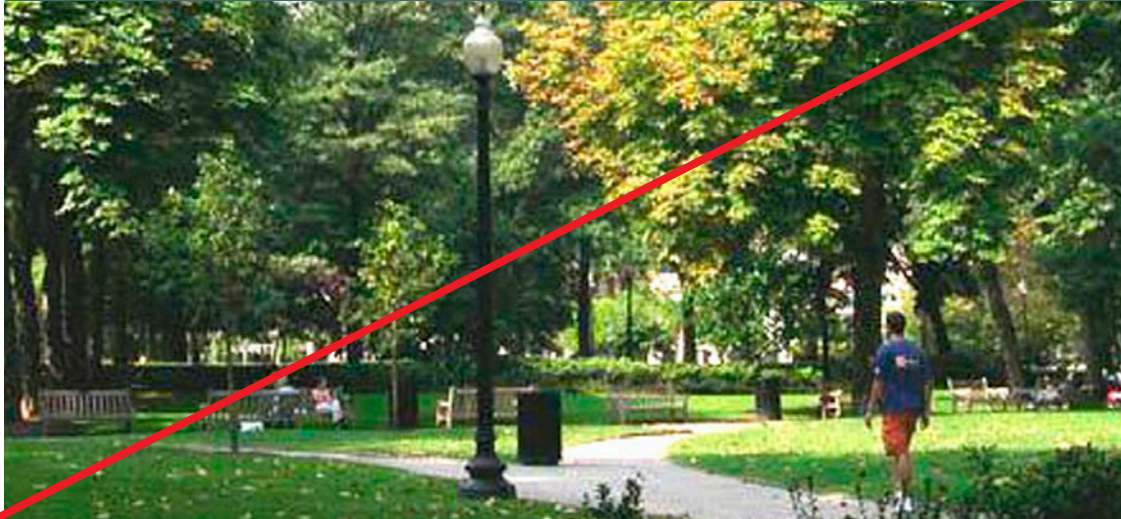
Bluff Park

Located at the eastern terminus of Arroyo Park, Bluff Park contains the most active recreation elements within the community, including an aquatics center, a dog park and facilities for organized sports.

EXHIBIT 3-1—PARK LOCATION MAP

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

CHAMPION PARK



LAKE PARK



ARROYO PARK



BLUFF PARK



CHAMPION PARK

Champion Park is set within the urban surroundings of the Champion Park Neighborhood. Open lawns provide ample space for picnics, casual games and community events. Formal gardens incorporate flowering shrubs and perennials, adding color and texture to the park.

The north edge of the park is slightly sunken and framed on all edges by a row of trees and residential towers, creating a sunlit, protected, outdoor room. The two triangular flower gardens give the park seasonal interest. Programmed spaces include a barbecue pavilion and furnished plaza, as well as, sedentary game tables such as chess, checkers, backgammon, dominoes, etc. at the southern end of the park.

Sustainability

Stormwater infiltration and the replenishment of underground aquifers guide the stormwater management principles of Champion Park. Stormwater enters the park from the north and is directed south through an underground system of perforated pipes that lead to two central detention basins that also act as formal parterre gardens.

Mandatory Program Amenities

- Open lawn play/picnic space
- Barbecue/picnic pavilion
- Seating plaza
- Bench seating
- Terraced gardens
- Formal gardens
- Terraced lawn steps
- Sedentary game tables
- Water-efficient irrigation system

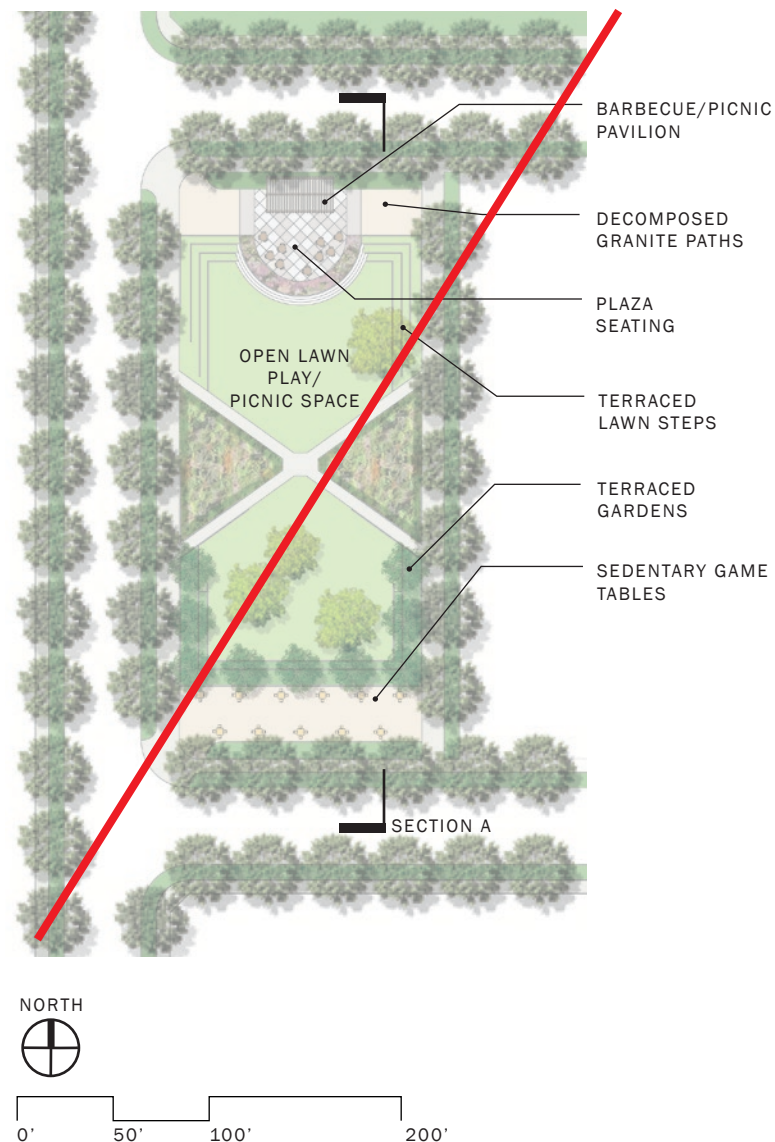


EXHIBIT 3-2—CHAMPION PARK ILLUSTRATIVE PLAN



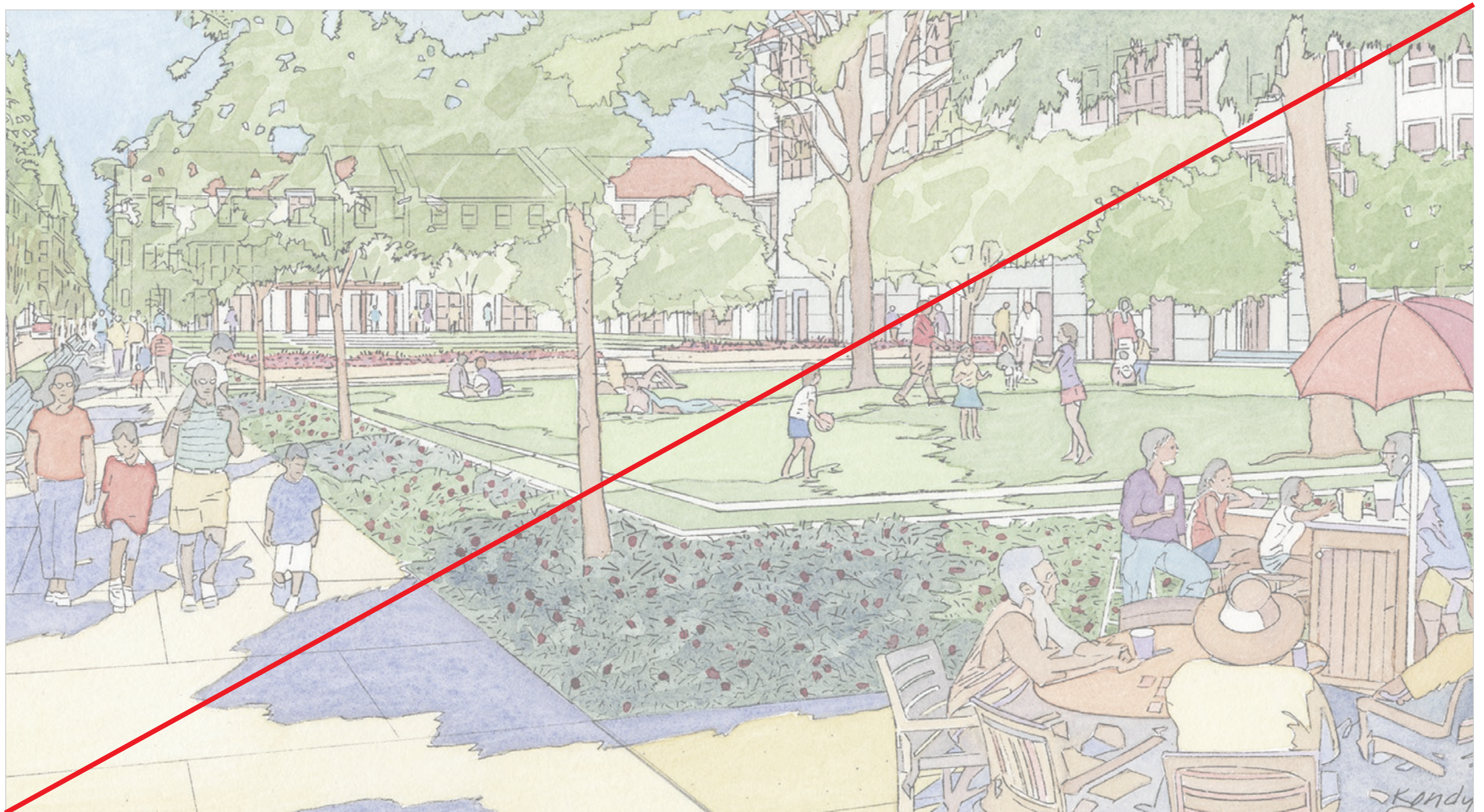
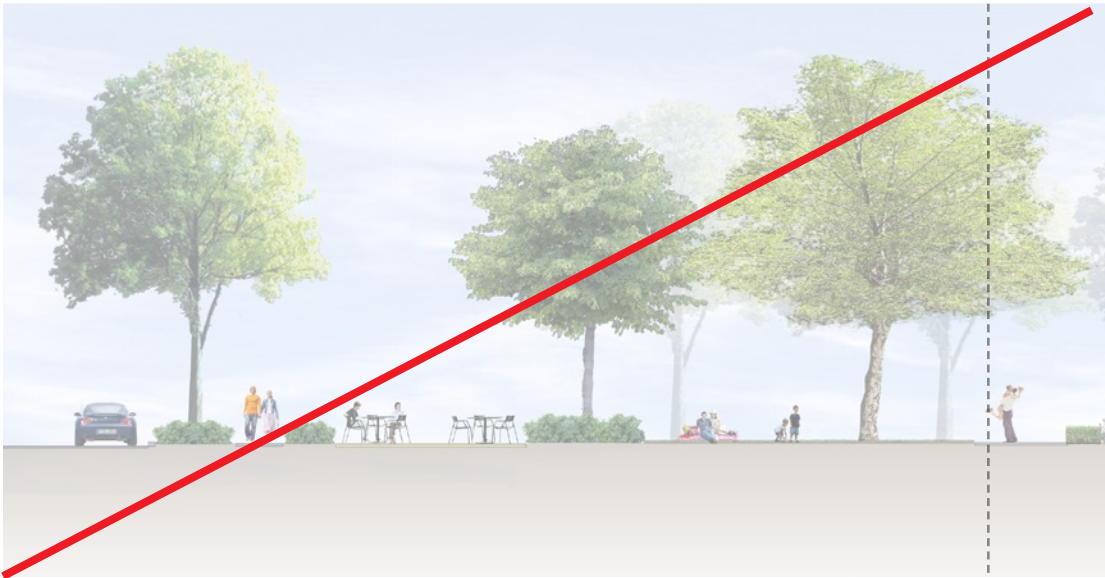


EXHIBIT 3-3—CHAMPION PARK PERSPECTIVE

Hollywood Park Specific Plan • Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015





SCALE: 1" = 20'-0"

EXHIBIT 3-4—CHAMPION PARK, SECTION A

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

LAKE PARK

Refer to Section 6.3.2.2

Lake Park is the central public open space of Hollywood Park, providing acres of multi-use programming. It contains nature education spaces, outdoor classrooms, barbecue pavilions, open lawns for picnic and play, a lake edge walking path, a tot-lot, sand volleyball courts, an active wetland, bird watching, lake overlooks and terraced gardens. A bicycle path is located in the perimeter roadway surrounding the lake.

Sustainability

Lake Park acts as a retention basin for a majority of the site. Runoff enters through Arroyo Park and is recirculated through a series of wetlands, which cleanses the water of pollutants. The wetlands also provide habitat for a variety of plant and animal species. Impermeable hardscape surfaces are to be kept to a minimum to further encourage stormwater infiltration. Lake Park, along with the other open spaces of Hollywood Park will contribute to a significant improvement in microclimate quality that will benefit residents and visitors alike.

Mandatory Program Amenities

- Barbecue pavilions
- Open lawns for picnic and play
- Active use amenities such as tennis, basketball or volleyball courts
- Lake edge walking path
- Tot-lot
- Active wetland
- Lake overlook
- Terraced gardens
- Exercise par course
- Hollywood Park horse monument
- Waterfall
- Water-efficient irrigation system

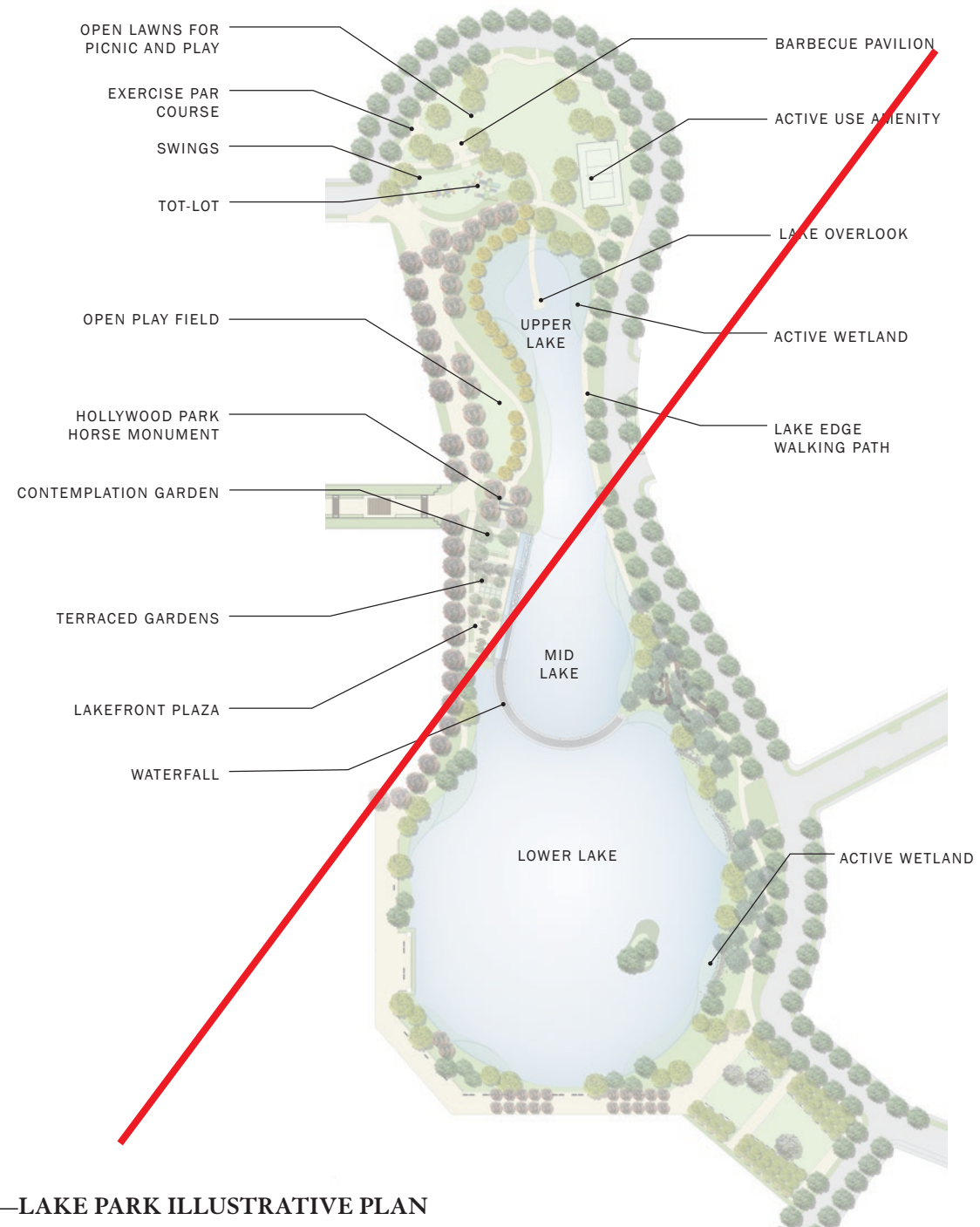


EXHIBIT 3-5—LAKE PARK ILLUSTRATIVE PLAN

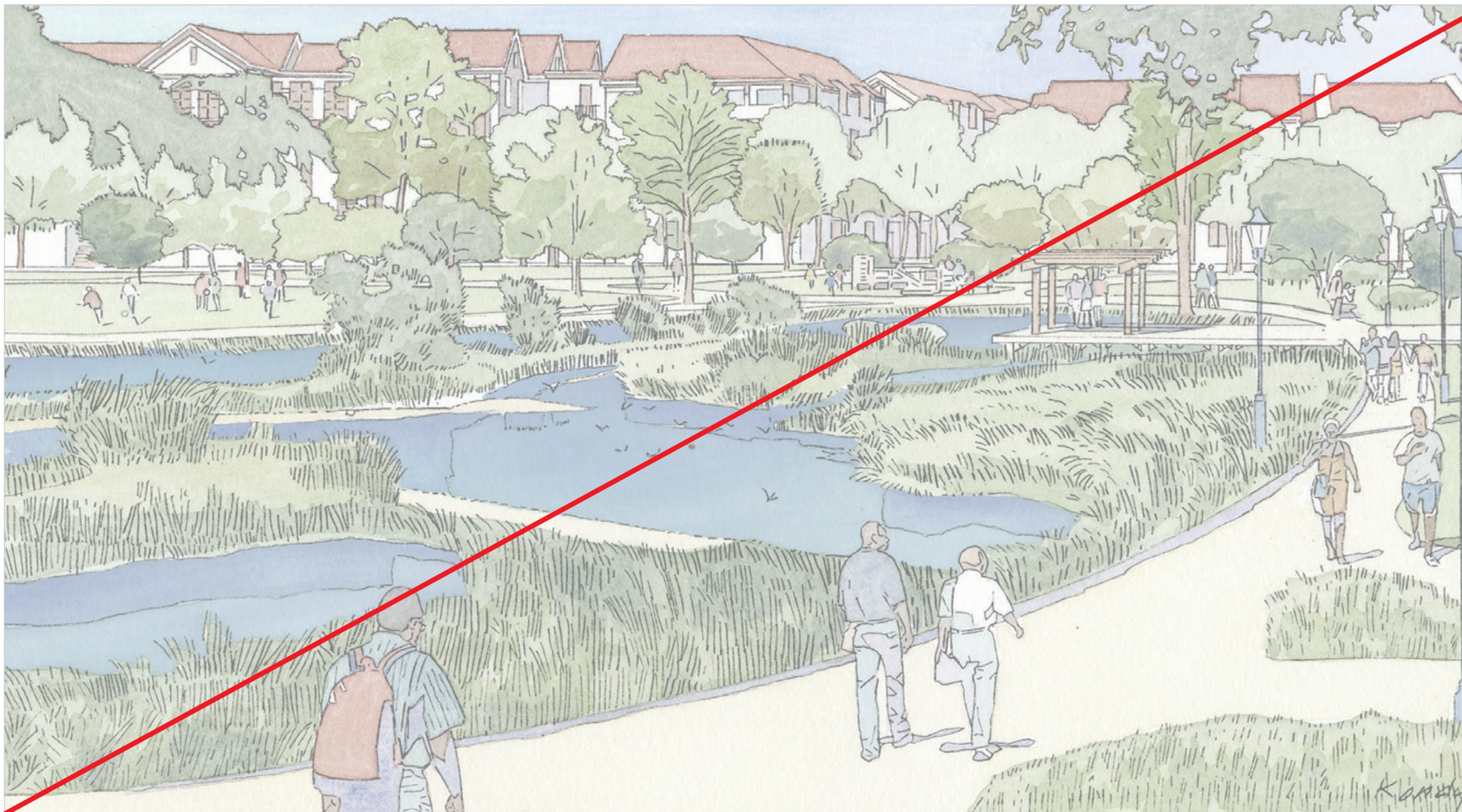


EXHIBIT 3-6—NORTH LAKE PARK PERSPECTIVE

Hollywood Park Specific Plan • Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015

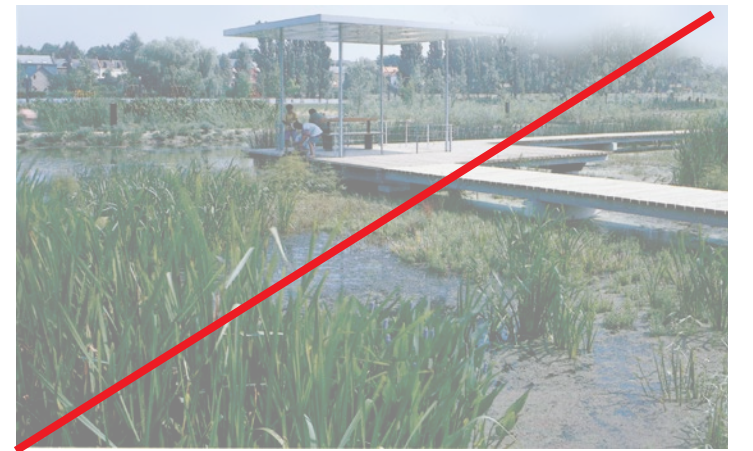
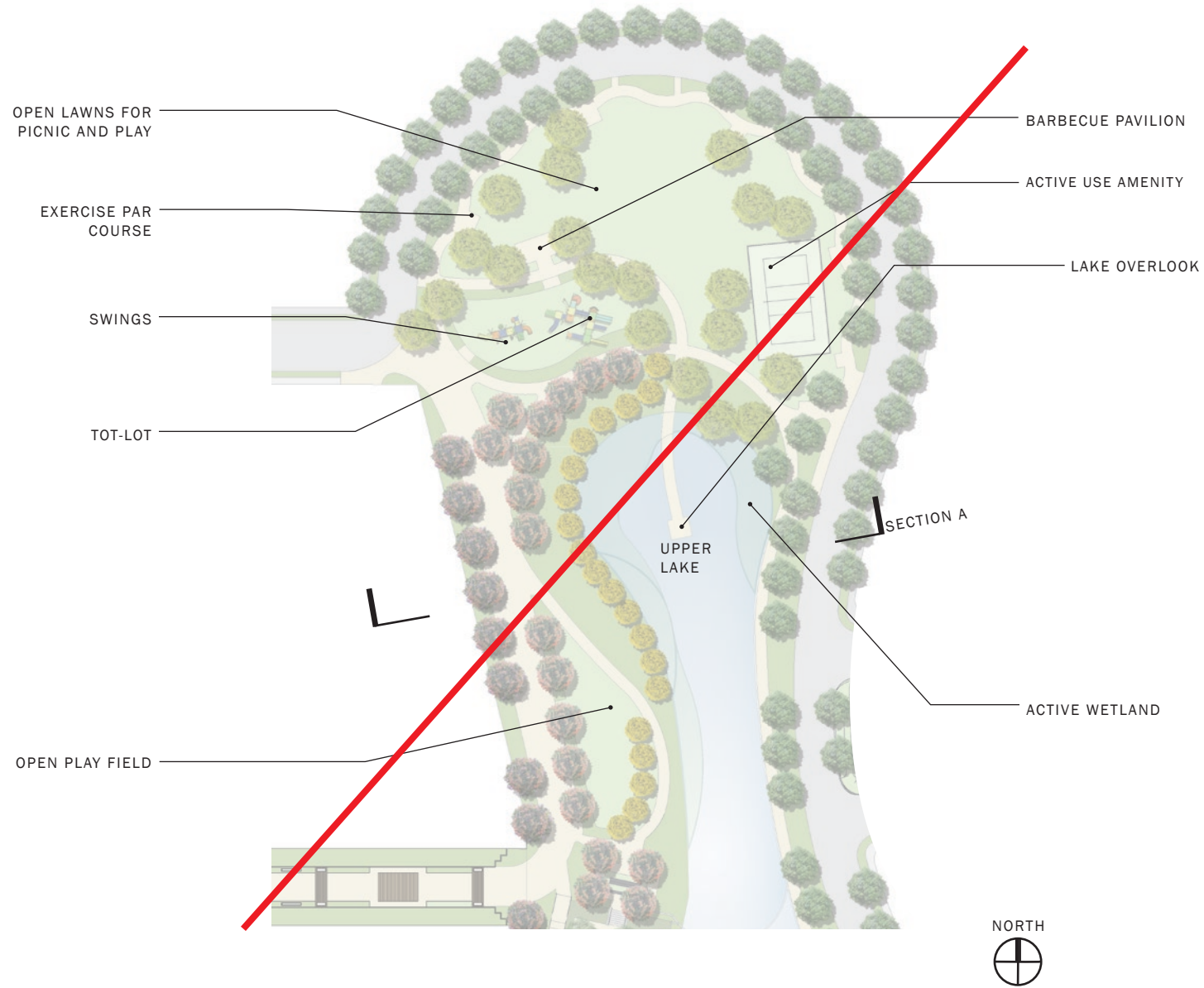
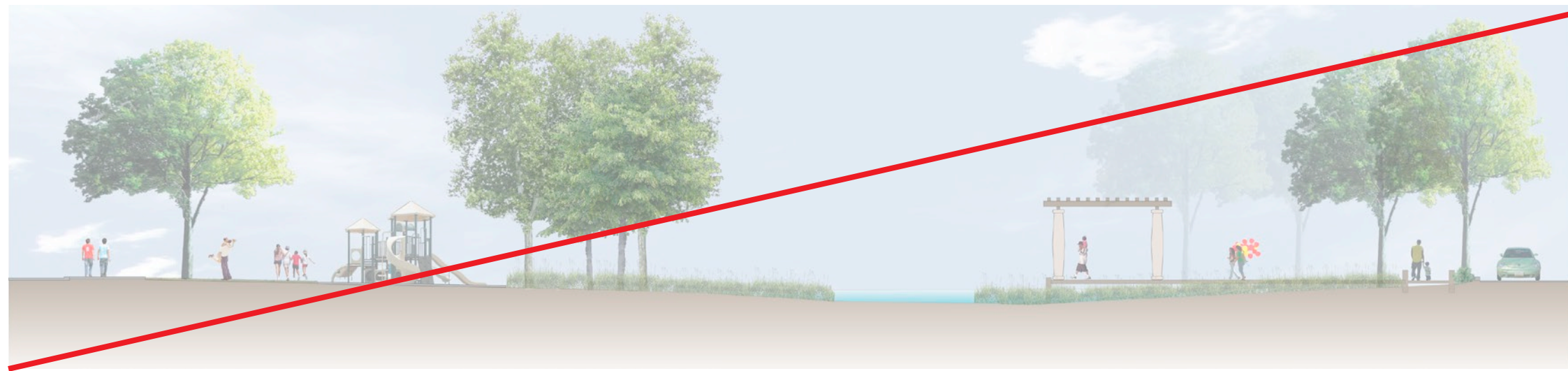


EXHIBIT 3-7—NORTH LAKE PARK, ENLARGED ILLUSTRATIVE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015



SCALE: 1" = 20'-0"

EXHIBIT 3-8—LAKE PARK, SECTION A
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

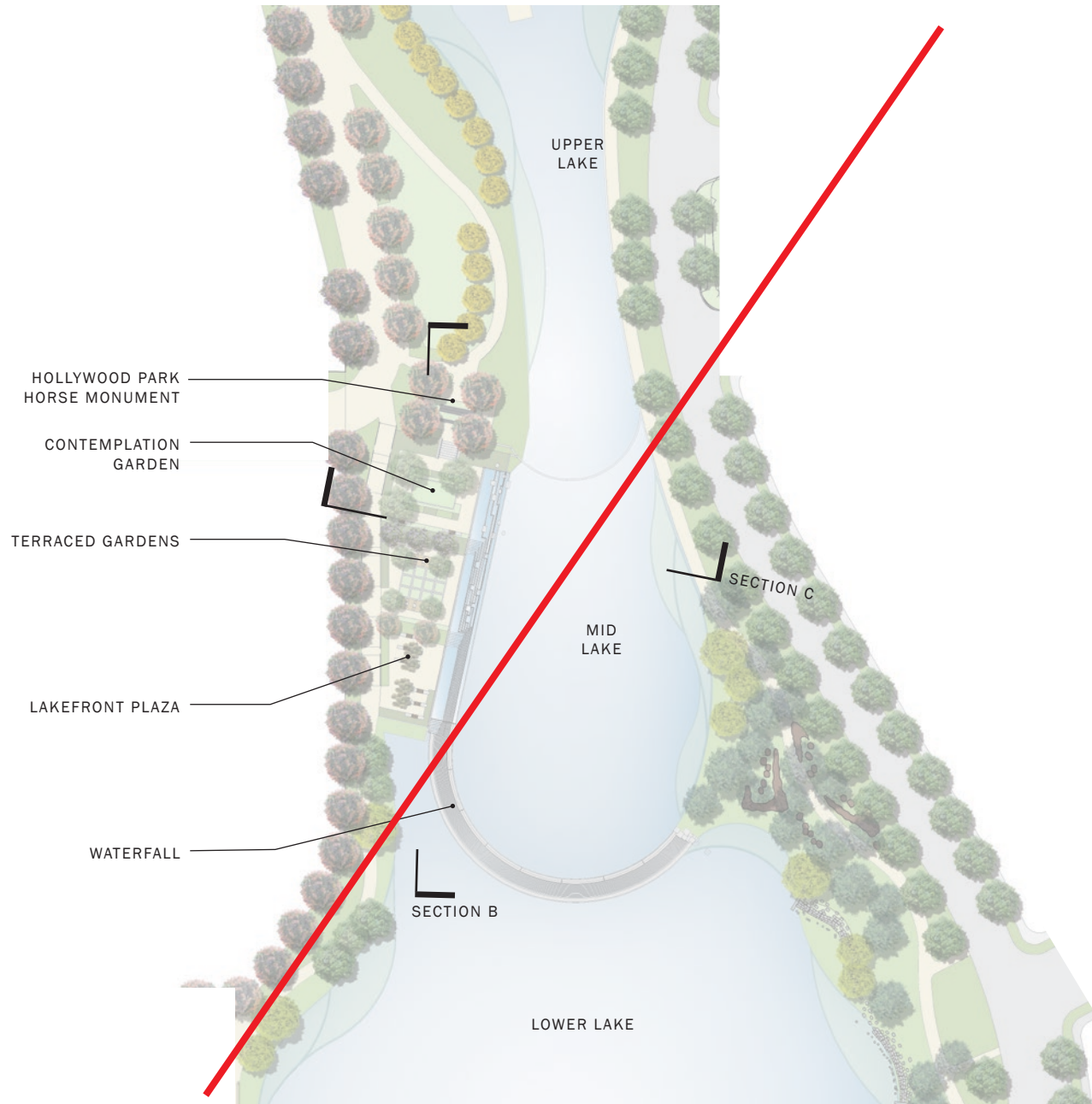
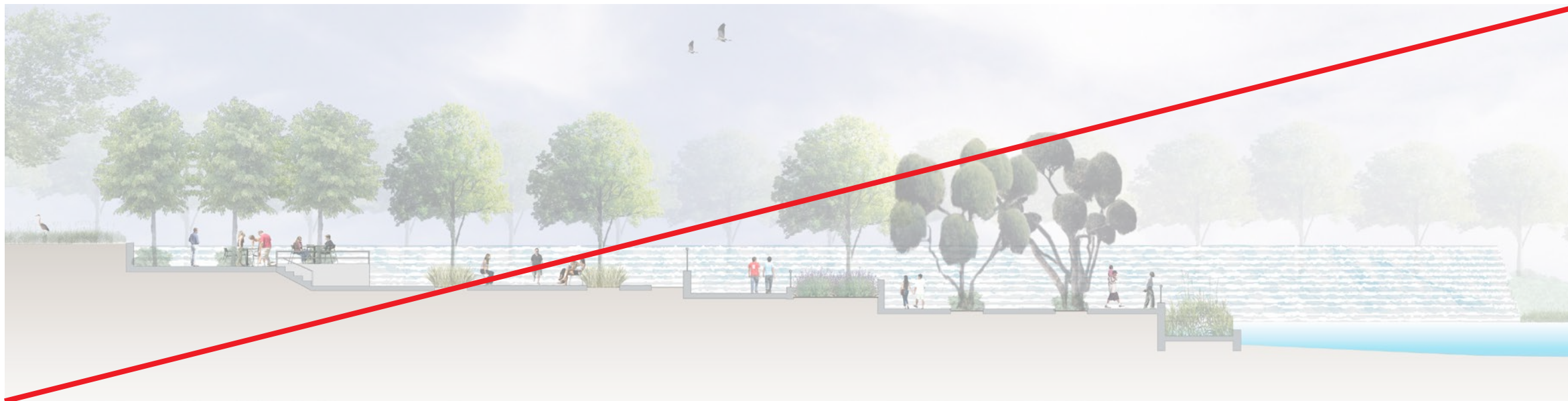
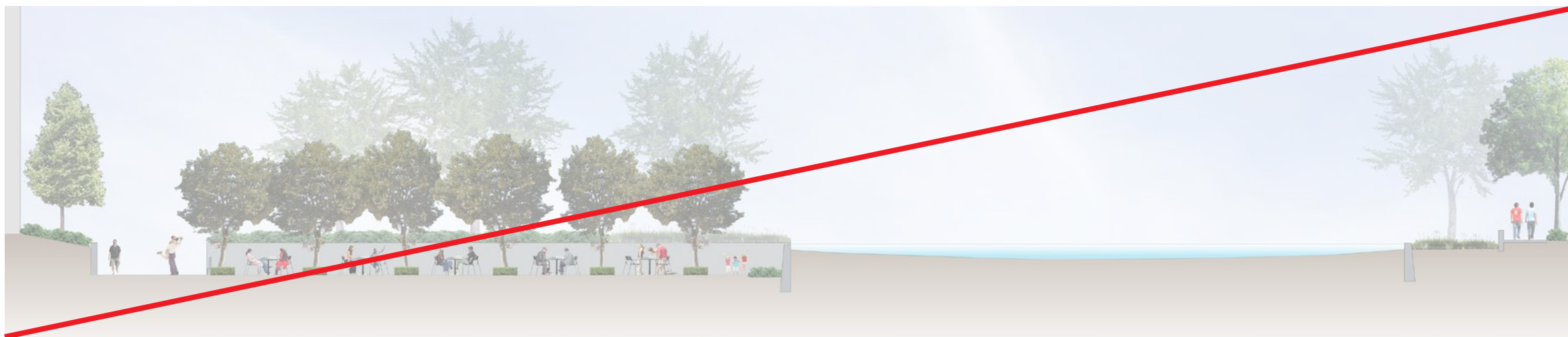


EXHIBIT 3-9—CENTRAL LAKE PARK, TERRACED GARDENS, ENLARGED ILLUSTRATIVE PLAN
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



SCALE: 1" = 20'-0"

LAKE PARK, SECTION B



SCALE: 1" = 20'-0"

EXHIBIT 3-10—LAKE PARK, SECTION C

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

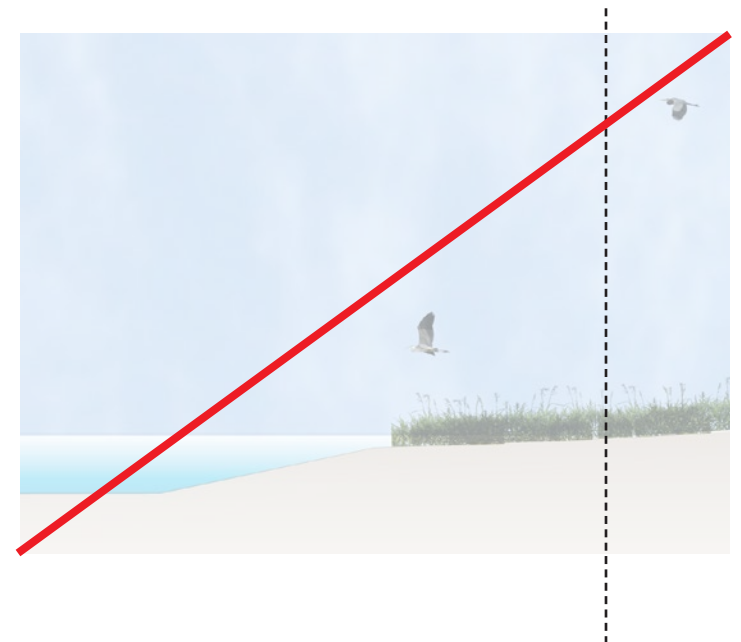
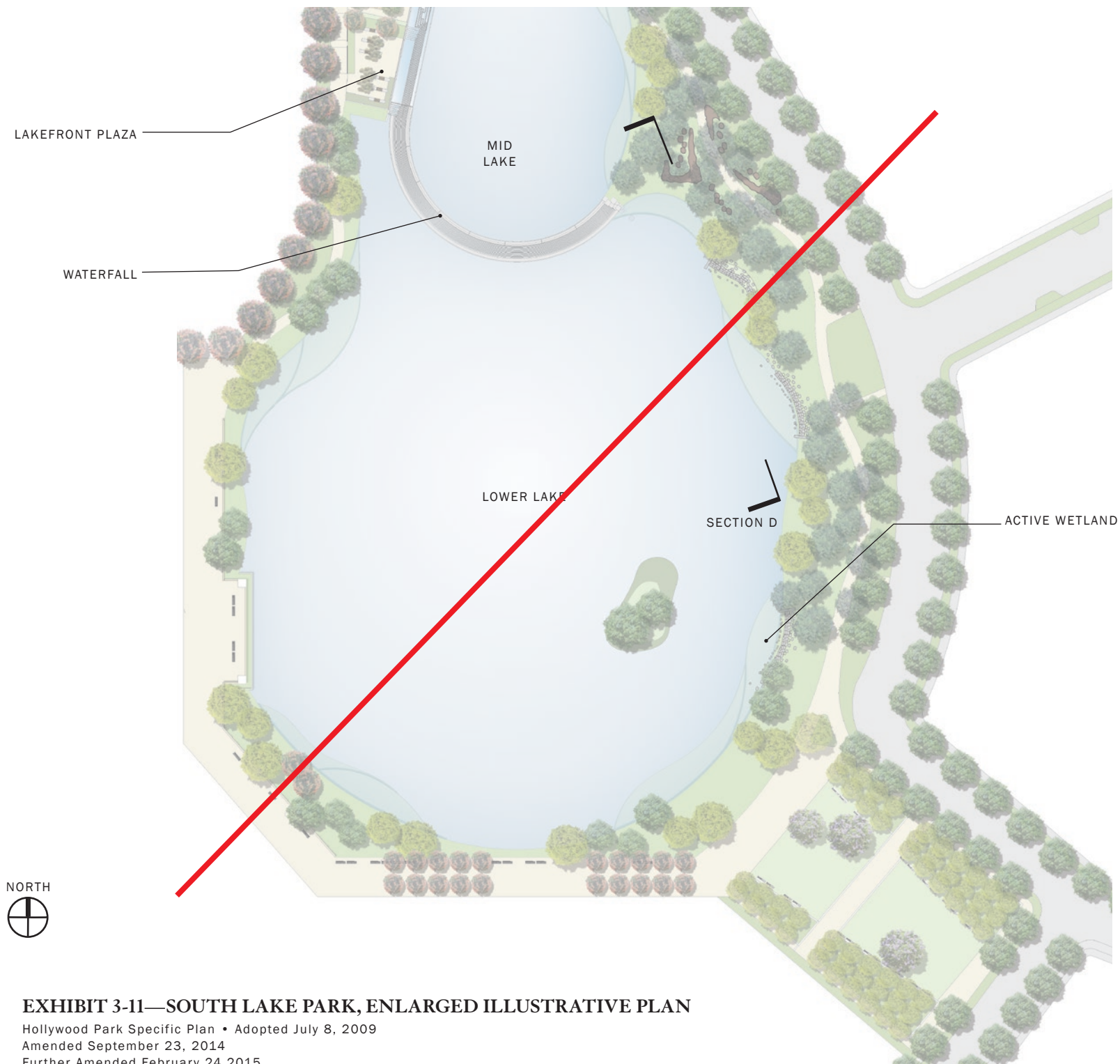
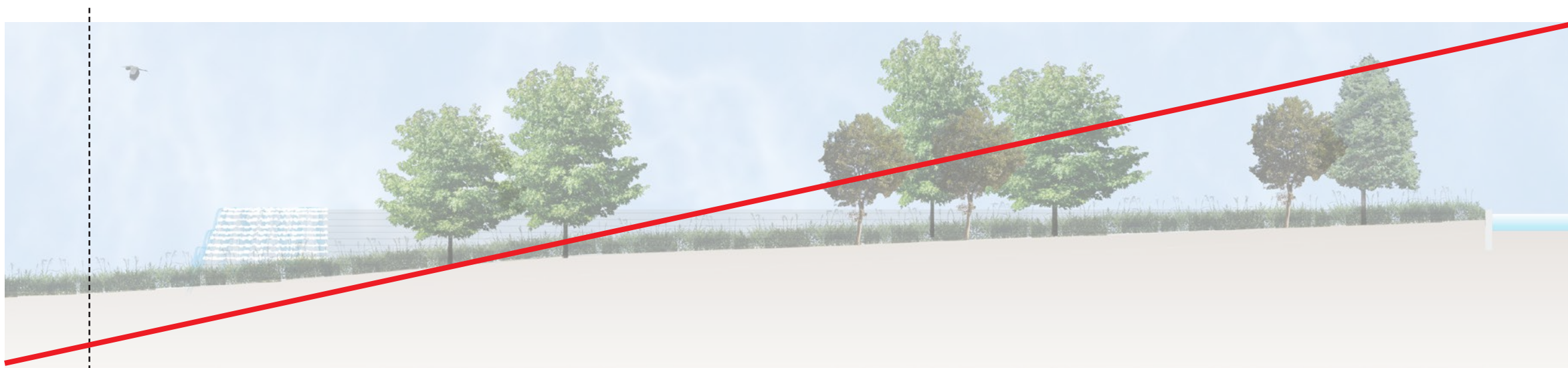
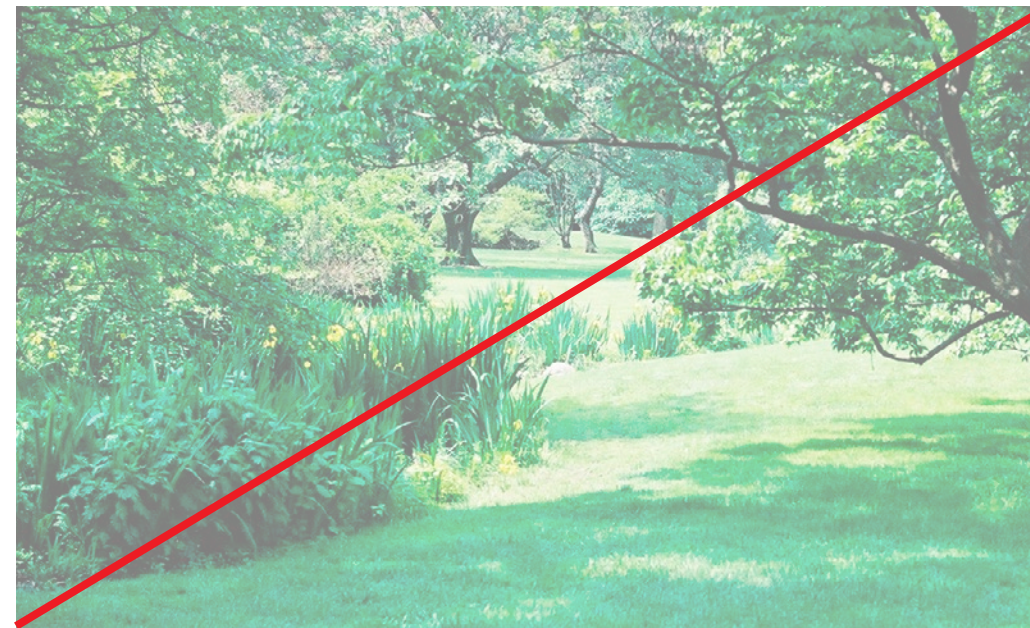
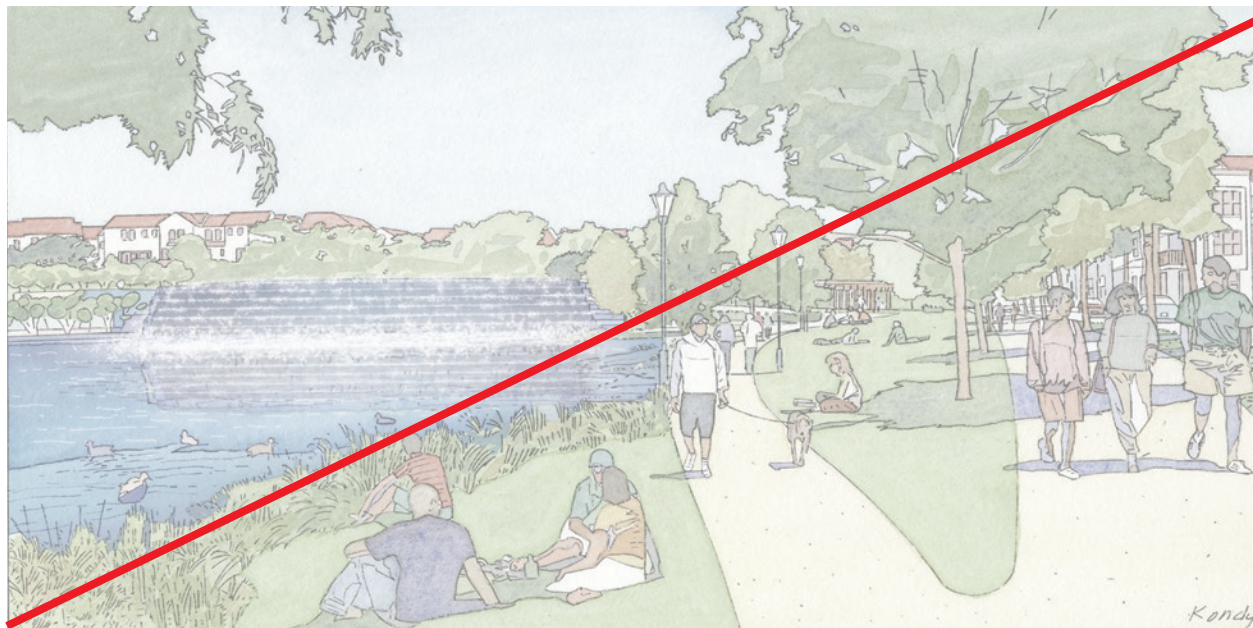


EXHIBIT 3-11—SOUTH LAKE PARK, ENLARGED ILLUSTRATIVE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



SCALE: 1" = 20'-0"

EXHIBIT 3-12—LAKE PARK, SECTION D

Hollywood Park Specific Plan • Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015

ARROYO PARK *Refer to Section 6.3.2.3*

Arroyo Park is a great, naturalistic park organized around shallow, vegetated swales that also provide stormwater management with park amenities to create a comprehensive landscape infrastructure. The network of zig-zagging walkways optimizes the space of this linear, meandering park, carving out sizable areas to accommodate its ambitious program including informal gardens, nature education, a tot-lot with naturalistic play equipment, game tables, barbecue/picnic pavilions, open lawns, water play area, bocce ball courts and a putting green.

Sustainability

Arroyo Park acts as the first line of response to runoff infiltration before water reaches Lake Park to the west. A series of innovative techniques such as earthen check dams, settling basins, and the use of boulders to diffuse storm water velocity will allow much of the site runoff to permeate the soil rather than being released directly into the storm sewer network. The urban forest created within the park will significantly cool the surrounding area by providing shade and air filtration, as well as, habitat for wildlife.

Mandatory Program Amenities

- Stormwater detention
- Shallow vegetated swale
- Pedestrian trail network
- Informal gardens
- Nature education
- Natural play space
- Games tables
- Barbecue/picnic pavilions
- Open play lawns
- Bocce ball court
- Putting green
- Water play area
- Exercise par course
- Water-efficient irrigation system

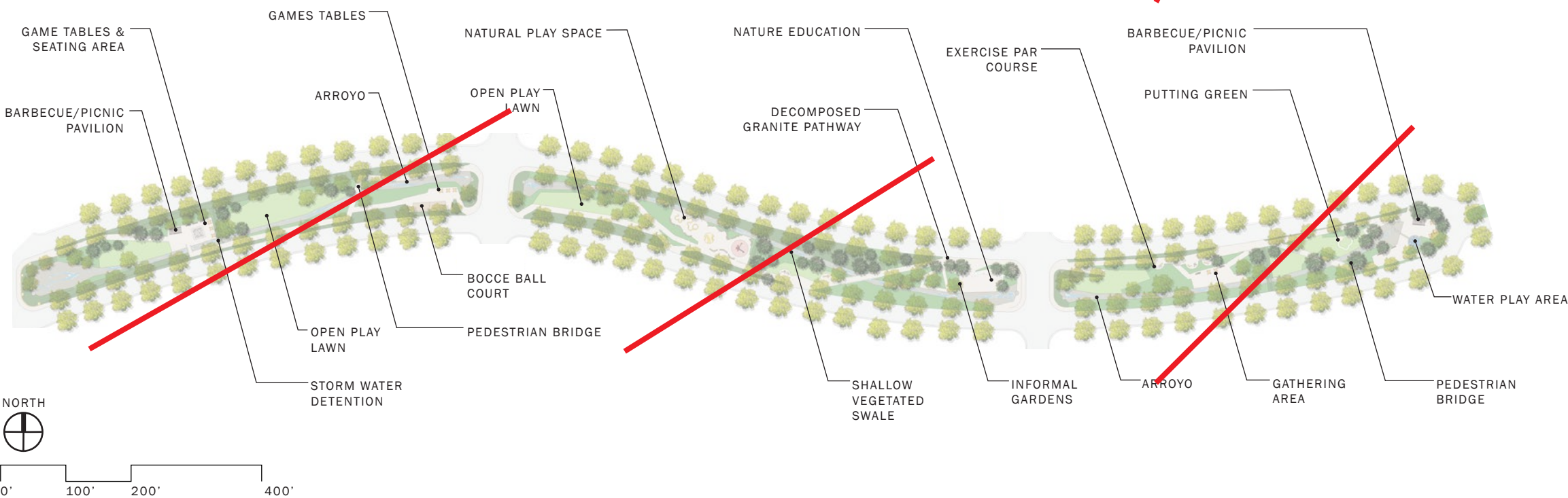


EXHIBIT 3-13—ARROYO PARK ILLUSTRATIVE PLAN
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



EXHIBIT 3-14—ARROYO PARK PERSPECTIVE
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

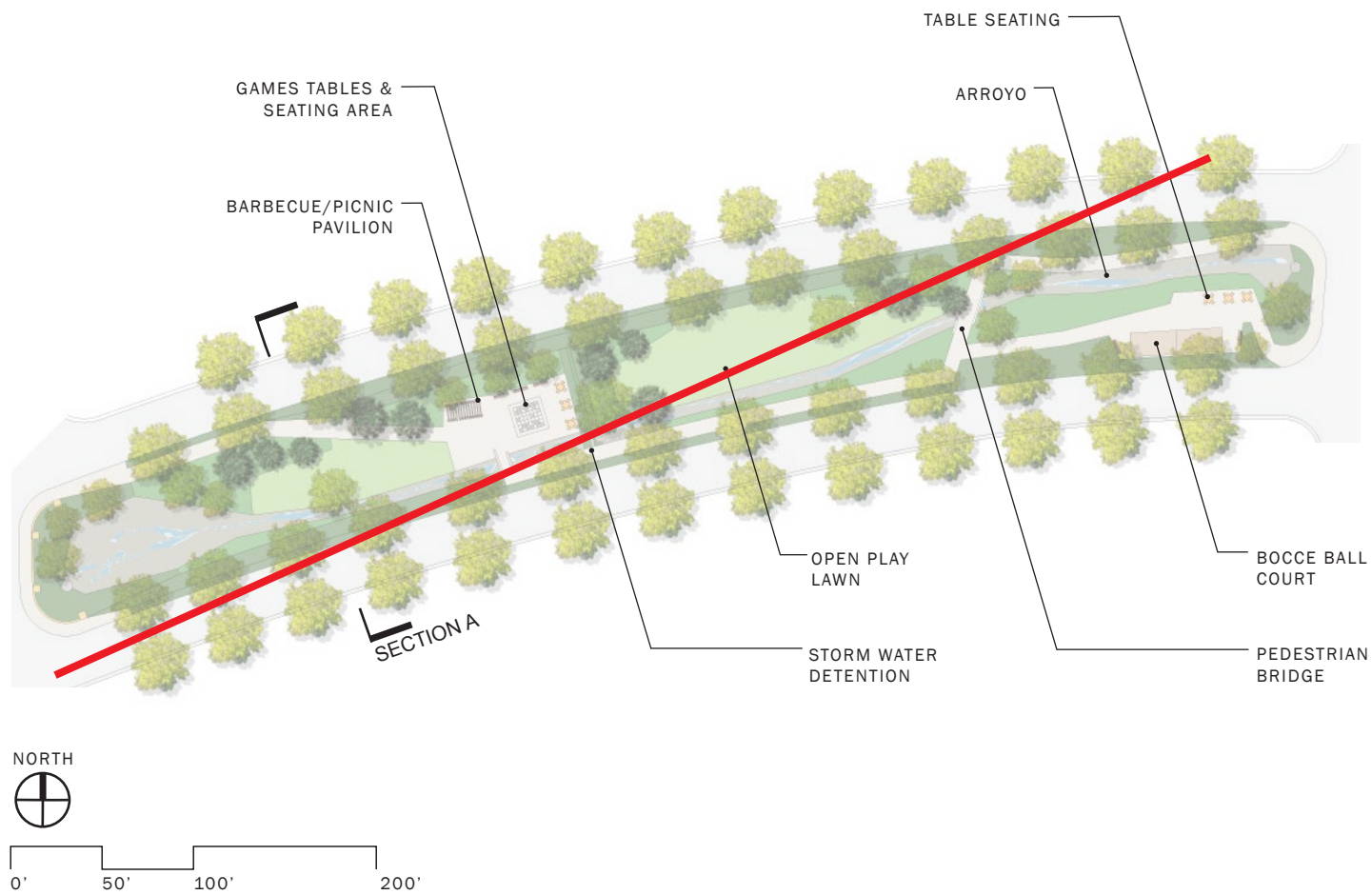


EXHIBIT 3-15—ARROYO PARK WEST, ENLARGED ILLUSTRATIVE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



SCALE: 1" = 20'-0"

EXHIBIT 3-16—ARROYO PARK, SECTION A
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

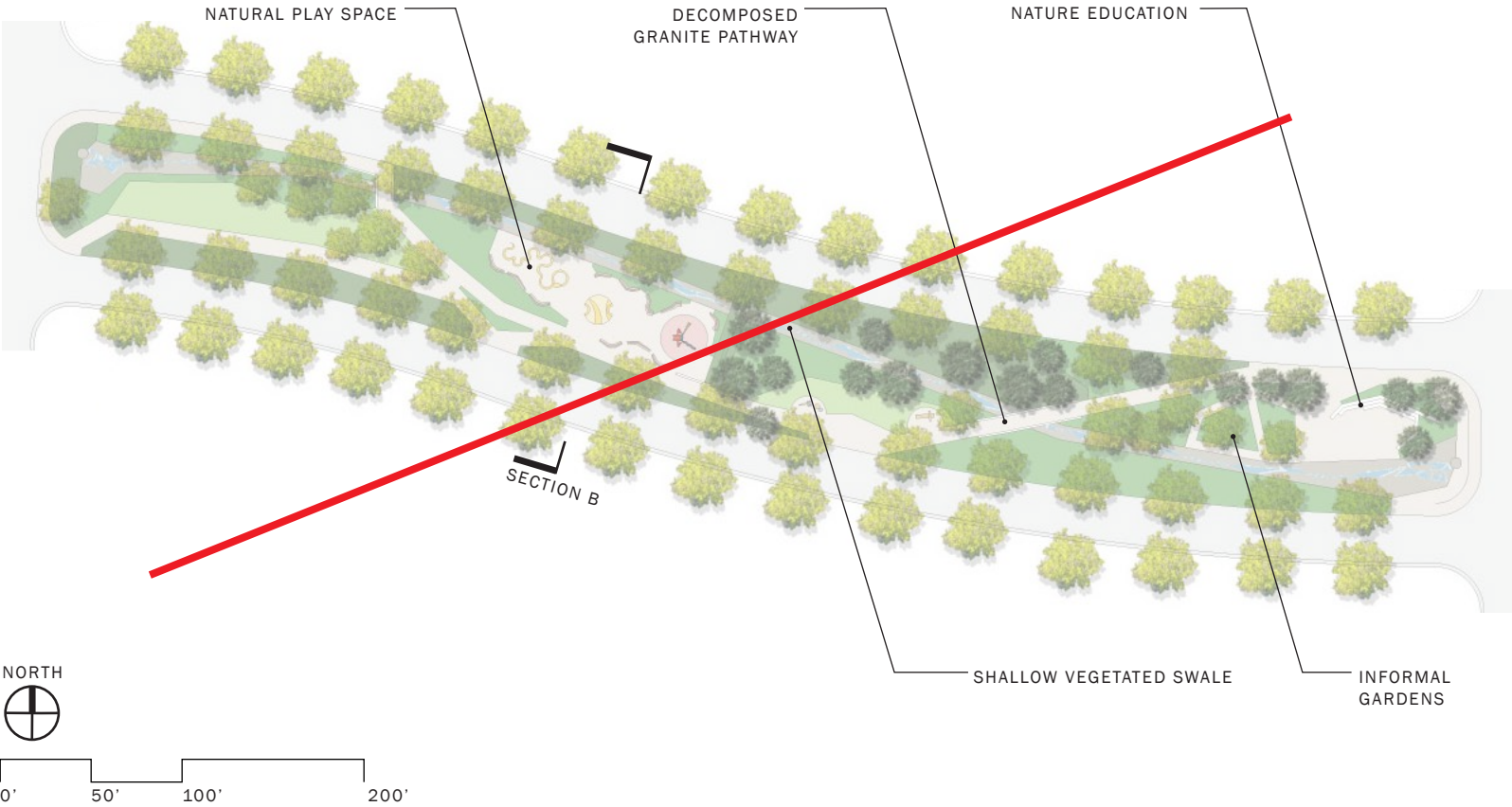


EXHIBIT 3-17—ARROYO PARK CENTRAL, ENLARGED ILLUSTRATIVE PLAN
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



SCALE: 1" = 20'-0"

EXHIBIT 3-18—ARROYO PARK, SECTION B
 Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015

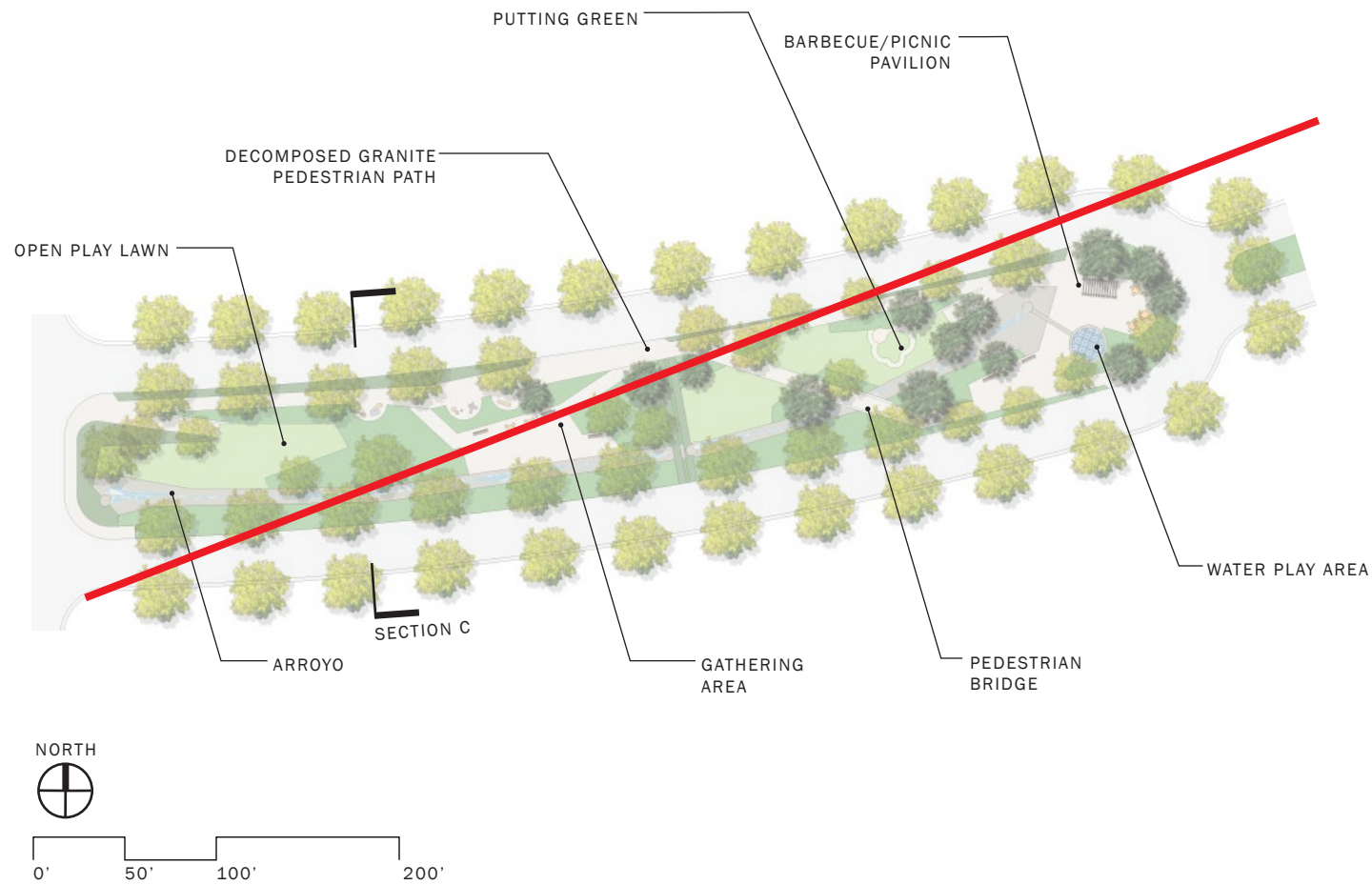


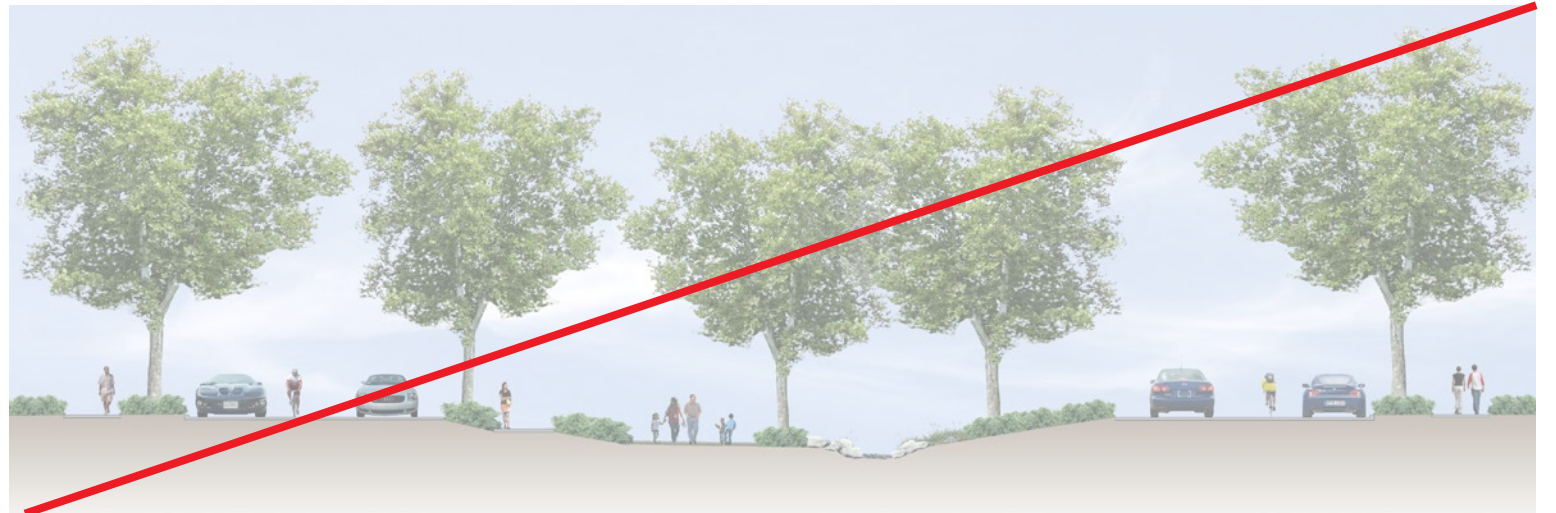
EXHIBIT 3-19—ARROYO PARK EAST, ENLARGED ILLUSTRATIVE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015





SCALE: 1" = 20'-0"

EXHIBIT 3-20—ARROYO PARK, SECTION C
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

BLUFF PARK *Refer to Section 6.3.2.4*

Bluff Park is divided into two areas, a Home Owner’s Association controlled “Aquatics and Tennis Club” and the remainder, a publicly-accessible, active recreation park. Bluff Park does not connect to Darby Park due to steep slope conditions.

Sustainability

Bluff Park provides a venue for outdoor activity and recreation that contributes to an overall improvement in the health and quality of life of park visitors. A wide variety of program amenities addresses the many needs of the community contributing to the longevity of Hollywood Park. As a part of a cohesive network of open space, Bluff Park adds community well-being and activity to a long list of benefits collectively offered by the parks located within Hollywood Park.

Menu of Potential Program Amenities (Home Owner’s Association Aquatics and Tennis Club)

- Aquatic club
- Junior Olympic-sized swimming pool
- Spa
- Restroom and changing rooms
- Outdoor fireplace and seating area
- Kiddie pool
- Tennis courts
- Possible reuse of Hollywood Park Turf Club entry pavilion

Mandatory Program Amenities (Active Park, Open to the Public)

- Picnic space
- Restroom
- Tot-lot
- Half-court basketball
- Open field for informal sports
- Parking [approximately 70 parking spaces]
- Large and small dog park with pet waste disposal containers
- Water-efficient irrigation system

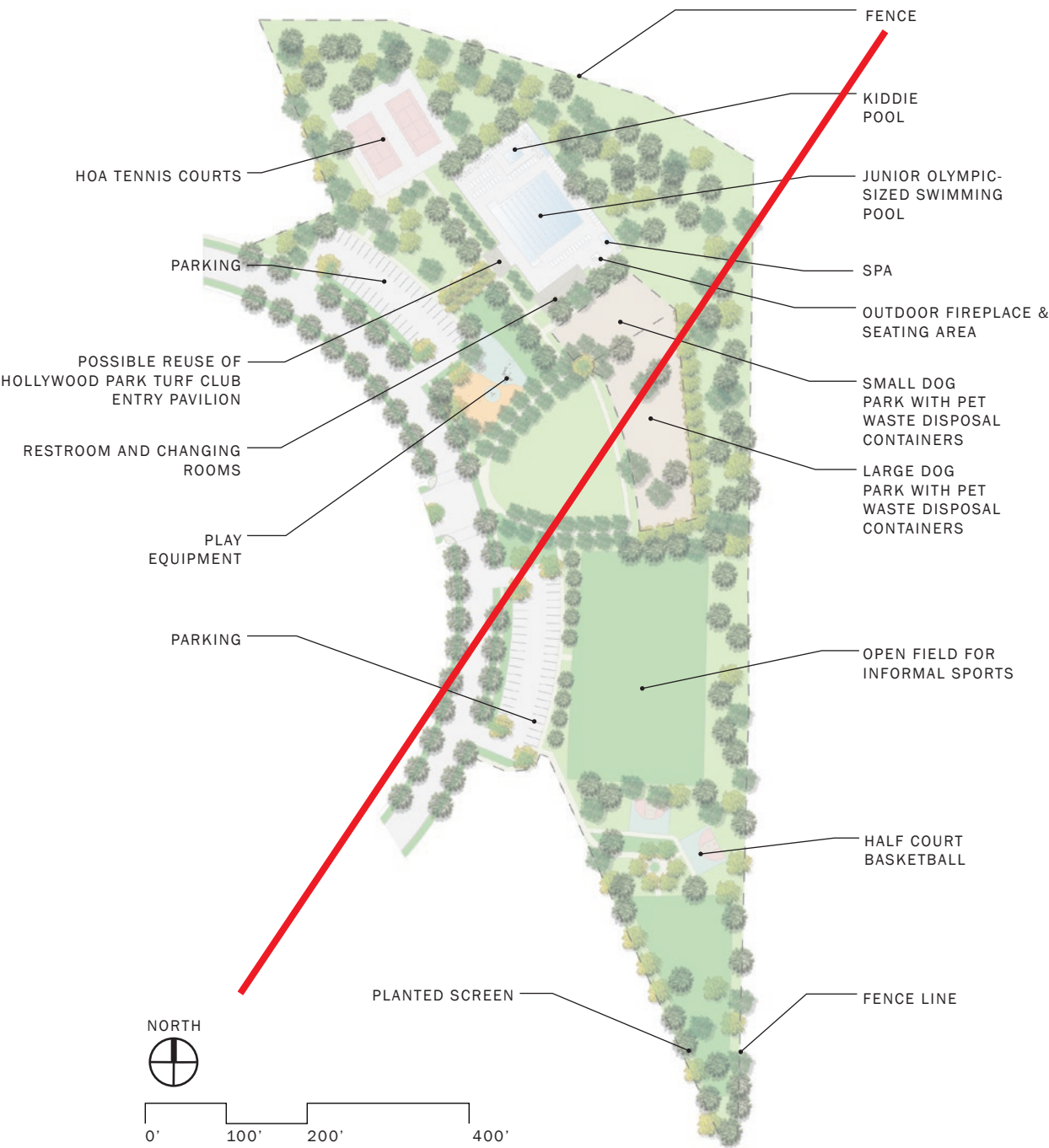


EXHIBIT 3-21—BLUFF PARK ILLUSTRATIVE PLAN

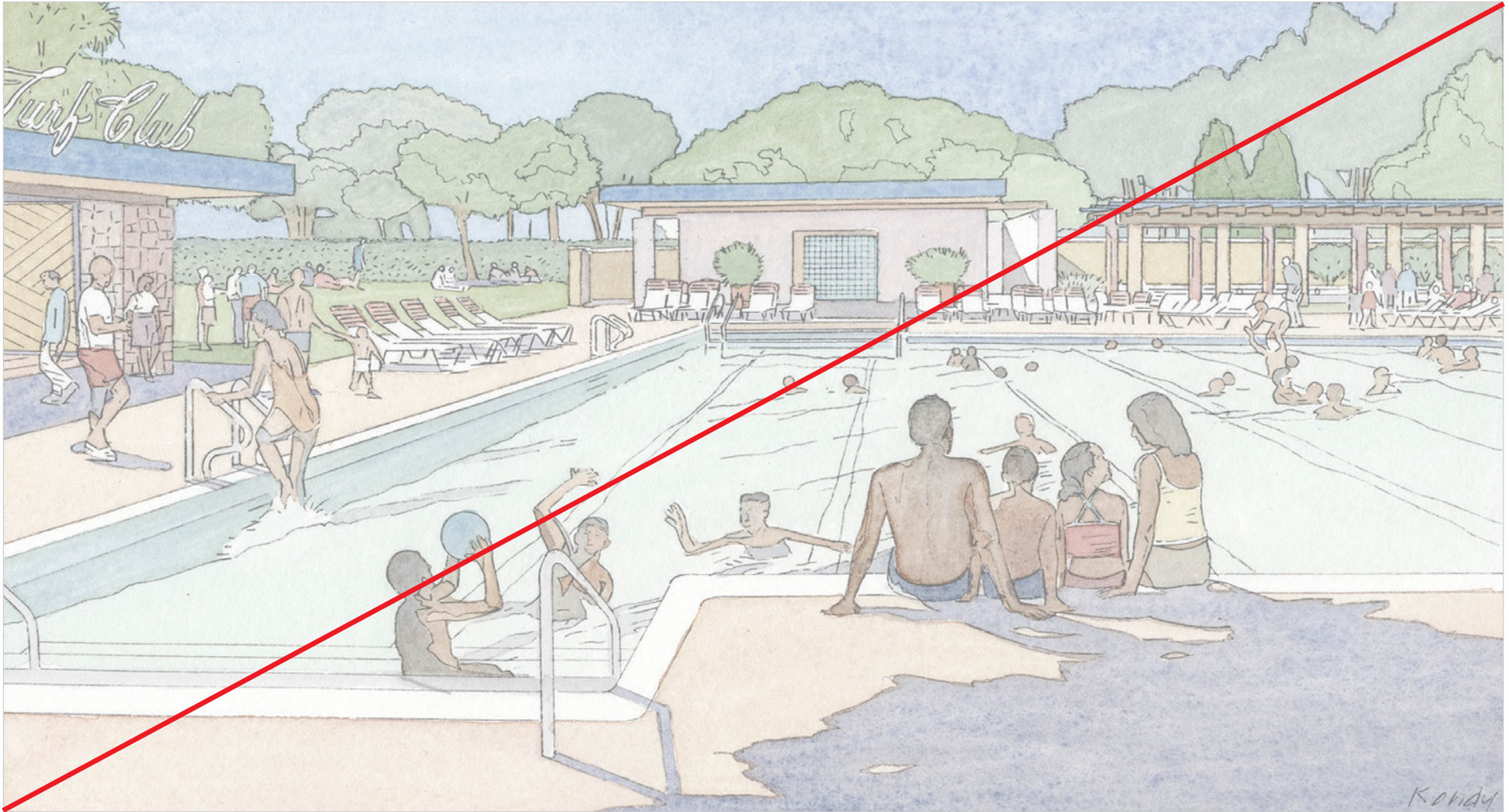


EXHIBIT 3-22—BLUFF PARK AQUATICS AND TENNIS CLUB PERSPECTIVE

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

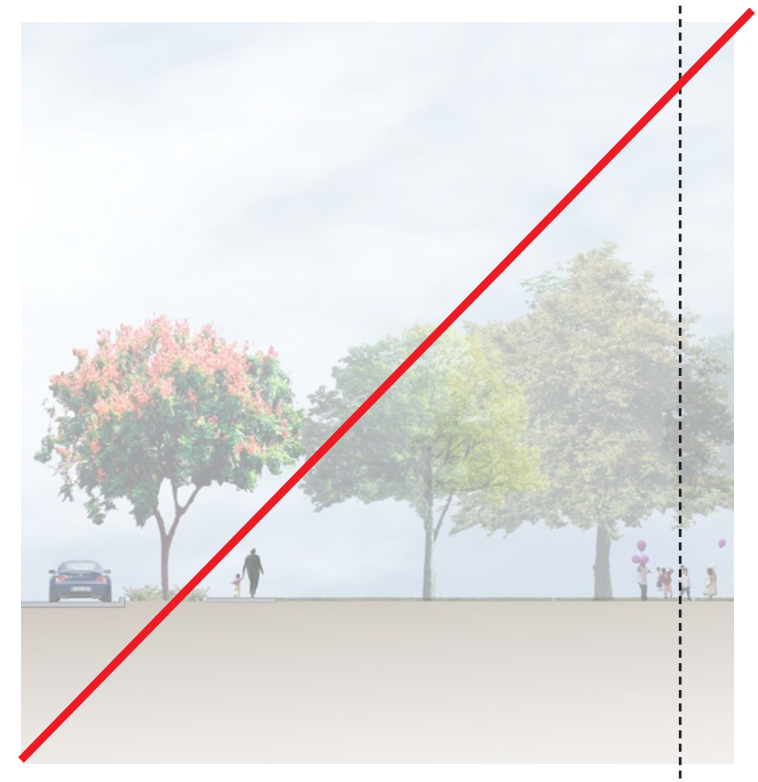
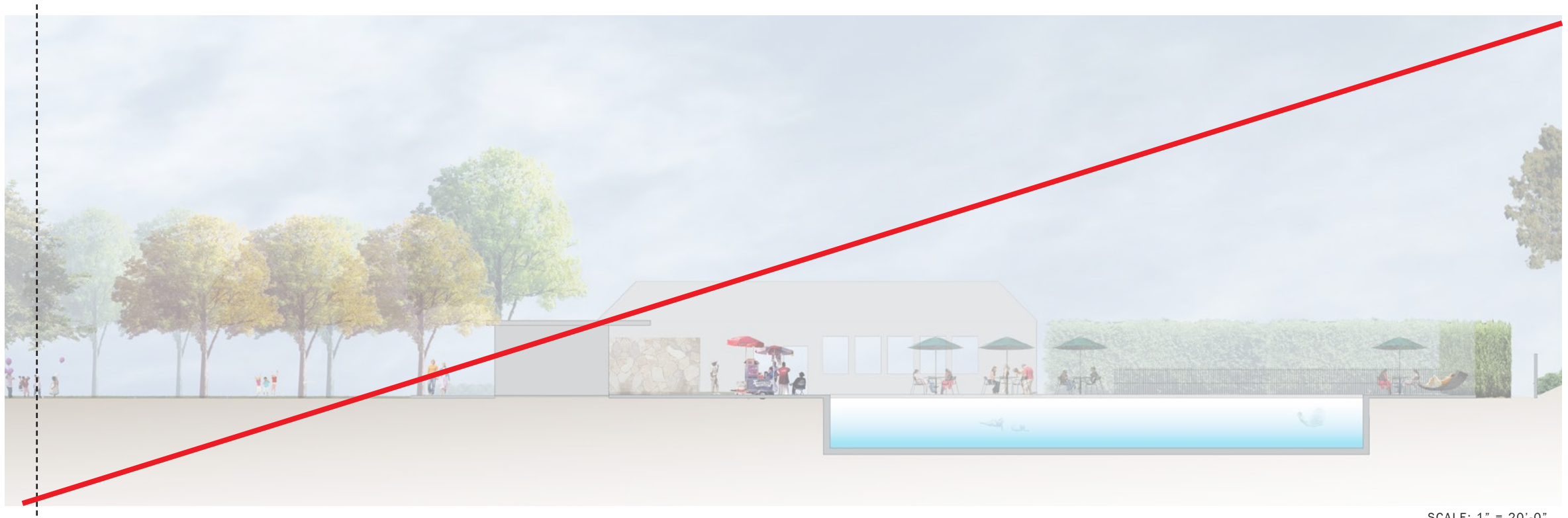


EXHIBIT 3-23—BLUFF PARK HOA AQUATICS AND TENNIS CLUB ILLUSTRATIVE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015



SCALE: 1" = 20'-0"

EXHIBIT 3-24—BLUFF PARK, SECTION A

Hollywood Park Specific Plan • Adopted July 8, 2009

Amended September 23, 2014

Further Amended February 24, 2015

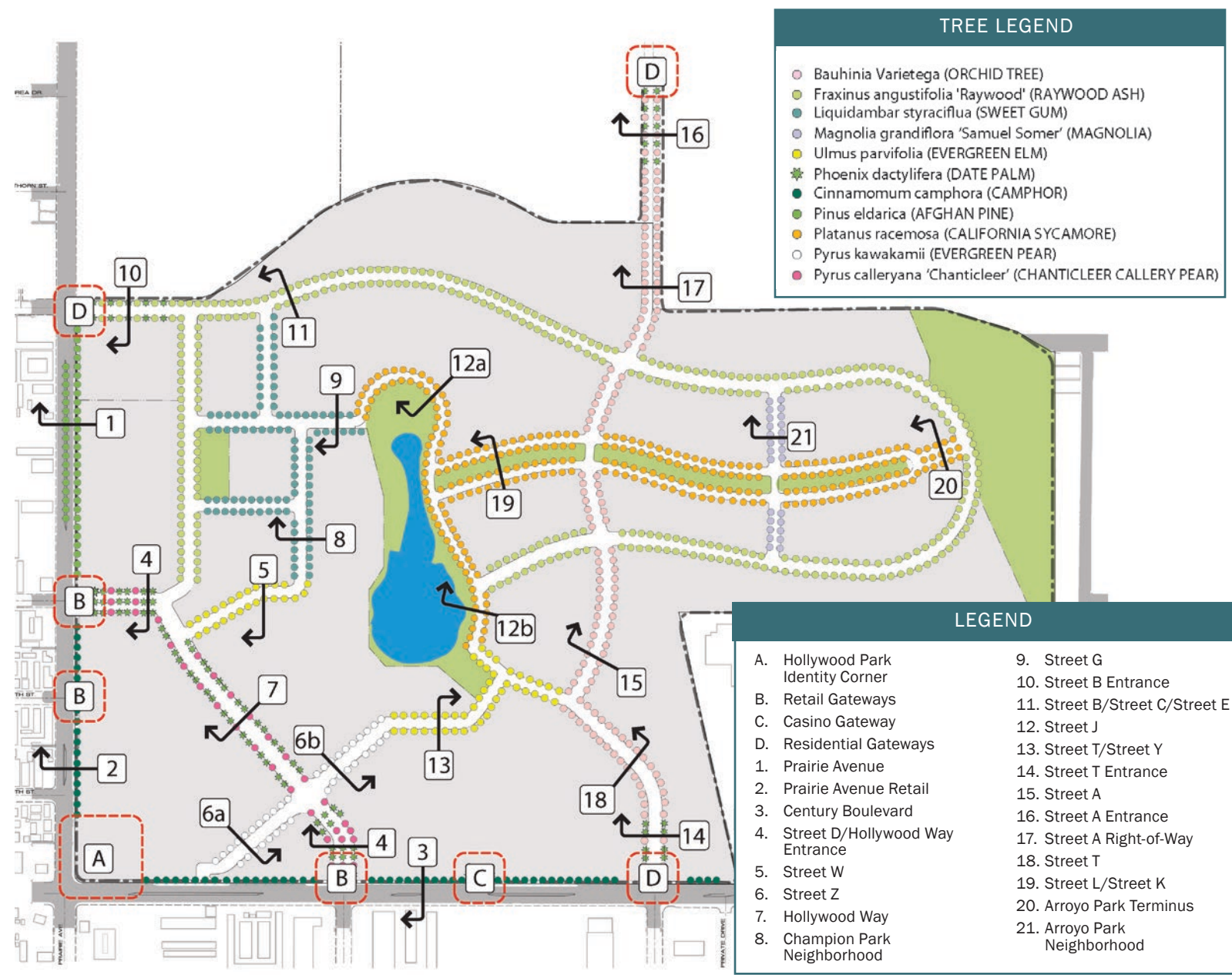


EXHIBIT 3-25—LANDSCAPE STREET SECTIONS MAP

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

3.2.2 STREETScape

Street trees and parkways in Hollywood Park are designed to achieve a diverse urban forest, to integrate Hollywood Park with the adjoining urban fabric and to assist in developing districts of distinctive and appropriate character. Neighborhoods include the retail area, residential neighborhoods and parks. Sidewalk widths provide comfortable walking routes and parkway widths are designed to provide sufficient area for urban tree growth.

A majority of the tree species have been carefully selected from the City of Inglewood's approved tree list. Selections are based upon recommendations from local arborists to create a palette of horticulturally successful, low maintenance and climate-appropriate tree species. Alternative selections can be proposed, subject to City approval.

A successful urban forest at Hollywood Park will achieve multiple sustainability objectives including contributing to air and water quality improvements, creation of shade to reduce ambient heat produced by paved surfaces and provision of potential habitat for urban wildlife.

The streetscape will also include Hollywood Park Identity elements that will differentiate Hollywood Park from nearby developments and inform visitors that they are entering into a unique place. The Hollywood Park Identity elements will be visible from Prairie Avenue and/or Century Boulevard. These elements may include unique architectural features, special landscape (such as seasonal displays of color), graphic elements (such as signs or logos), special pedestrian or automobile paving, special night lighting effects or other similar features which establish a festive sense of arrival.

Perimeter Streets

Street trees along Century Boulevard and Prairie Avenue shall be substantial and continuous in order to achieve an appropriate scale for the street. Pines will provide continuity with the retail development to the east and the cemetery to the north. The palms at the retail corner and at major project entries will provide a thematic connection to Century Boulevard at LAX.

Hollywood Park Identity Corner

The corner of Prairie Avenue and Century Boulevard will function as the most prominent announcement of Hollywood Park to visitors and pedestrians. The experience and visual impact of the location will signify the grandeur of the Hollywood Park retail/entertainment experience, as well as, the entire Hollywood Park community.

Retail Gateways

The goal of the retail gateways is to provide identifiable markers that direct vehicles and pedestrians into the Hollywood Park Retail/Entertainment Neighborhood. There are three (3) gateways located at Doty Avenue, at Century Boulevard, 97th Street at Prairie Avenue and Hardy Street at Prairie Avenue. The gateways consist of accent plantings punctuated by tall palm trees and stone pillar entry monuments and/or low wall treatments.

Casino Gateway

The intent of the casino gateway is to provide entry monumentation for the casino. Visitors to the casino will be able to easily identify the casino entrance,

located along Century Boulevard.

Residential Gateways

The residential gateways will act as markers to help community members and guests easily identify the entrances to residential neighborhoods within Hollywood Park.

Retail/Entertainment Neighborhood

Flowering canopy trees will provide a pleasant shaded walking experience with palms used as accents to reinforce identification of district entry drives.

Champion Park Neighborhood

In this cosmopolitan setting, tall deciduous columnar trees will provide summer shade, fall color and soften the façades of adjacent buildings.

Lake Park Neighborhood

Large, stately canopy trees planted on lake park drive, will provide ample shade and a highly visible edge to Lake Park.

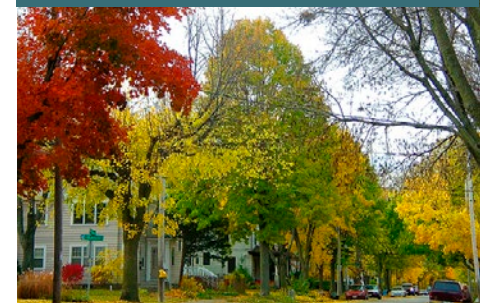
Arroyo Park Neighborhood

Native, riparian trees will provide ample shade for pedestrians and will mirror the character of adjacent Arroyo Park creating a linear urban forest that provides habitat and shelter for urban wildlife. Along north/south streets, small, flowering and non-flowering trees will give this residential district seasonal interest and shade at a scale appropriate to the residential character.

RETAIL/ENTERTAINMENT



CHAMPION PARK NEIGHBORHOOD



LAKE PARK NEIGHBORHOOD



ARROYO PARK NEIGHBORHOOD



Other Plantings

Parkways will be planted with woody groundcovers where foot traffic is anticipated to be light. Turf may be planted in parkways where adjacent on-street parking is anticipated.

HOLLYWOOD PARK IDENTITY CORNER AND TOWER

As the most prominent feature of Hollywood Park, the corner gateway will urge visitors and passers by to experience the Retail/Entertainment Neighborhood of Hollywood Park. Lush vegetation and lighting beckon anyone within sight to explore deeper into Hollywood Park. A grand tower with identity signage, visible from miles around, may become an identifiable feature of the Inglewood skyline and may reinforce the significance of Hollywood Park. Colorful plantings and a lively sign program emphasize the entertainment-oriented nature of the site, while detailed architecture exudes an impression of elegance and paramount quality. The streetscape in this corner is discussed in *Hollywood Park Identity Corner Landscape Setback*.

Description:

Vehicular-scaled element

Materials:

Materials should reflect quality and durability, as well as integration with the surroundings. Suggested appropriate materials:

- Metals such as stainless steel
- Painted aluminum
- Sculptural or treated metals
- Matte or high-gloss acrylic
- Plate glass
- Stone or concrete



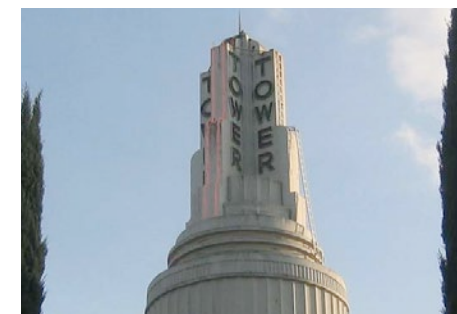
Landscape Character



Tower Element



Landscape Character



Tower Element



Identity Corner Representative Image

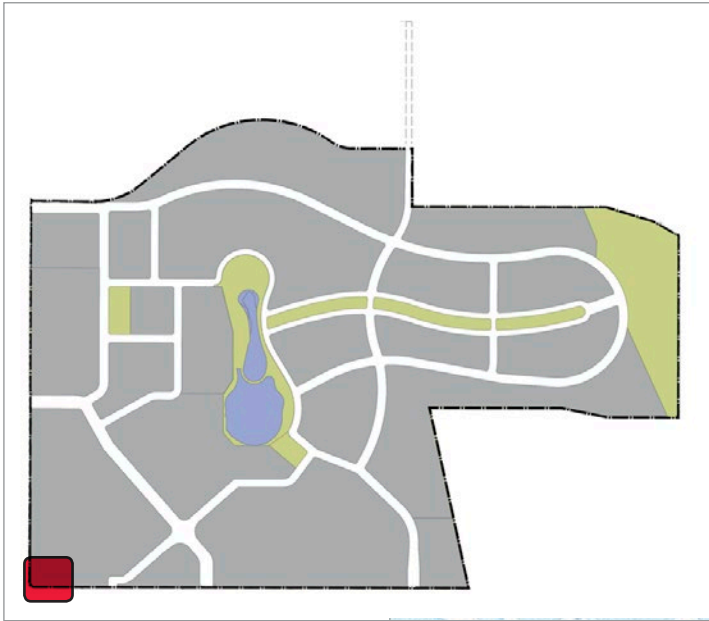


EXHIBIT 3-26—HOLLYWOOD PARK IDENTITY CORNER PERSPECTIVE

Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015

RETAIL GATEWAYS

The retail gateways will provide legible points of entry for vehicles and pedestrians who visit the Hollywood Park Retail/Entertainment Neighborhood. These gateways will be integrated with adjacent architecture to create a cohesive and seamless connection between the gateway and the buildings. The monimentation may have a vertical or horizontal element, or a combination of both. Clusters of eucalyptus, pear tree allees and a verdant composition of green within the landscape setbacks offer a welcoming symmetry and elegance while providing a valuable way-finding service for visitors. The use of monuments and/or low walls will provide identity for the neighborhood. The streetscape in these gateways is discussed in *Prairie Avenue, Century Boulevard, and Street D/Hollywood Way Entrance*.

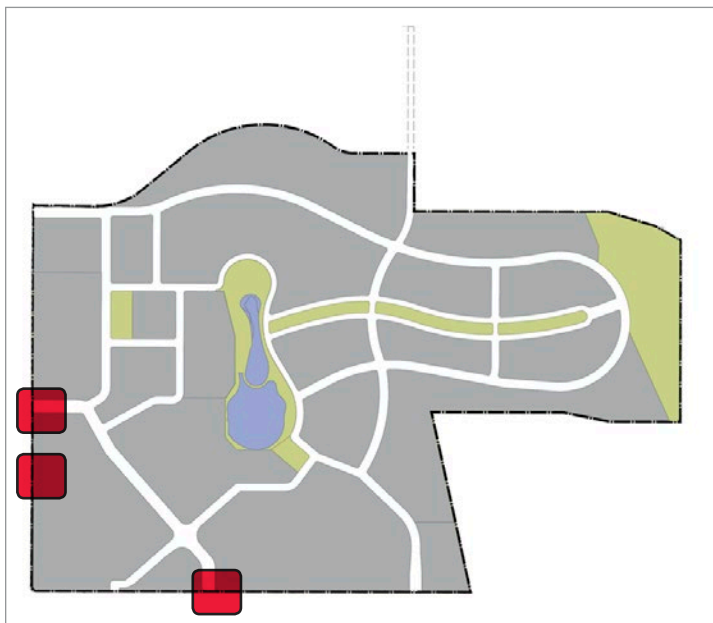


EXHIBIT 3-27—RETAIL GATEWAY PERSPECTIVES

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

CASINO GATEWAY

The casino gateway will utilize the same landscape and monument vocabulary as the nearby retail gateway in order to convey a sense of arrival; however the actual monumentation will differ from the retail gateways to define the casino entrance. The streetscape in this gateway is discussed in *Century Boulevard*.

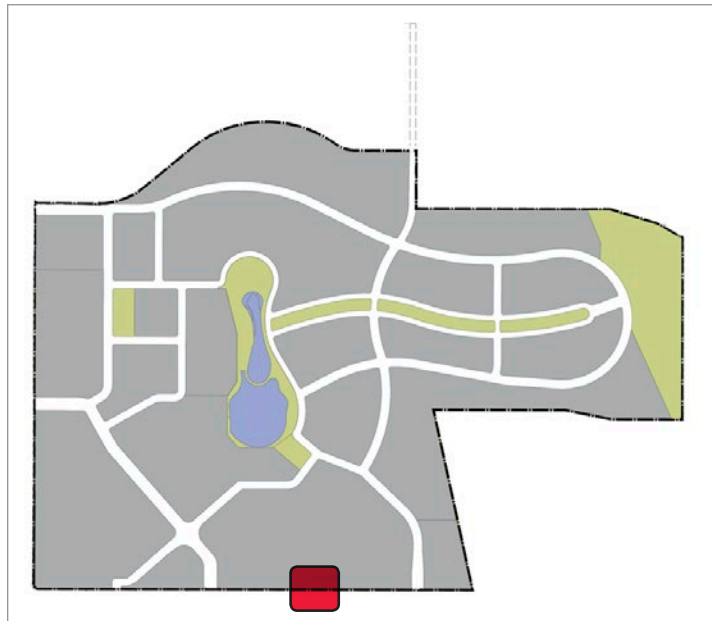


EXHIBIT 3-28—CASINO GATEWAY PERSPECTIVE

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

RESIDENTIAL GATEWAYS

Residential gateways act as visible entry points for Hollywood Park residents. Appropriately-scaled monuments signify a threshold between arterial streets and the residential realm. Welcoming landscape features such as palms and flowering canopy trees dapple the road with perforated shadows and cool the surrounding sidewalks to create a pedestrian-friendly environment. The use of monuments and/or low walls will provide identity for the neighborhood. The streetscape in these gateways is discussed in *Prairie Avenue, Century Boulevard, Street B Entrance, Street T Entrance* and *Street A Entrance*.

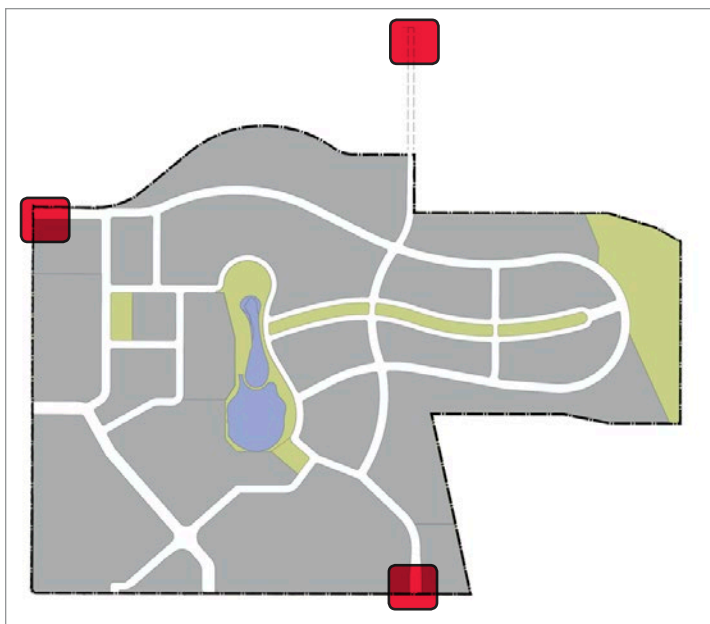
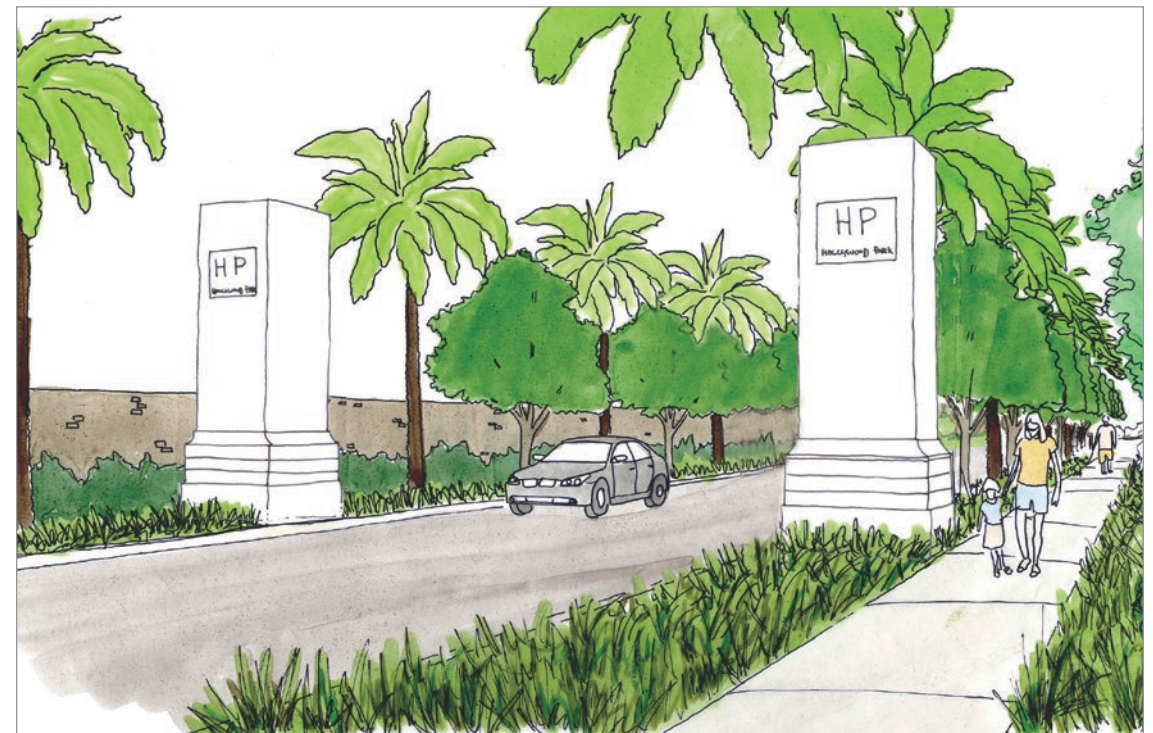
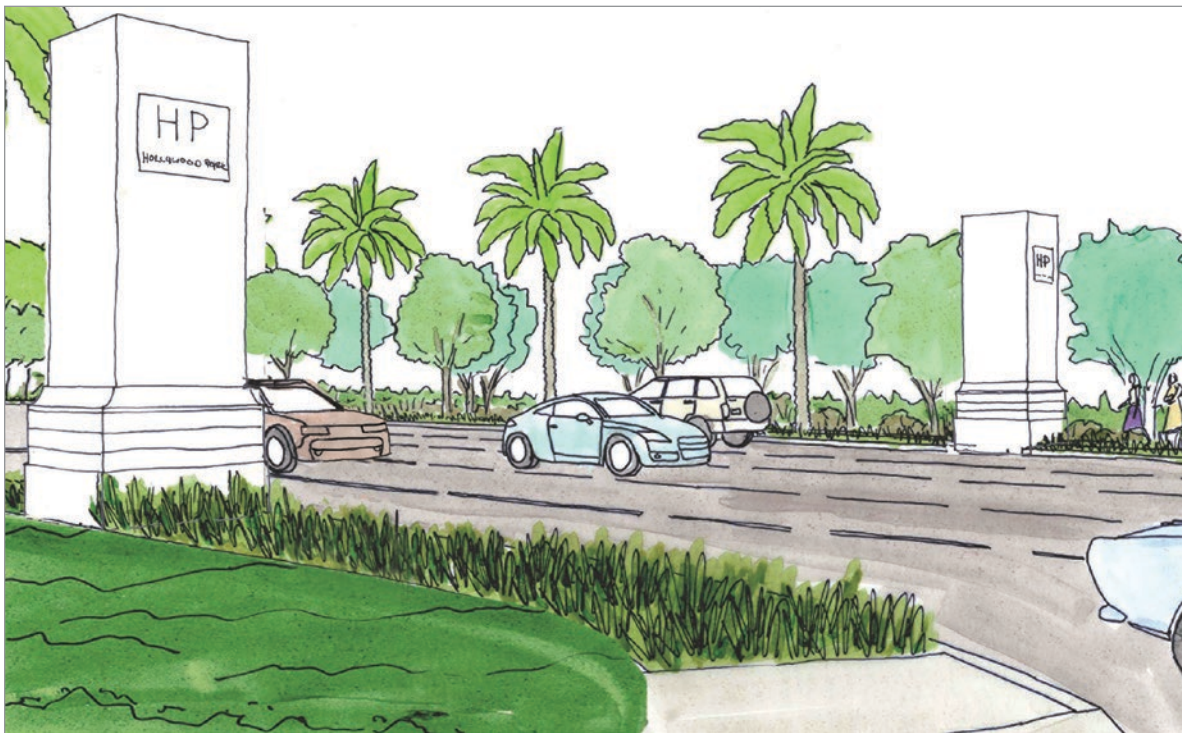


EXHIBIT 3-29A—OPTIONAL RESIDENTIAL GATEWAY PERSPECTIVES

Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015

**EXHIBIT 3-29B—OPTIONAL RESIDENTIAL GATEWAY PERSPECTIVES**

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

PRAIRIE AVENUE

Prairie Avenue is a major north-south arterial road that forms the western edge of Hollywood Park. The character of the street calls for a landscape strategy that complements its grand scale. A rhythm of impressive large columnar evergreen trees will continue the stately pattern from the Inglewood Cemetery north of Manchester Boulevard. This arrangement will visually reduce the scale of the street and will provide ample shade as visitors approach the Hollywood Park entries. In addition, large-canopy flowering trees and palms will mark major entry points and maintain adequate street visibility.

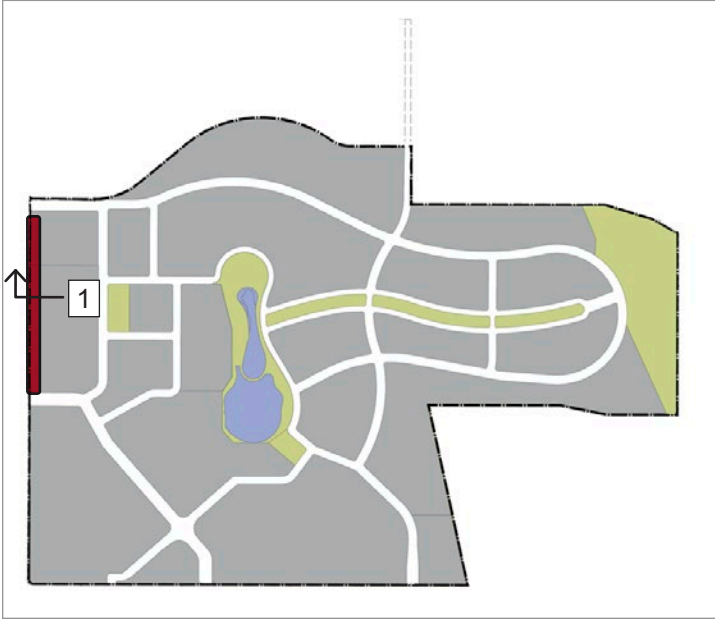
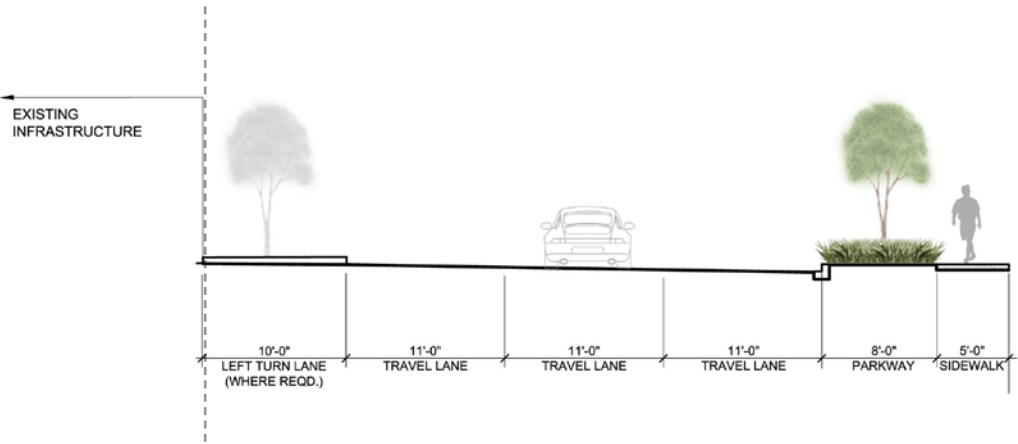
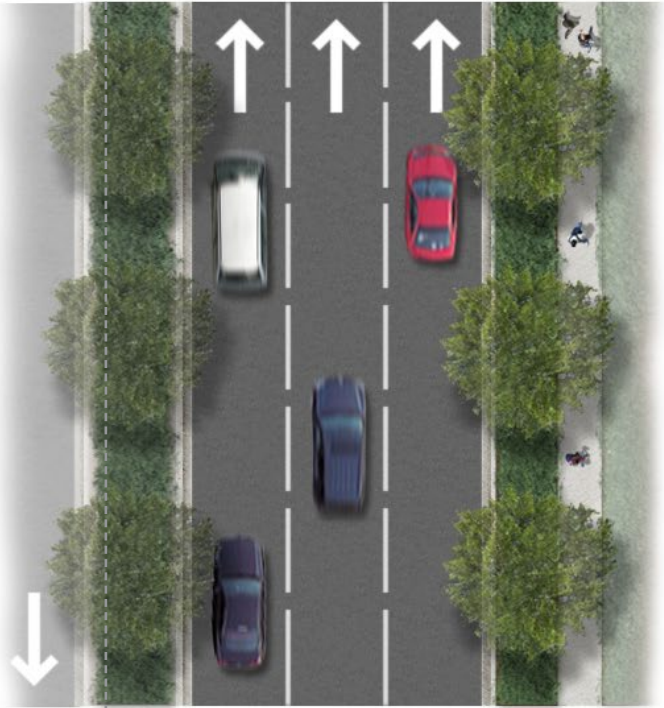


EXHIBIT 3-30—PRAIRIE AVENUE

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PREFERRED SPECIES

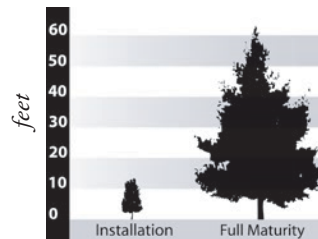
CITY APPROVED SPECIES



AFGHAN PINE
Pinus eldarica

Sunset Zones: 6-9, 11-24
Type: evergreen pine
Height: to 60'
Width: to 25'
Form: pyramidal to columnar

Features: dark green, 5- to 6.5-inch long needles in groups of two; 3-inch oval to oblong reddish brown cones; thrives near Pacific Coast



ALTERNATE SPECIES

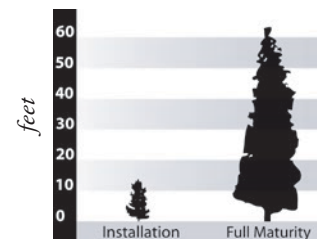
CITY APPROVED SPECIES



CANARY ISLAND PINE
Pinus canariensis

Sunset Zones: 8-9, 12-24
Type: evergreen pine
Height: to 80'
Width: to 35'
Form: pyramidal to columnar

Features: dark green, 9- to 12-inch long needles in groups of three; 4- to 9-inch, oval, brown cones; resistant to oak root fungus



PRAIRIE AVENUE RETAIL

Prairie Avenue is a major north-south arterial road that forms the western edge of Hollywood Park. The character of the street calls for a landscape strategy that complements its grand scale. A linear arrangement of large evergreen canopy trees will provide much needed greenery and shade along Prairie Avenue without sacrificing visibility into the site. Care will be taken in selecting tree varieties that will weave their way into the existing evergreen street tree tapestry found in the vicinity.

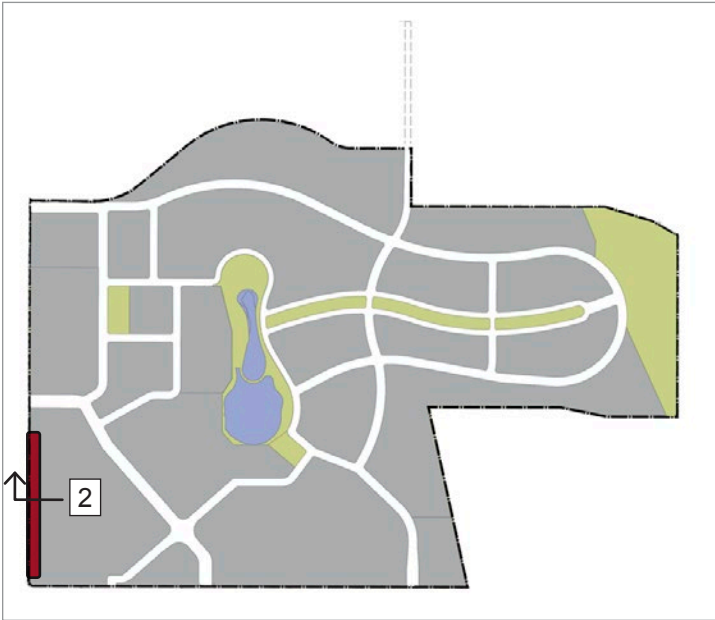
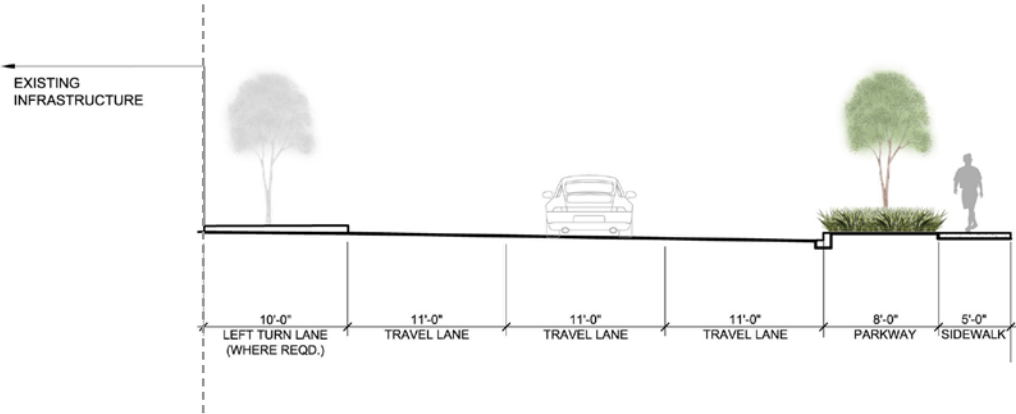
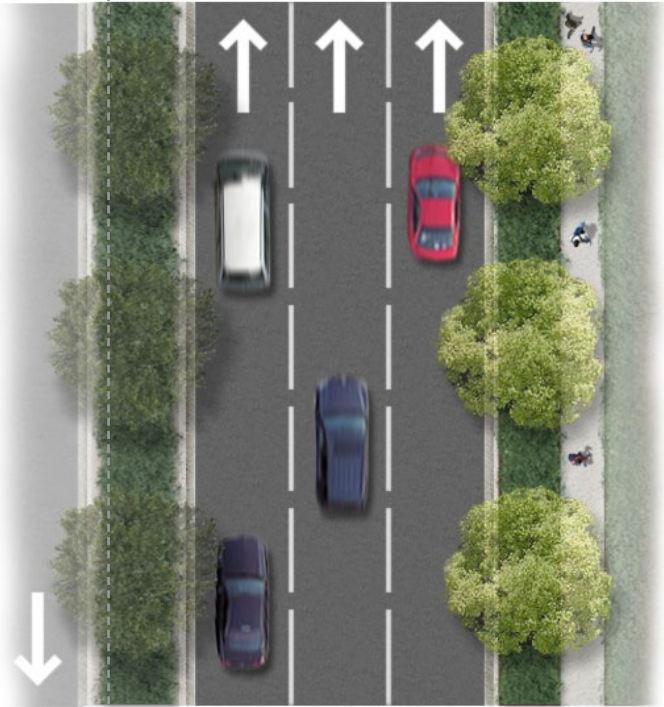


EXHIBIT 3-31—PRAIRIE AVENUE RETAIL

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

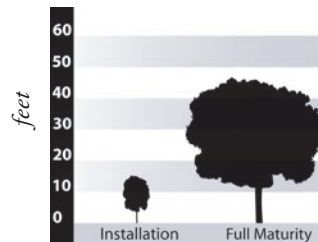


PREFERRED SPECIES



CAMPHOR TREE
Cinnamomum camphora

Sunset Zones: 8, 9, 12-24
 Type: evergreen tree
 Height: to 50'
 Width: to 50'
 Form: upright/open
 Features: 2- to 5-inch green leaves that are pink-red in early spring; strong structured upright branching that is showy in rain



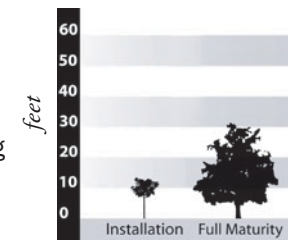
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



SOUTHERN MAGNOLIA
Magnolia grandiflora

Sunset Zones: 4-12, 14-24
 Type: evergreen flowering tree
 Height: to 50'
 Width: to 40'
 Form: round to irregular crown
 Features: large glossy dark green leaves; large, fragrant white flowers



CENTURY BOULEVARD

Century Boulevard is the major east-west arterial road that forms the southern edge of Hollywood Park. In order to unify the project, as well as extend it to the urban fabric beyond, the same street strategy is employed here as on Prairie Avenue; wide, dense evergreens create a rhythm of continuous interest and reflect the street tree palette of large evergreens found beyond the Specific Plan area on both Century Boulevard and Prairie Avenue. In addition, flowering canopy trees and palms at entry points will give Hollywood Park a seasonal burst of color and a mix of foliage textures.

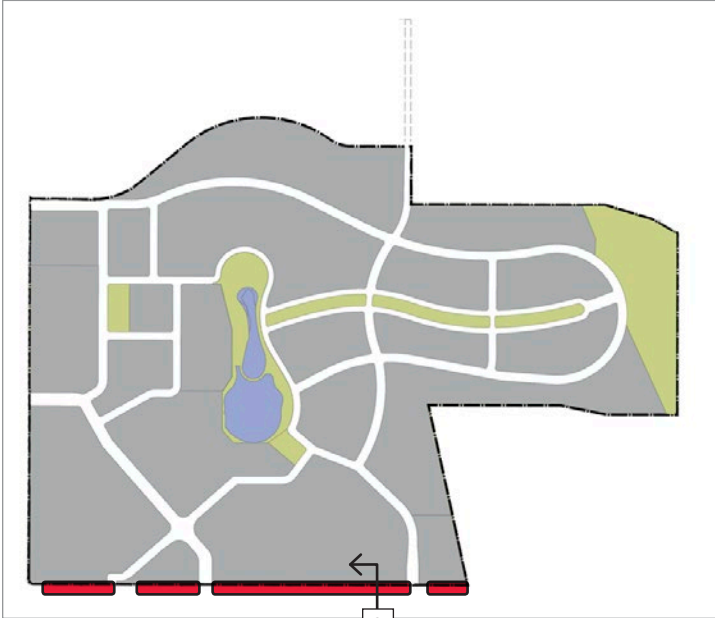
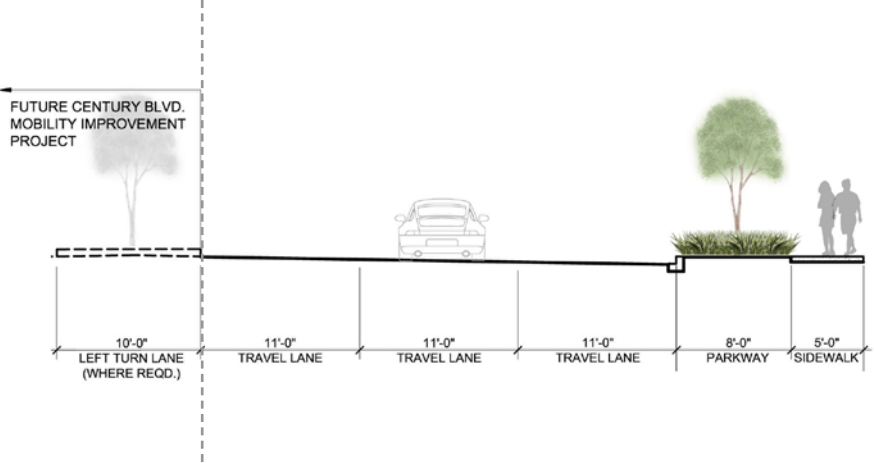
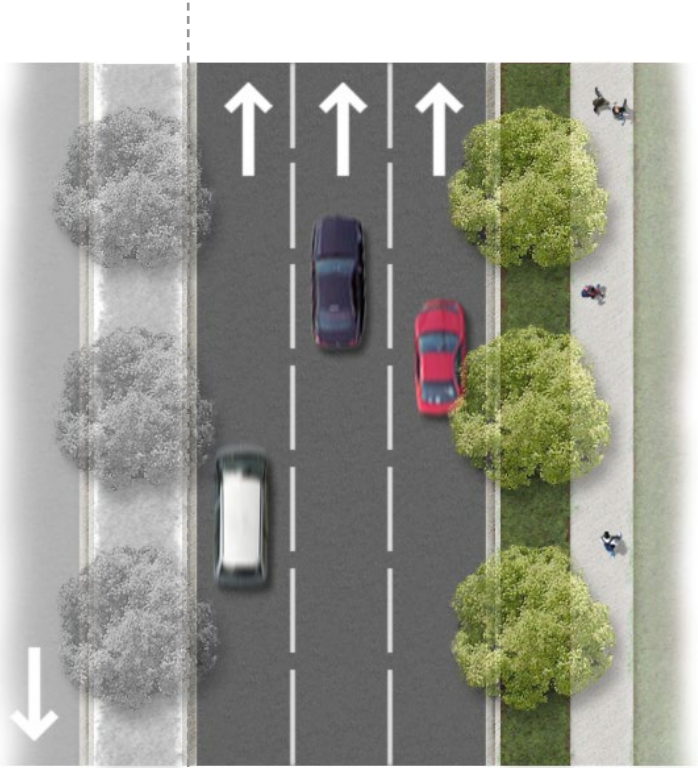


EXHIBIT 3-32—CENTURY BOULEVARD

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

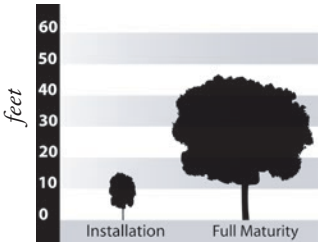


PREFERRED SPECIES



CAMPHOR TREE
Cinnamomum camphora

Sunset Zones: 8, 9, 12-24
Type: evergreen tree
Height: to 50'
Width: to 50'
Form: upright/open
Features: 2- to 5-inch green leaves that are pink-red in early spring; strong structured upright branching that is showy in rain



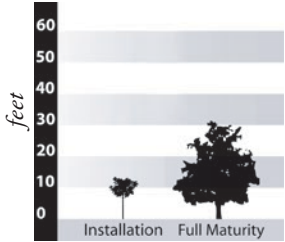
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



SOUTHERN MAGNOLIA
Magnolia grandiflora

Sunset Zones: 4-12, 14-24
Type: evergreen flowering tree
Height: to 50'
Width: to 40'
Form: round to irregular crown
Features: large glossy dark green leaves; large, fragrant white flowers



STREET D/HOLLYWOOD WAY ENTRANCE

The Retail/Entertainment Neighborhood entrance from Century Boulevard and Prairie Avenue is marked by a generous street tree treatment. Both entryways are enhanced with center medians, allowing for a triple row of alternating palm trees and flowering canopy trees. The triple row creates memorable experiences for those in the pedestrian and the vehicular spaces. The palms provide impact when installed, while the canopy trees add necessary shade to the pedestrian environment.

In addition to the three street trees shown on the opposite page, the African Sumac (*Rhus lancea*) may also be used as an alternate canopy street tree.

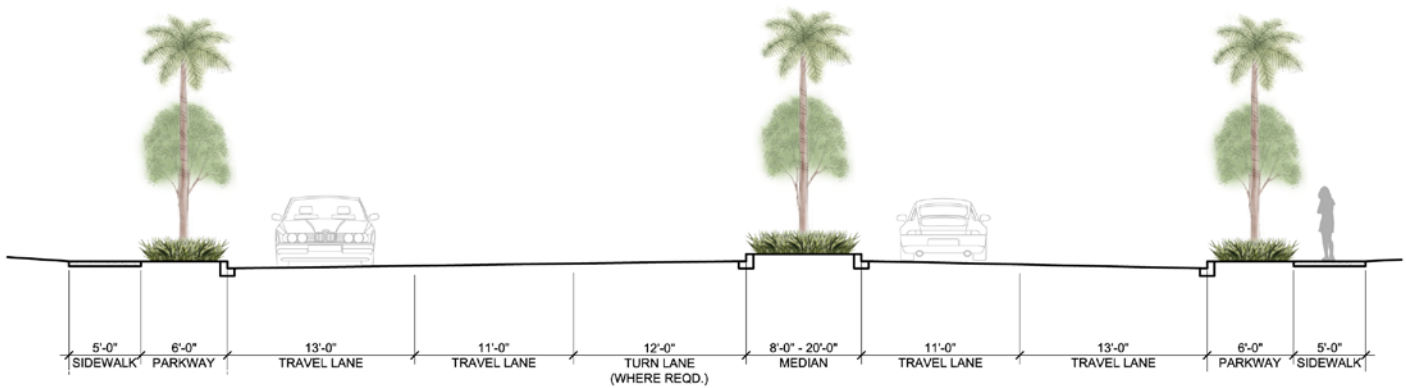
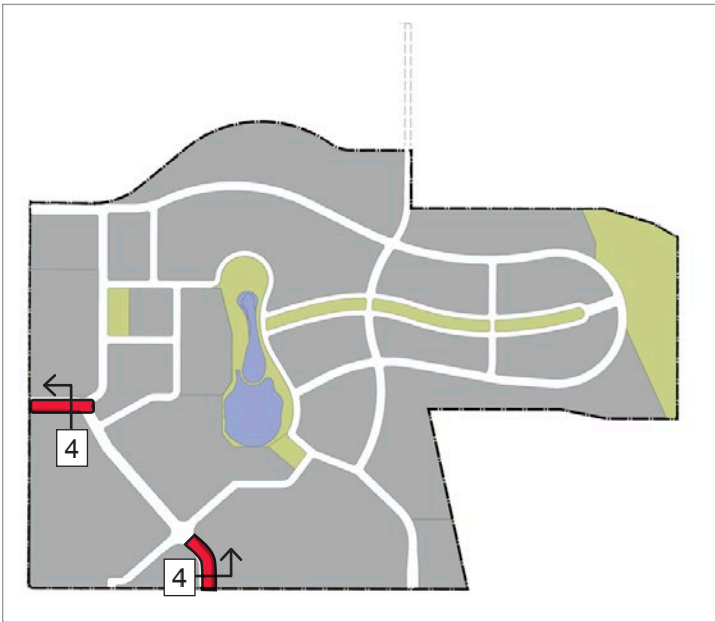
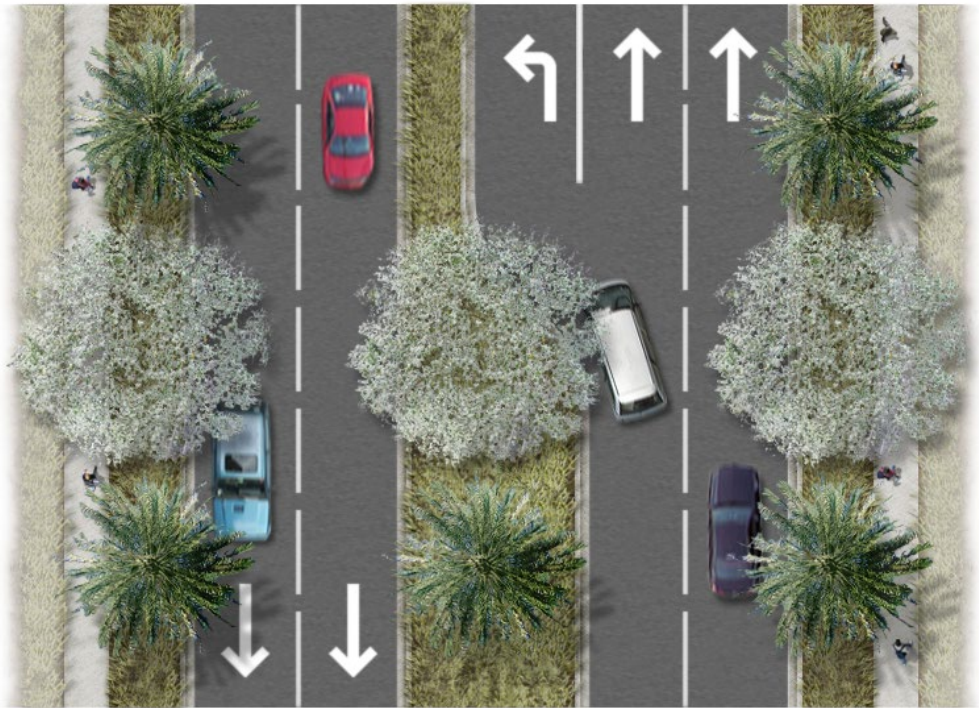


EXHIBIT 3-33—STREET D/HOLLYWOOD WAY ENTRANCE

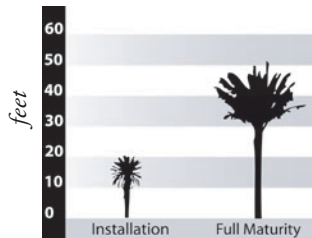
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

PREFERRED SPECIES



DATE PALM
Phoenix dactylifera

Sunset Zones: 8, 9, 11-24
 Type: evergreen palm
 Height: to 50'
 Width: to 20'
 Form: slender w/ open crown
 Features: gray-green, waxy leaves; sharp-pointed leaflets; strong, vertical habit, dramatic silhouette; does well at seaside



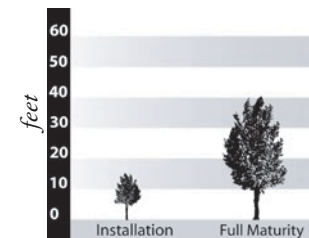
PREFERRED SPECIES

CITY APPROVED SPECIES



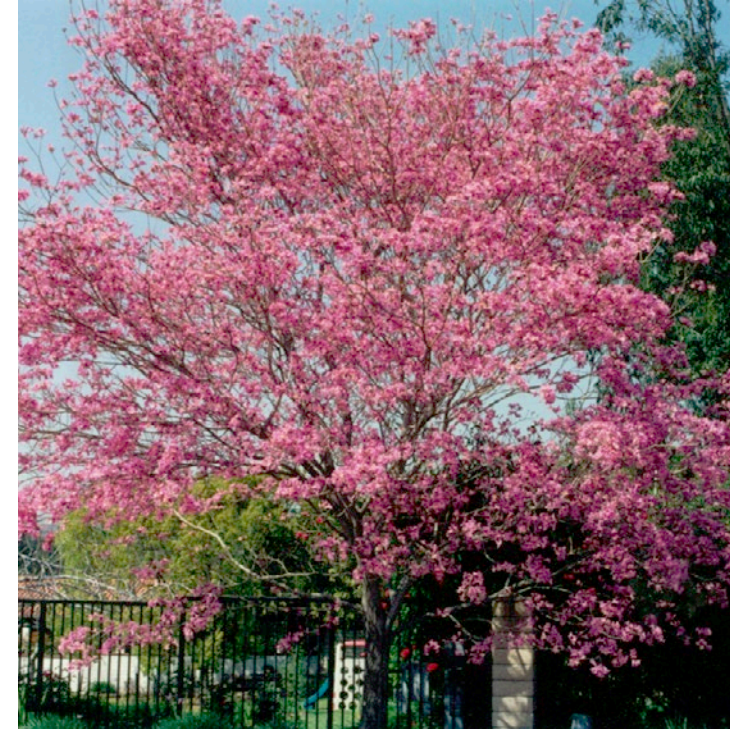
CHANTICLEER CALLERY PEAR
Pyrus calleryana 'Chanticleer'

Sunset Zones: 2-9, 14-21
 Type: deciduous
 Height: to 40'
 Width: to 15'
 Form: narrow pyramidal
 Features: oval glossy green leaves that turn red in fall; hardy and fast growing; beautiful white flowers in spring



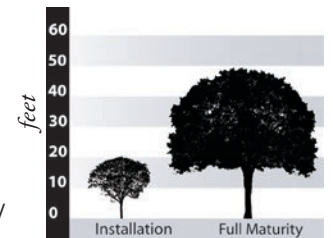
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



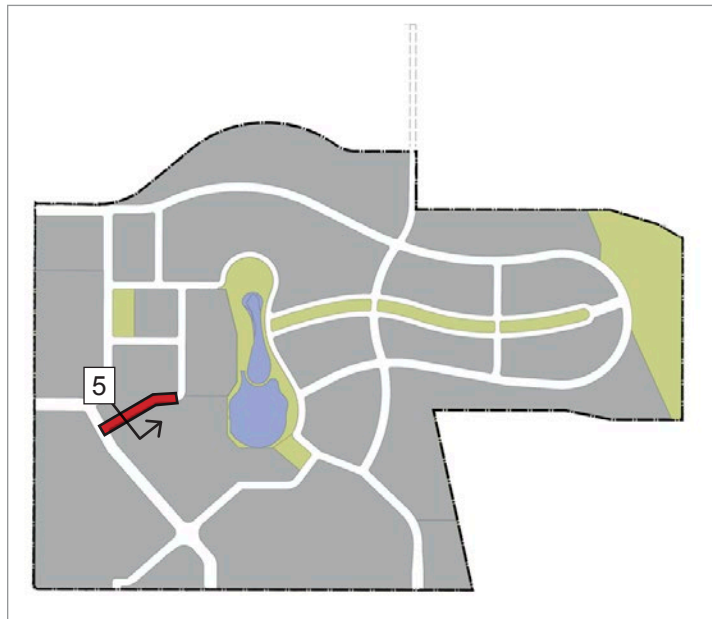
PINK TRUMPET TREE
Tabebuia impetiginosa

Sunset Zones: 15, 16, 20-24, H1, H2
 Type: flowering semi-evergreen canopy
 Height: to 50'
 Width: to 50'
 Form: slightly upright when young, to round
 Features: Heavy bloom of pink/purple flowers in late winter to early spring

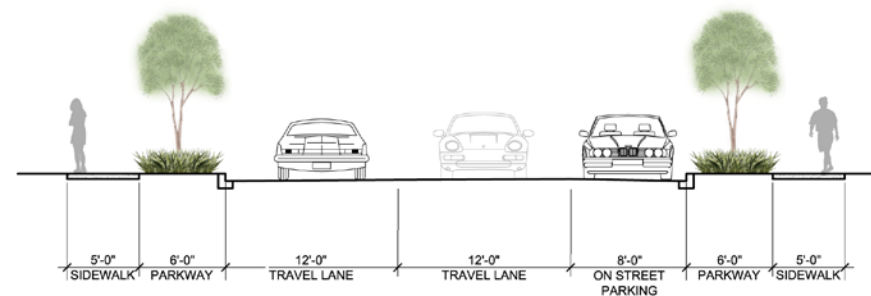
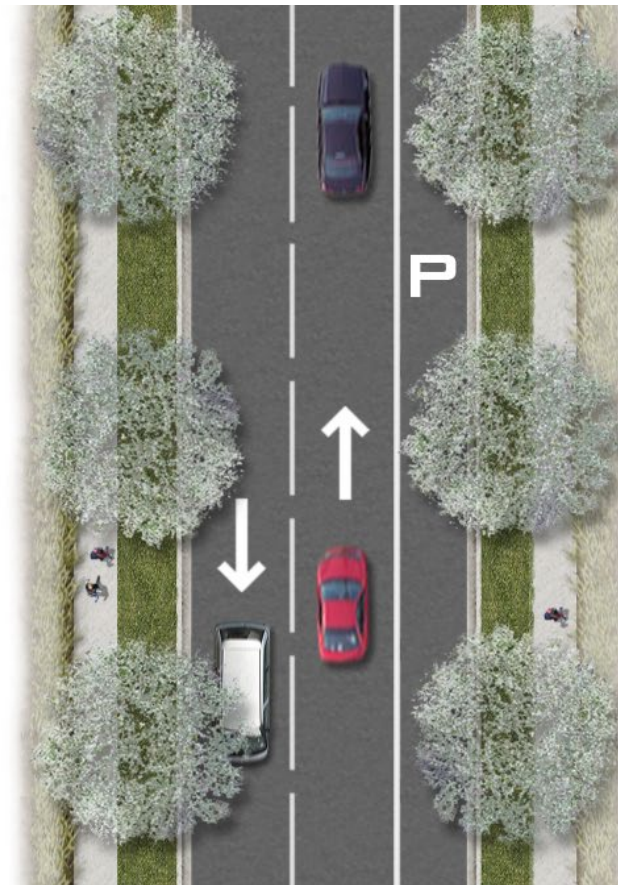


STREET W

Large stately canopy trees offer ample shade to the pedestrian environment and provide gradual transition from the retail to the residential streets.

**EXHIBIT 3-34—STREET W**

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

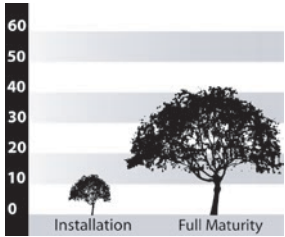


PREFERRED SPECIES



CHINESE ELM
Ulmus parvifolia

Sunset Zones: 3-24
Type: semi-evergreen tree
Height: to 45'
Width: to 50'
Form: round-headed, weeping habit formed by arching branches; fast growing
Features: leathery dark-green, evenly-toothed leaves; beautiful molting on older trees; tolerant of urban conditions



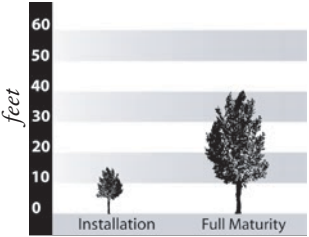
PREFERRED SPECIES

CITY APPROVED SPECIES



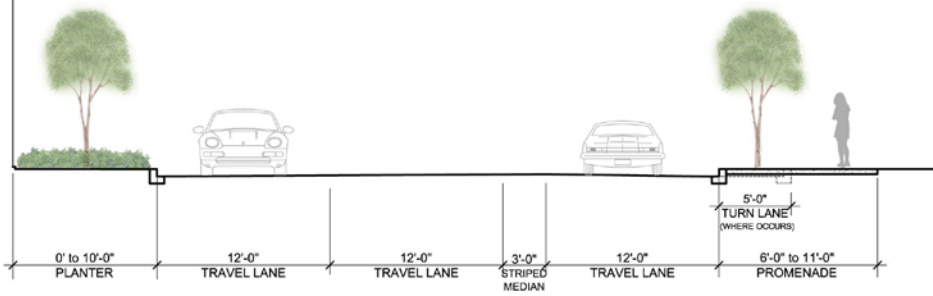
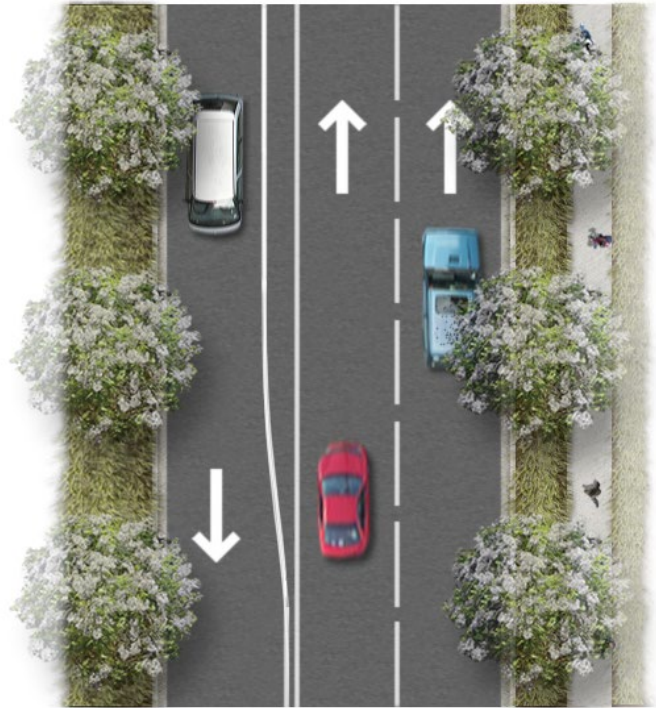
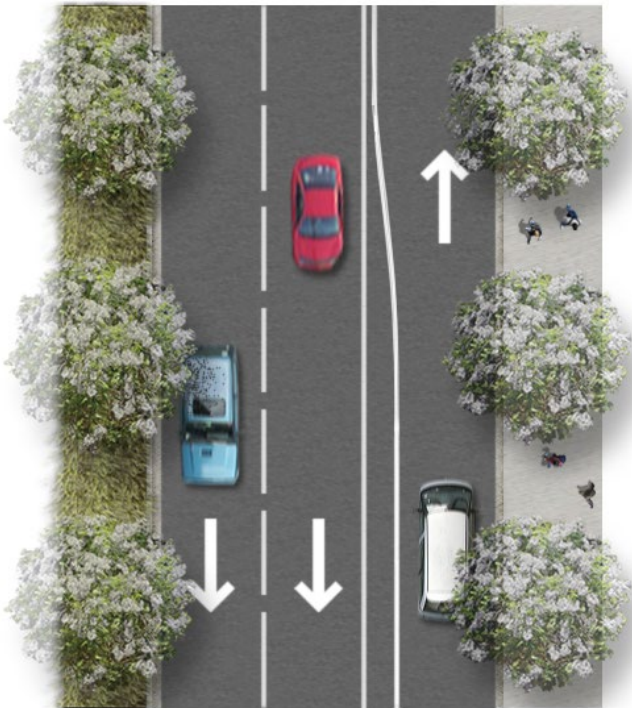
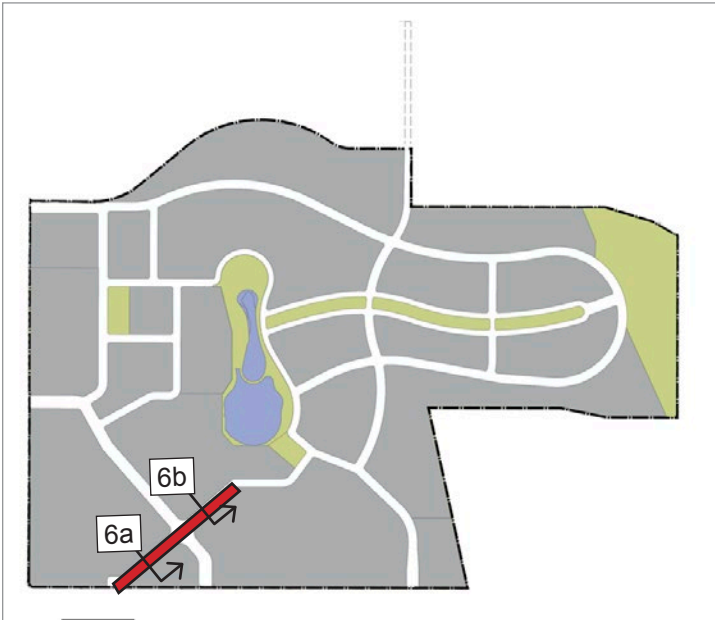
CHANTICLEER CALLERY PEAR
Pyrus calleryana 'Chanticleer'

Sunset Zones: 2-9, 14-21
Type: deciduous
Height: to 40'
Width: to 15'
Form: narrow pyramidal
Features: oval glossy green leaves that turn red in fall; hardy and fast growing; beautiful white flowers in spring

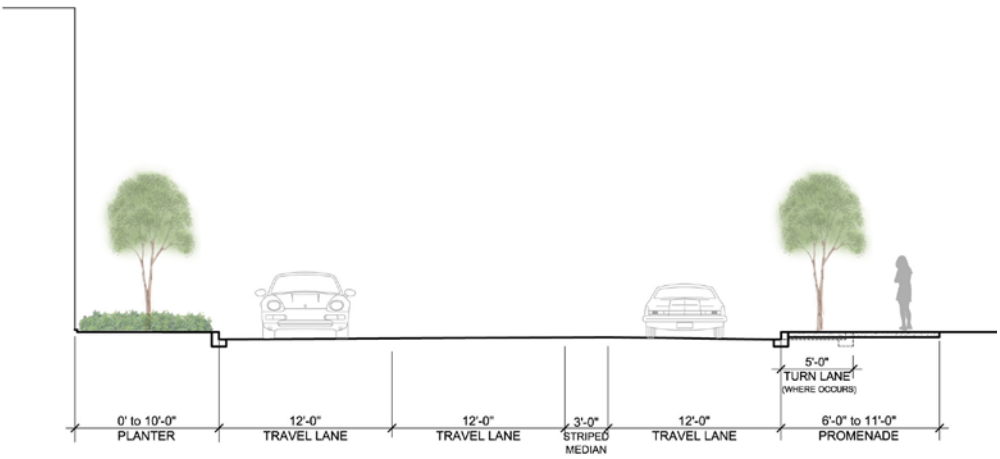


STREET Z

Evergreen flowering trees indicate the route to the parking structures and by relating to the streets along the main retail corridor (Hollywood Way) form a unique character for the retail district.



Section A



Section B

EXHIBIT 3-35—STREET Z

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

PREFERRED SPECIES

CITY APPROVED SPECIES

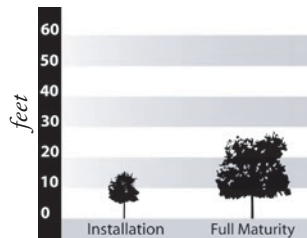


EVERGREEN PEAR
Pyrus kawakamii

Sunset Zones: 8-9, 12-24
Type: evergreen
flowering tree

Height: to 25'
Width: to 25'

Form: irregular to rounded (with training)
Features: 2-4 inch long, glossy, green, oval leaves;
masses of white flowers in winter and early
spring; tolerates many soils



ALTERNATIVE SPECIES

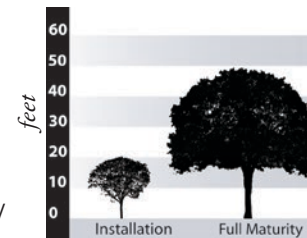
CITY APPROVED SPECIES



PINK TRUMPET TREE
Tabebuia impetiginosa

Sunset Zones: 15, 16, 20-24,
H1, H2
Type: flowering semi-
evergreen canopy

Height: to 50'
Width: to 50'
Form: slightly upright when young, to round
Features: Heavy bloom of pink/purple flowers in late
winter to early spring



HOLLYWOOD WAY

As the retail district street moves into the core of the Retail/Entertainment Neighborhood, a double row of both palm and canopy trees will shade users, identify the Neighborhood and create a liveliness to parallel the street activity.

This street features “bulb-outs” at key pedestrian crossings. Not only do these bulb-outs reduce pedestrian crossing distance and enhances pedestrian safety, but they allow for more planting areas to beautify the streets and enhance the environment.

In addition to the three street trees shown on the opposite page, the African Sumac (*Rhus lancea*) may also be used as an alternate canopy street tree.

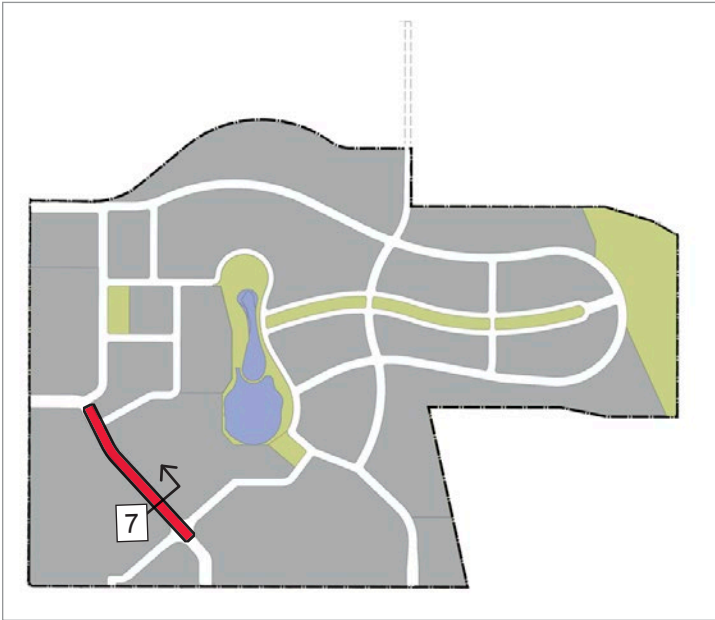
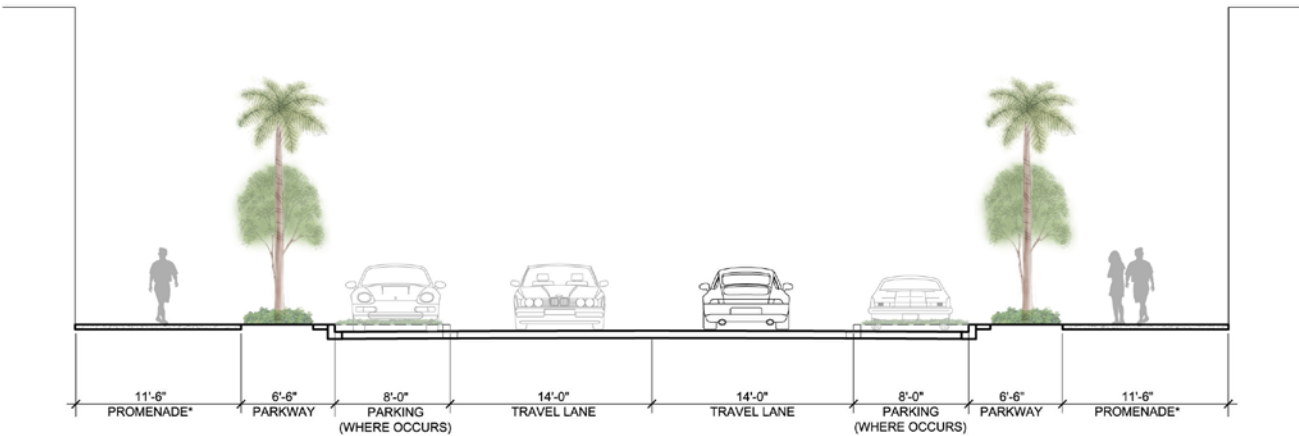


EXHIBIT 3-36—HOLLYWOOD WAY

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

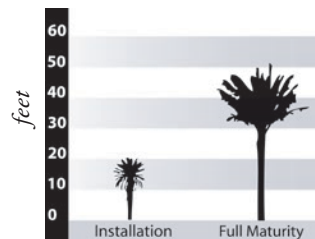


PREFERRED SPECIES



DATE PALM
Phoenix dactylifera

Sunset Zones: 8, 9, 11-24
 Type: evergreen palm
 Height: to 60'
 Width: to 20'
 Form: slender w/open crown
 Features: gray-green, waxy leaves; sharp-pointed leaflets; strong, vertical habit, dramatic silhouette; does well at seaside



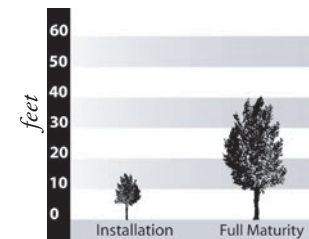
PREFERRED SPECIES

CITY APPROVED SPECIES



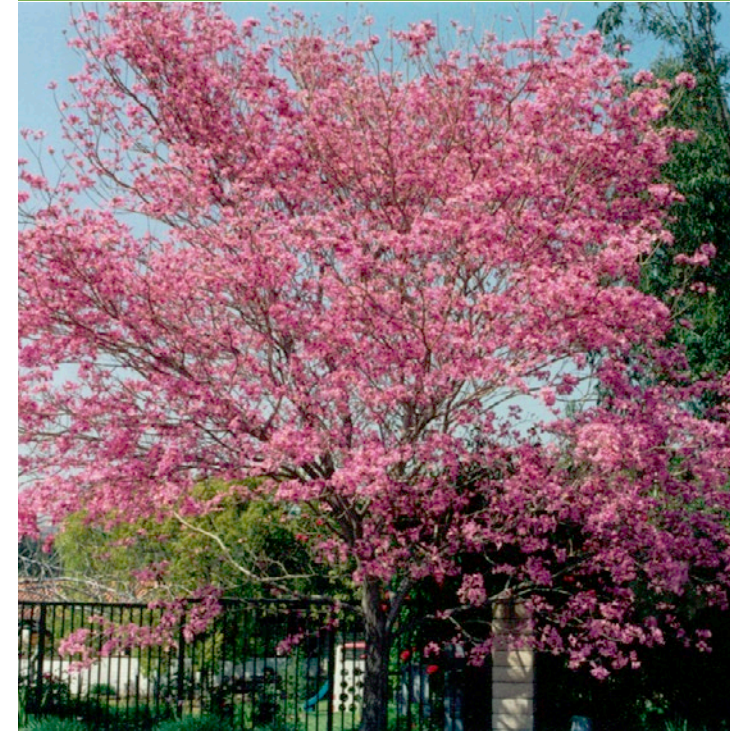
CHANTICLEER CALLERY PEAR
Pyrus calleryana 'Chanticleer'

Sunset Zones: 2-9, 14-21
 Type: deciduous
 Height: to 40'
 Width: to 15'
 Form: narrow pyramidal
 Features: oval glossy green leaves that turn red in fall; hardy and fast growing; beautiful white flowers in spring



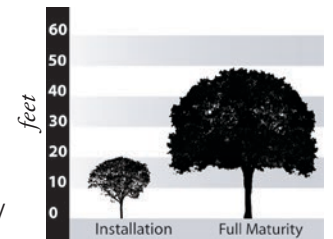
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



PINK TRUMPET TREE
Tabebuia impetiginosa

Sunset Zones: 15, 16, 20-24, H1, H2
 Type: flowering semi-evergreen canopy
 Height: to 50'
 Width: to 50'
 Form: slightly upright when young, to round
 Features: Heavy bloom of pink/purple flowers in late winter to early spring



CHAMPION PARK NEIGHBORHOOD

The Champion Park Neighborhood is defined by deciduous, columnar trees that will soften the adjacent multi-story structures. The height of the trees creates a sense of privacy for upper-level residential units, while providing seasonal interest for visitors and residents throughout the year.

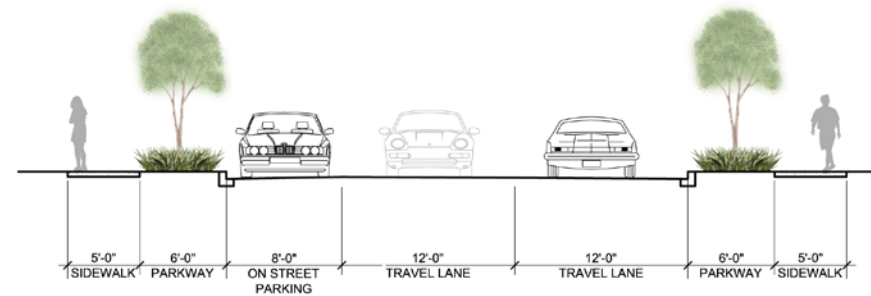
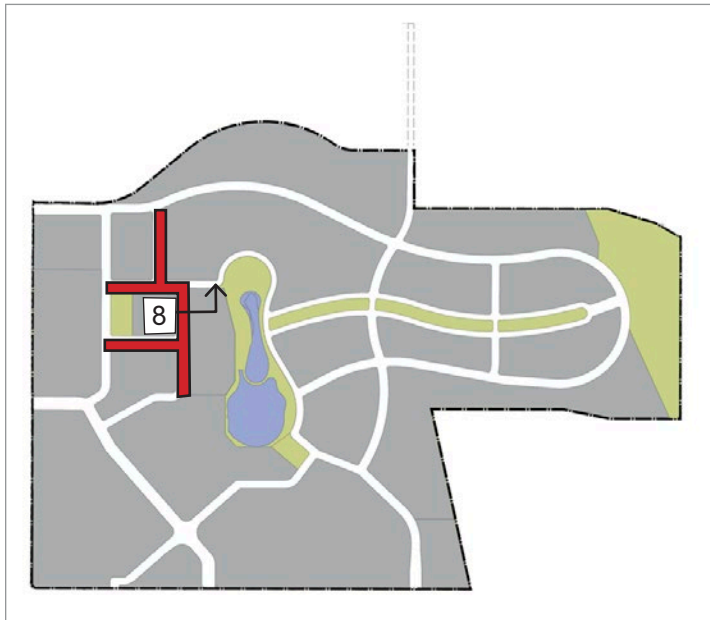


EXHIBIT 3-37—CHAMPION PARK NEIGHBORHOOD

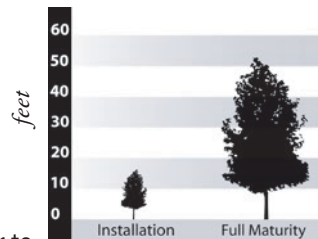
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

PREFERRED SPECIES



AMERICAN SWEET GUM
Liquidambar styraciflua

Sunset Zones: 3-9, 14-24
 Type: deciduous tree
 Height: to 50'
 Width: to 25'
 Form: narrow, columnar to spreading umbrella shape
 Features: maple-like leaves turn purple, yellow or red in fall; resistant to oak root fungus



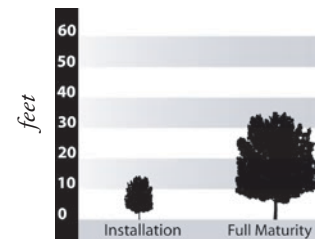
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



RAYWOOD ASH
Fraxinus angustifolia oxycarpa
'Raywood'

Sunset Zones: 2-9, 12-24
 Type: deciduous tree
 Height: to 30'
 Width: to 25'
 Form: fairly compact and rounded
 Features: small-leaved, fine-textured, delicate, lacy-look; purple-red fall color



STREET G

The transition between the Champion Park Neighborhood and the Lake Park Neighborhood includes a narrow, tree-lined, one-way road with parking on one side and a bicycle lane on the other side. The configuration calms traffic while providing a safer condition for cyclists.

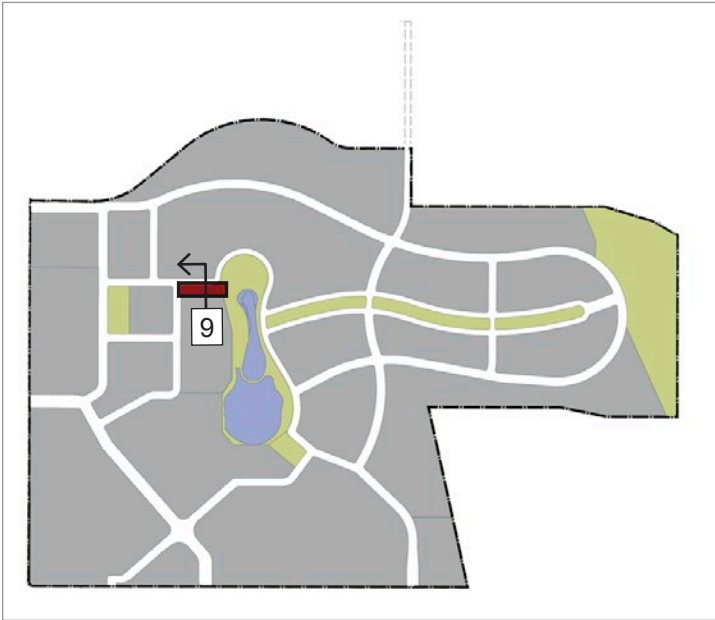
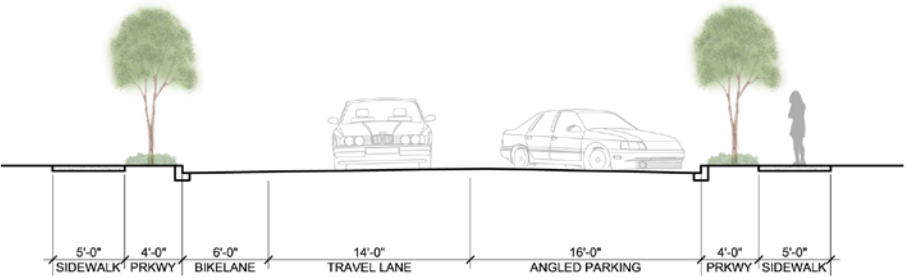
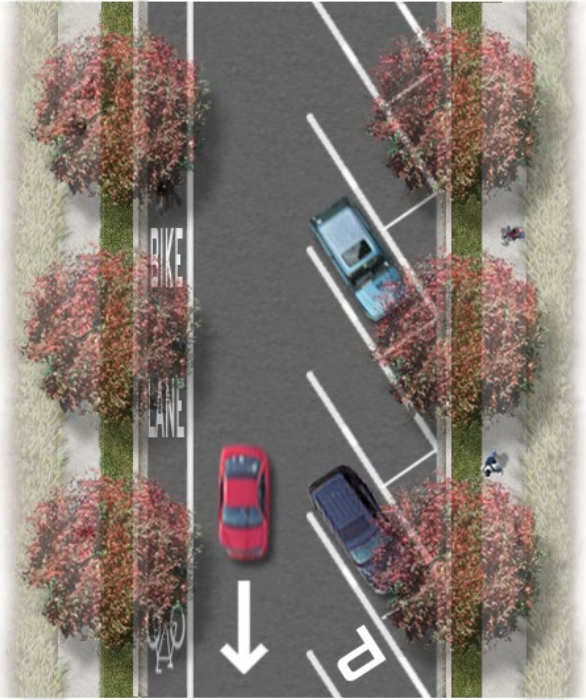


EXHIBIT 3-38—STREET G

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



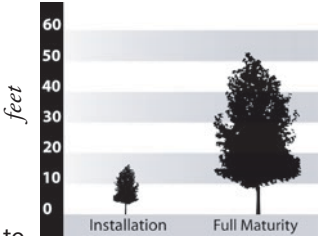
PREFERRED SPECIES



AMERICAN SWEET GUM
Liquidambar styraciflua

Sunset Zones: 3-9, 14-24
Type: deciduous tree
Height: to 50'
Width: to 25'
Form: narrow, columnar to

Features: spreading umbrella shape
maple-like leaves turn purple, yellow or red
in fall; resistant to oak root fungus



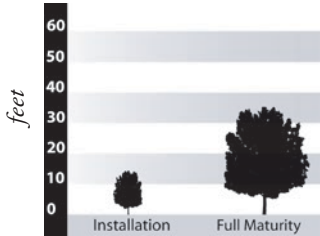
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



RAYWOOD ASH
Fraxinus angustifolia oxycarpa
'Raywood'

Sunset Zones: 2-9, 12-24
Type: deciduous tree
Height: to 30'
Width: to 25'
Form: fairly compact and rounded
Features: small-leaved, fine-textured, delicate,
lacy-look; purple-red fall color



STREET B ENTRANCE

Palm trees and deciduous canopy trees mark this major perimeter road entrance and establish the beginnings of a distinct character for the residential neighborhoods within.

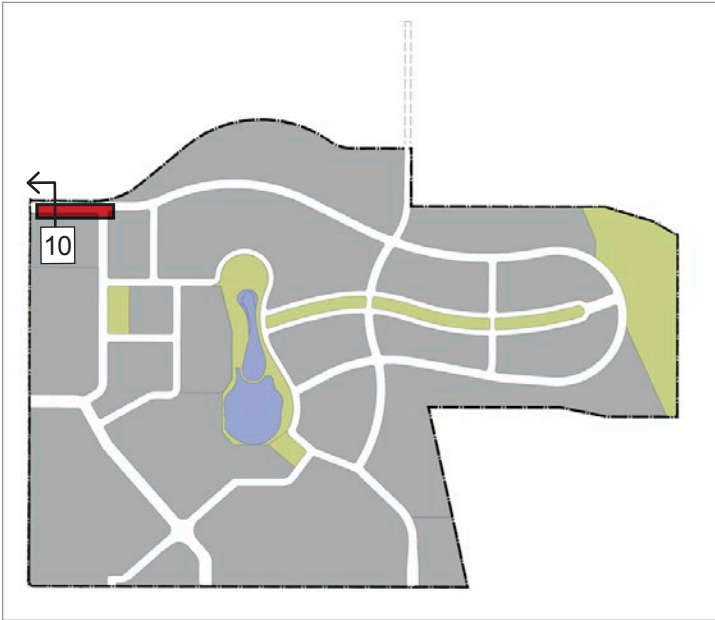
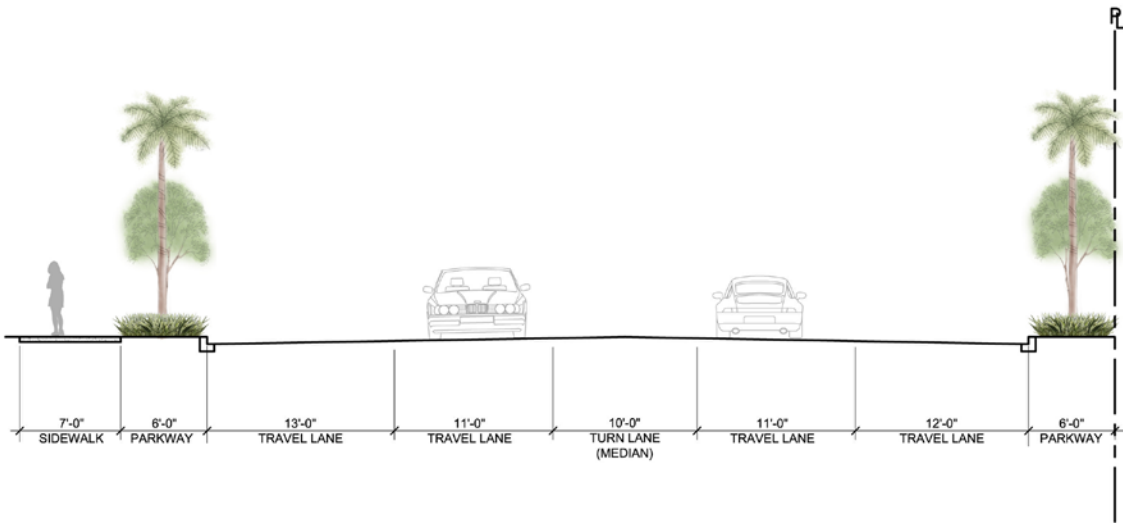
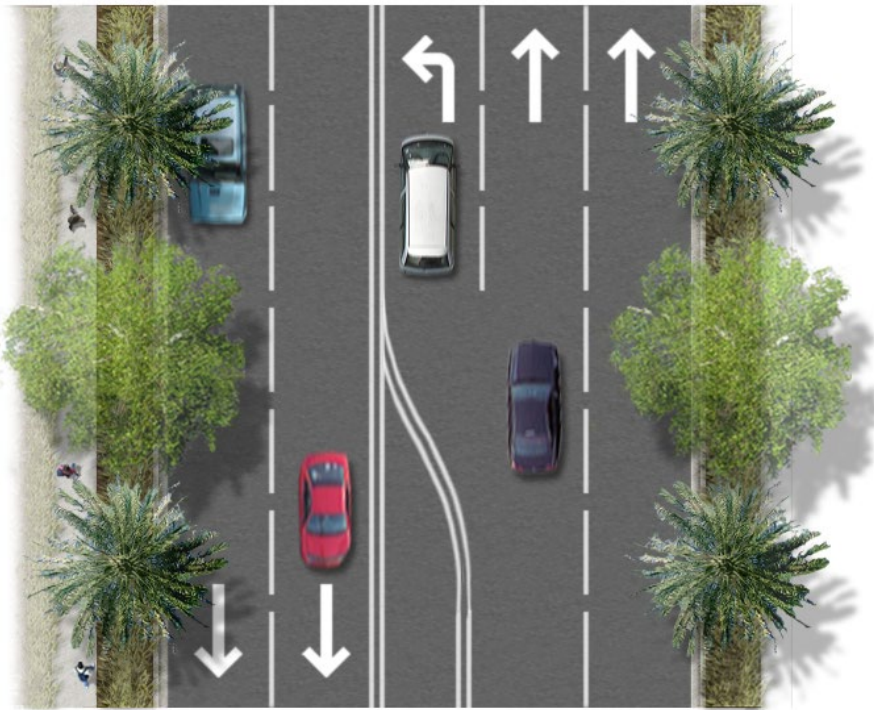


EXHIBIT 3-39—STREET B ENTRANCE

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



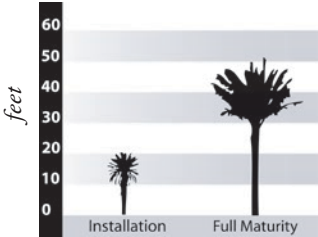
PREFERRED SPECIES



DATE PALM
Phoenix dactylifera

Sunset Zones: 8, 9, 11-24
Type: evergreen palm
Height: to 60'
Width: to 20'
Form: slender w/ open crown

Features: gray-green, waxy leaves; sharp-pointed leaflets; strong, vertical habit, dramatic silhouette; does well at seaside



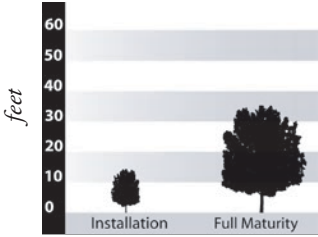
PREFERRED SPECIES

CITY APPROVED SPECIES



RAYWOOD ASH
Fraxinus angustifolia oxycarpa
'Raywood'

Sunset Zones: 2-9, 12-24
Type: deciduous tree
Height: to 30'
Width: to 25'
Form: fairly compact and rounded
Features: small-leaved, fine-textured, delicate, lacy-look; purple-red fall color



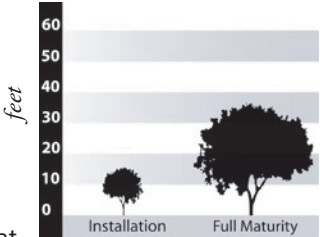
ALTERNATE SPECIES

CITY APPROVED SPECIES



CHINESE FLAME TREE
Koelreuteria bipinnata

Sunset Zones: 8-24
Type: deciduous tree
Height: to 35'
Width: to 35'
Form: rounded crown, flat-topped with age
Features: yellow flower clusters in late summer become clusters of orange, red or salmon-colored seed capsules



STREET B/STREET C/STREET E

The collector road is the primary artery for the residential neighborhoods of Hollywood Park. Deciduous canopy trees create a seasonal allee that defines the entry experience for visitors and residents alike.

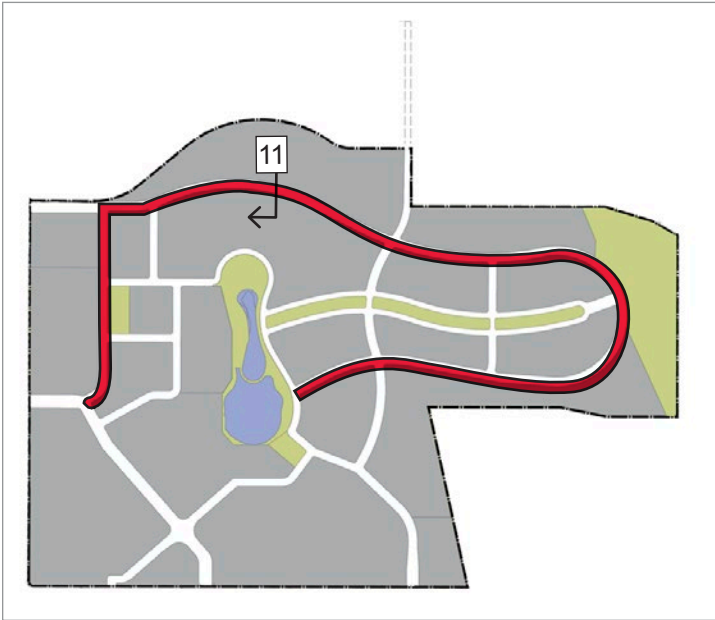
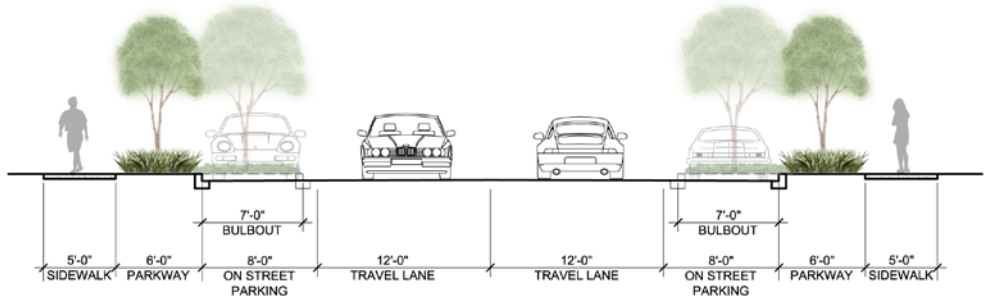
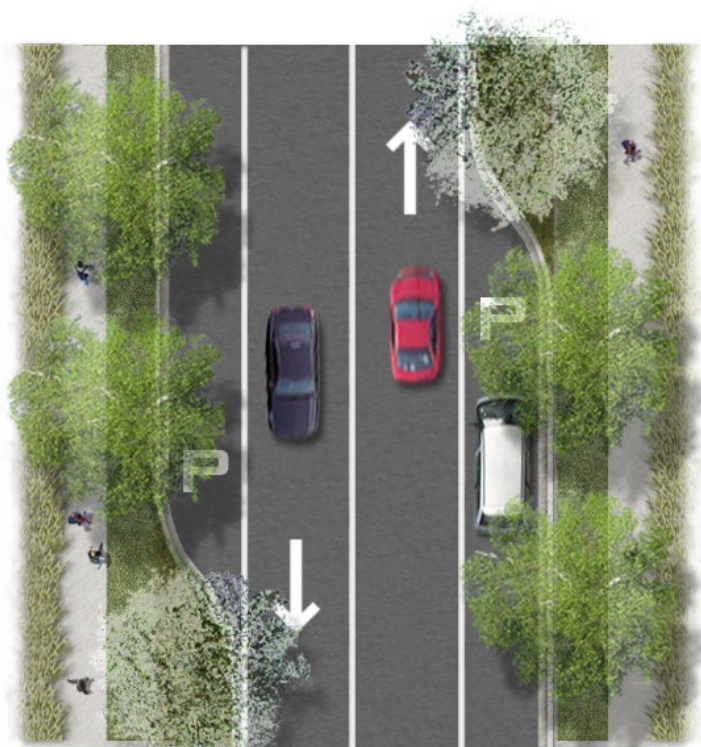


EXHIBIT 3-40—STREET B/STREET C/STREET E

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



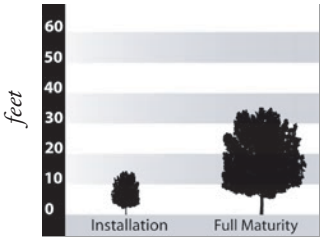
PREFERRED SPECIES

CITY APPROVED SPECIES



RAYWOOD ASH
Fraxinus angustifolia oxycarpa
'Raywood'

Sunset Zones: 2-9, 12-24
Type: deciduous tree
Height: to 30'
Width: to 25'
Form: fairly compact and rounded
Features: small-leaved, fine-textured, delicate, lacy-look; purple-red fall color



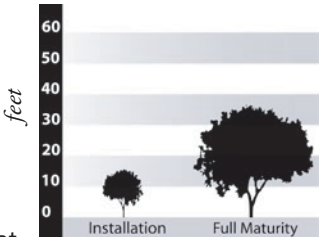
ALTERNATE SPECIES

CITY APPROVED SPECIES



CHINESE FLAME TREE
Koelreuteria bipinnata

Sunset Zones: 8-24
Type: deciduous tree
Height: to 35'
Width: to 35'
Form: rounded crown, flat-topped with age
Features: yellow flower clusters in late summer become clusters of orange, red or salmon- colored seed capsules



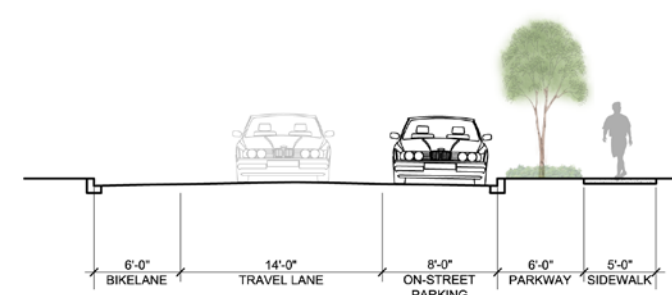
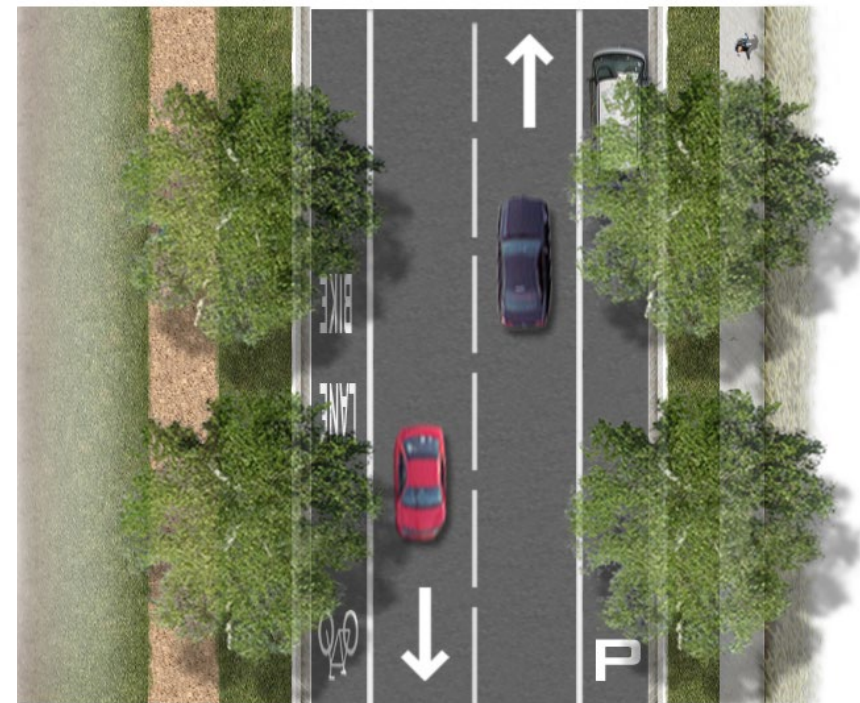
STREET J

The Lake Park Neighborhood streetscape is defined by a street that wraps around Lake Park that also features partial one-way traffic and a bicycle lane on the entire street. Large, native riparian trees create a continuous edge that defines Lake Park. Trees located on the Lake Park side of the street are located outside of the right-of-way and will be maintained by a private HOA.

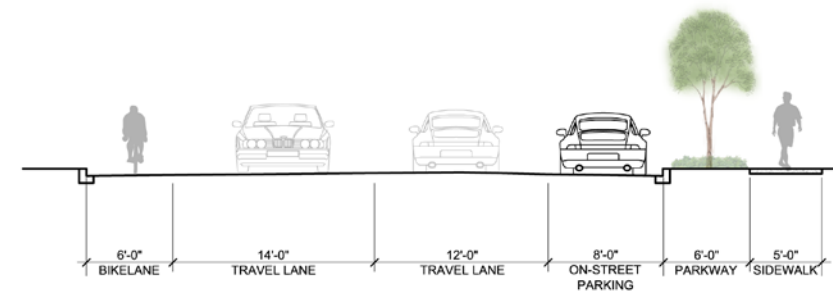


EXHIBIT 3-41—STREET J

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



Section A



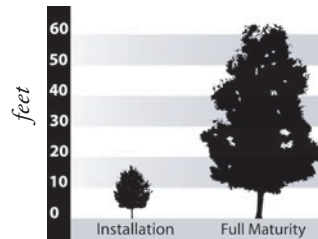
Section B

PREFERRED SPECIES



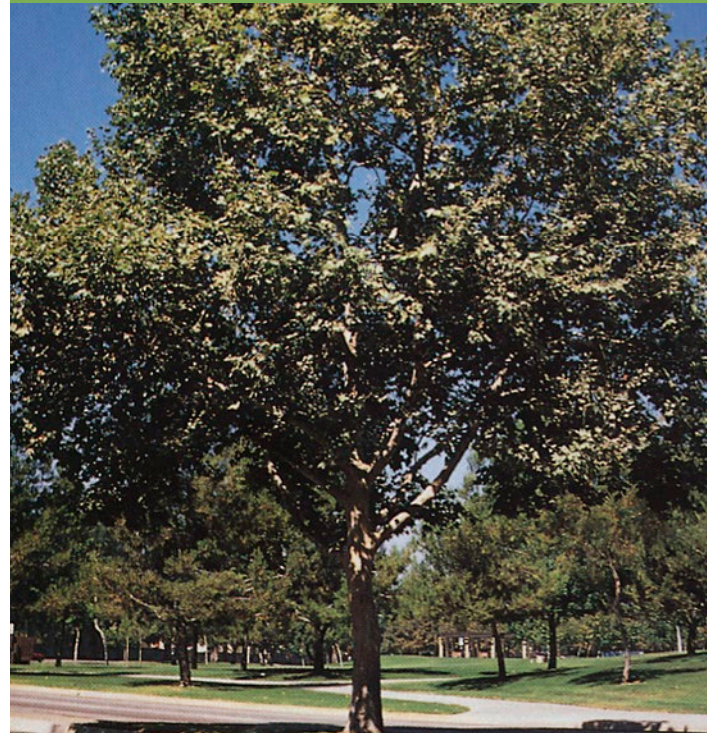
CALIFORNIA SYCAMORE
(Standard Form, Single Trunk)
Platanus racemosa

Sunset Zones: 2-24
Type: deciduous tree
Height: to 64'
Width: to 40'
Form: irregular, often multi-trunk
Features: branches are gracefully twisted and contorted; attractive; mottled brown, gray and white bark; tolerates heat and wind



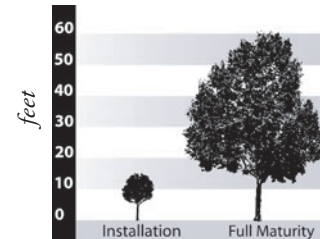
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



LONDON PLANE TREE
Platanus acerifolia

Sunset Zones: 12-24
Type: deciduous tree
Height: to 70'
Width: to 40'
Form: broad-rounded
Features: rapid growth rate; smooth, cream-colored bark; tolerates most soils and pollution



STREET T/STREET Y

Large, stately canopy trees offer ample shade to the pedestrian environmental.

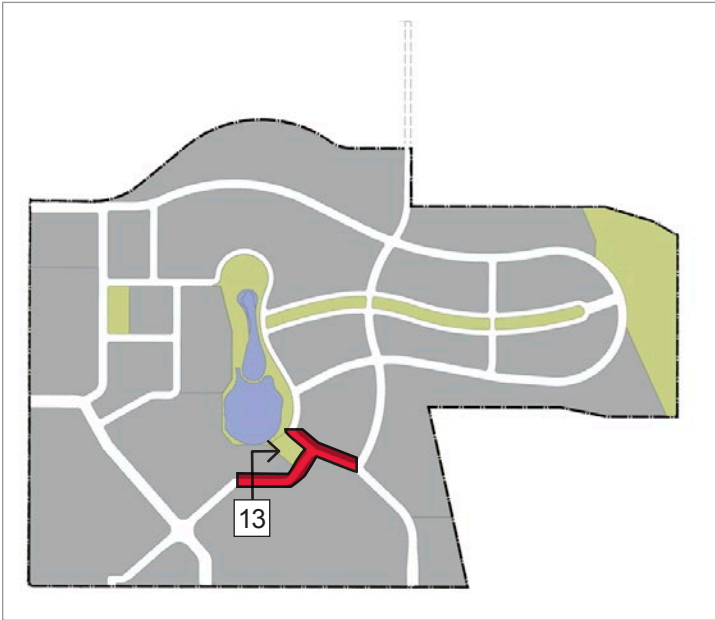
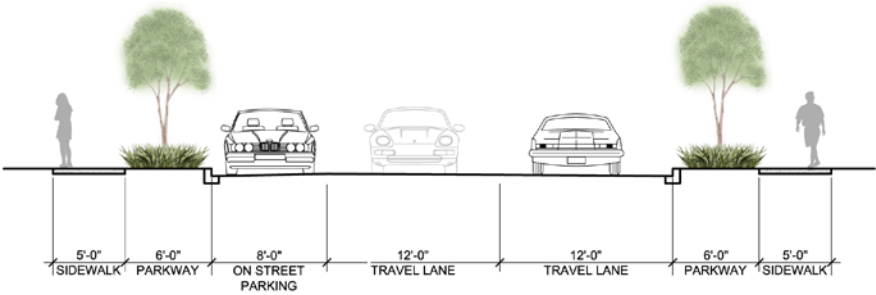
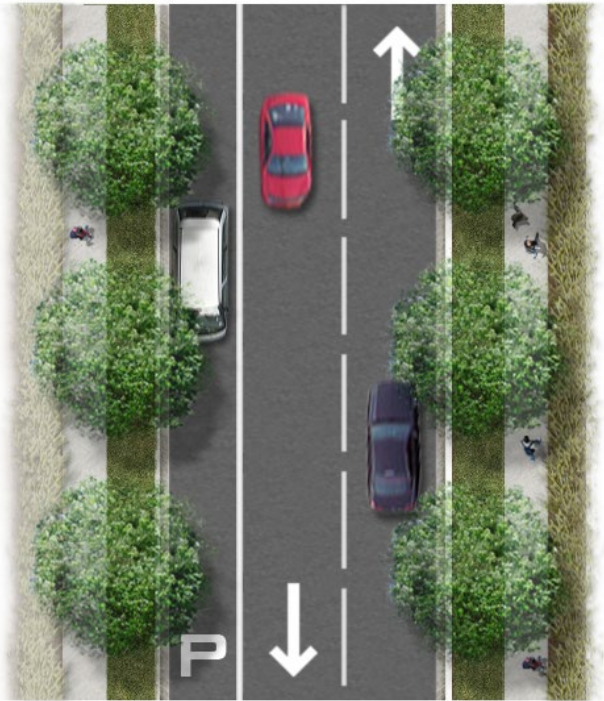


EXHIBIT 3-42—STREET T/STREET Y

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

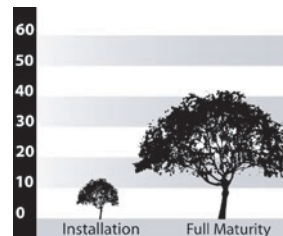


PREFERRED SPECIES



CHINESE ELM
Ulmus parvifolia

Sunset Zones: 3-24
 Type: semi-evergreen tree
 Height: to 45'
 Width: to 50'
 Form: round-headed, weeping habit formed by arching branches; fast growing
 Features: leathery dark-green, evenly-toothed leaves; beautiful molting on older trees; tolerant of urban conditions



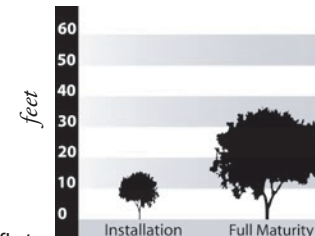
ALTERNATE SPECIES

CITY APPROVED SPECIES



CHINESE FLAME TREE
Koelreuteria bipinnata

Sunset Zones: 8-24
 Type: deciduous tree
 Height: to 35'
 Width: to 35'
 Form: rounded crown, flat-topped with age
 Features: yellow flower clusters in late summer become clusters of orange, red or salmon-colored seed capsules



STREET T ENTRANCE

Alternating multiple rows of flowering Orchid trees and palms distinguish the Hollywood Park entrance from Century Boulevard.

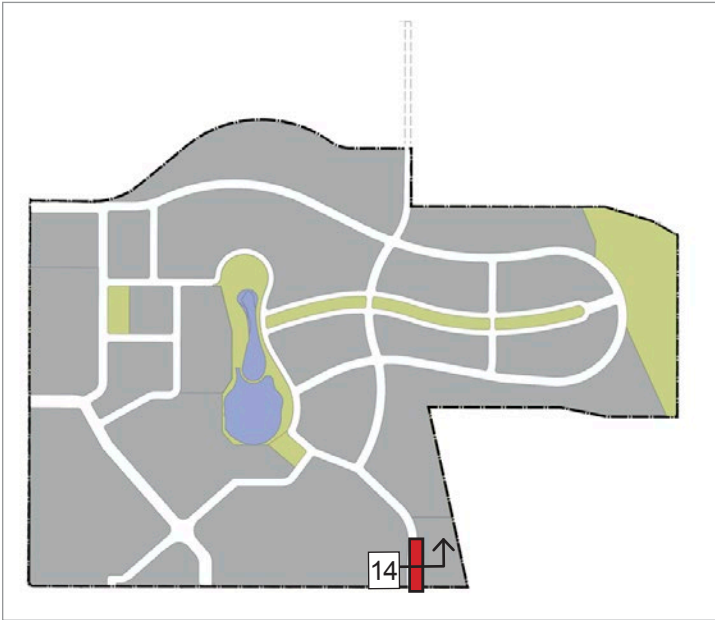
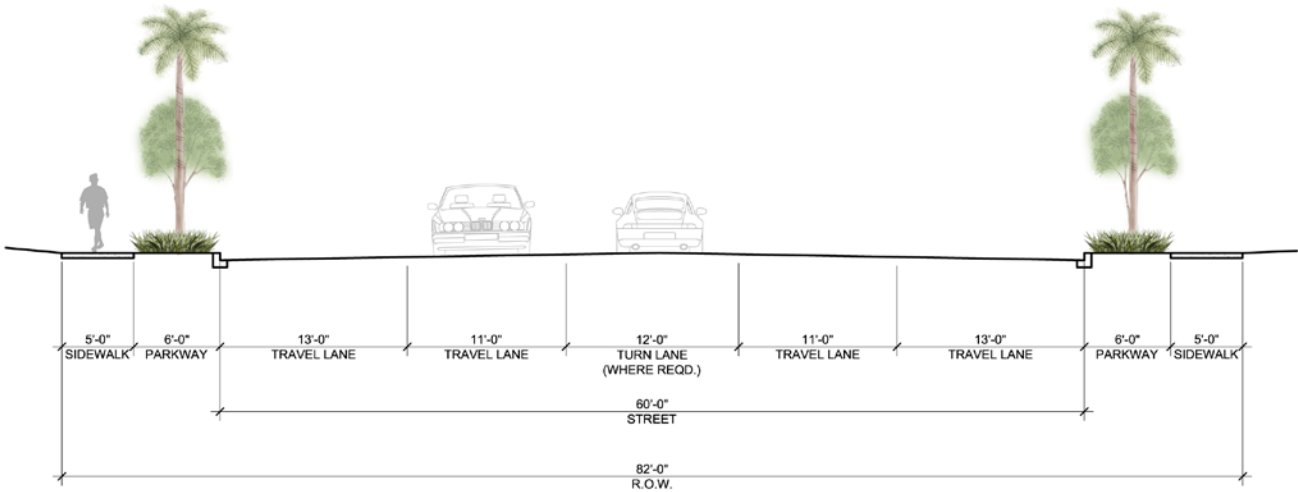
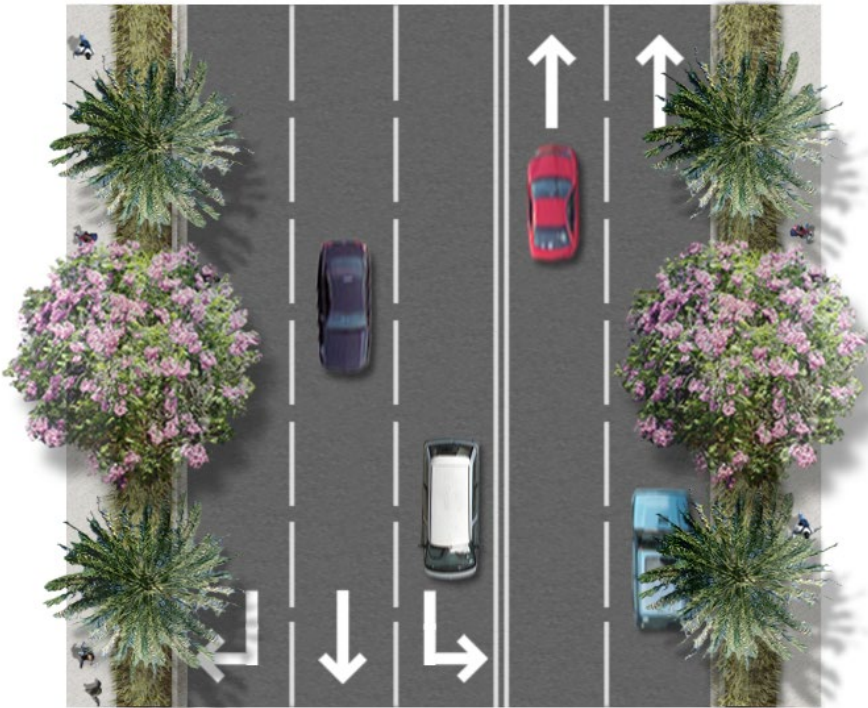


EXHIBIT 3-43—STREET T ENTRANCE

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

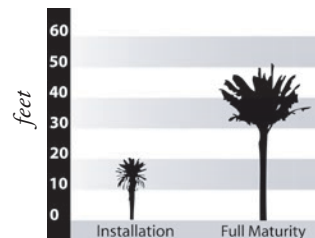


PREFERRED SPECIES



DATE PALM
Phoenix dactylifera

Sunset Zones: 8, 9, 11-24
Type: evergreen palm
Height: to 60'
Width: to 20'
Form: slender w/open crown
Features: gray-green, waxy leaves; sharp-pointed leaflets; strong, vertical habit, dramatic silhouette; does well at seaside



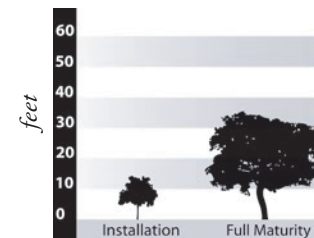
PREFERRED SPECIES

CITY APPROVED SPECIES



PURPLE ORCHID TREE
Bauhinia variegata

Sunset Zones: 13, 18-24
Type: deciduous or semi-evergreen flowering tree
Height: to 20' to 35'
Width: to 20' to 35'
Form: open, irregular, oval crown
Features: light green broad-lobed leaves; pink to orchid purple blooms; profuse; winter to spring

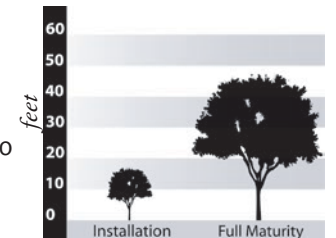


ALTERNATIVE SPECIES



TIPU TREE
Tipuana tipu

Sunset Zones: 12-16, 18-24
Type: semi-evergreen to deciduous tree
Height: to 40'
Width: to 60'
Form: wide-crowned tree; umbrella-shaped canopy
Features: rapid growth rate to 25', then slow; tolerates most soil types; yellow flowers in late spring, followed by 2-inch seed pods



STREET A ENTRANCE

An alternating canopy of flowering trees and palms blankets this right-of-way in shade, signaling a point of transition into and out of Hollywood Park.

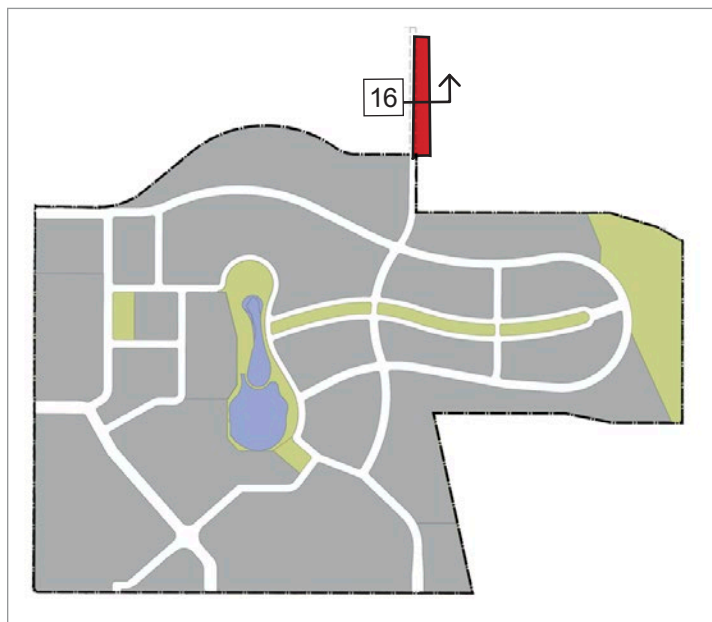
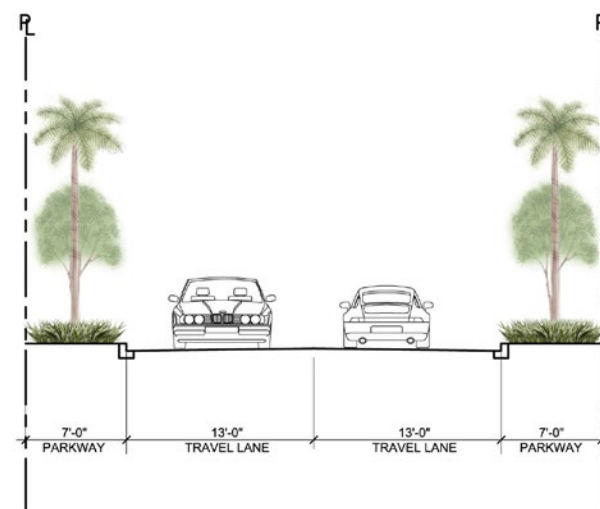


EXHIBIT 3-44—STREET A ENTRANCE

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



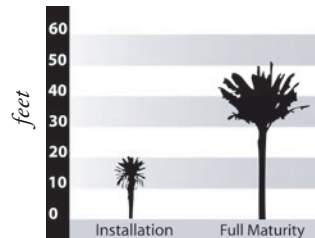
PREFERRED SPECIES



DATE PALM
Phoenix dactylifera

Sunset Zones: 8, 9, 11-24
Type: evergreen palm
Height: to 60'
Width: to 20'
Form: slender w/ open crown

Features: gray-green, waxy leaves; sharp-pointed leaflets; strong, vertical habit, dramatic silhouette; does well at seaside



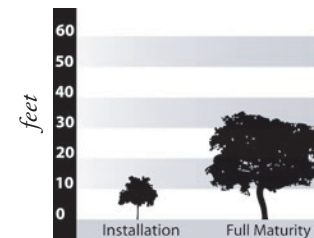
PREFERRED SPECIES

CITY APPROVED SPECIES



PURPLE ORCHID TREE
Bauhinia variegata

Sunset Zones: 13, 18-24
Type: deciduous or semi-evergreen flowering tree
Height: to 20' to 35'
Width: to 20' to 35'
Form: open, irregular, oval crown
Features: light green broad-lobed leaves; pink to orchid purple blooms; profuse; winter to spring

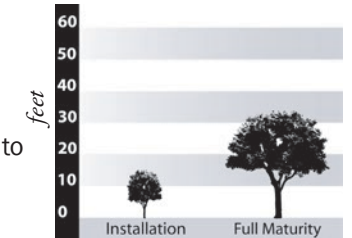


ALTERNATIVE SPECIES



TIPU TREE
Tipuana tipu

Sunset Zones: 12-16, 18-24
Type: semi-evergreen to deciduous tree
Height: to 40'
Width: to 60'
Form: wide-crowned tree; umbrella-shaped canopy
Features: rapid growth rate to 25', then slow; tolerates most soil types; yellow flowers in late spring, followed by 2-inch seed pods



STREET A RIGHT-OF-WAY

South of the residential entrance (where palms depict the gateway), semi-evergreen flowering trees continue a unique entry experience. The lush canopies offer shade and add an identifying feature to this northern entrance to Hollywood Park.

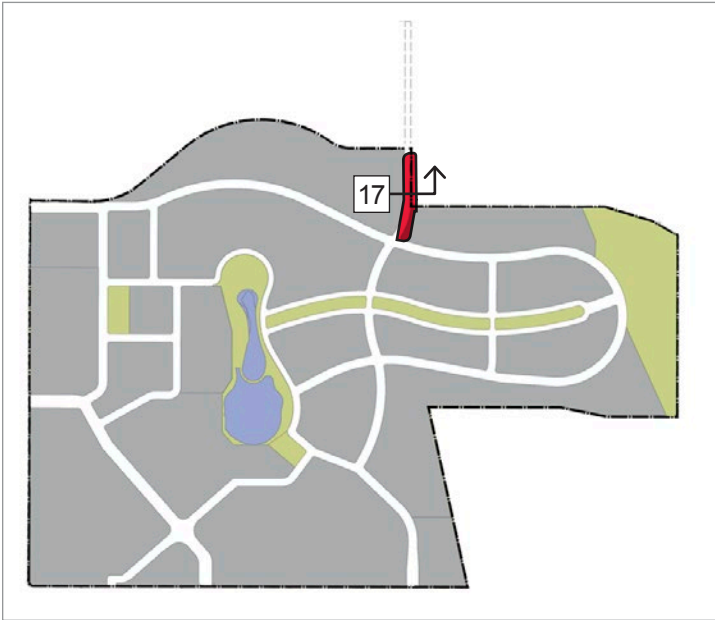
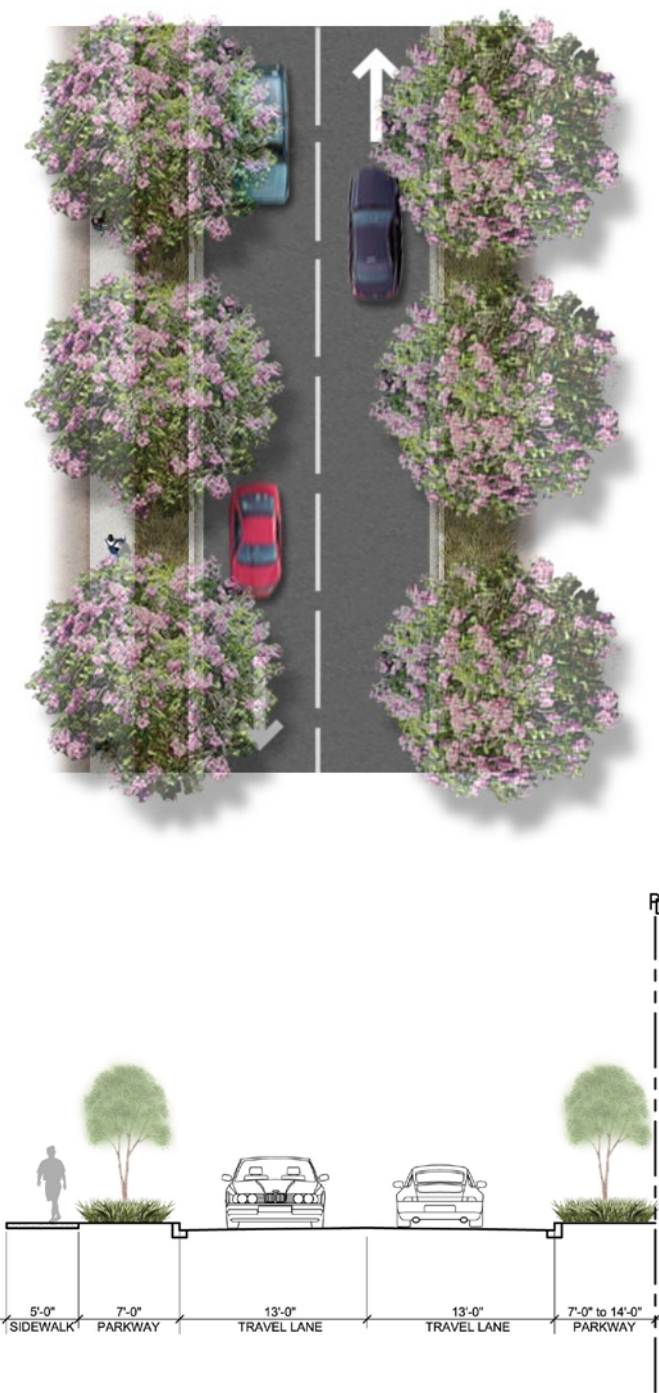


EXHIBIT 3-45—STREET A RIGHT-OF-WAY

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PREFERRED SPECIES

CITY APPROVED SPECIES

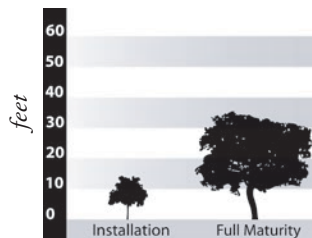


PURPLE ORCHID TREE

Bauhinia variegata

Sunset Zones: 13, 18-24
 Type: deciduous or semi-evergreen flowering tree

Height: to 20' to 35'
 Width: to 20' to 35'
 Form: open, irregular, oval crown
 Features: light green broad-lobed leaves; pink to orchid purple blooms; profuse; winter to spring



ALTERNATIVE SPECIES

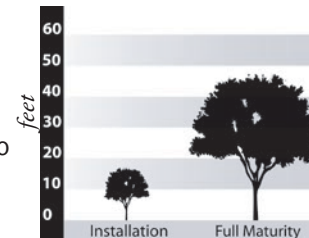


TIPU TREE

Tipuana tipu

Sunset Zones: 12-16, 18-24
 Type: semi-evergreen to deciduous tree

Height: to 40'
 Width: to 60'
 Form: wide-crowned tree; umbrella-shaped canopy
 Features: rapid growth rate to 25', then slow; tolerates most soil types; yellow flowers in late spring, followed by 2-inch seed pods



STREET A/STREET T

This primary interior road is comprised of a two-lane street with a parking lane on either side. An intimate scale is maintained through the use of flowering canopy trees which, at full maturity, will shade the driving lanes and sidewalks. The street becomes a flowering pink corridor from winter to spring, offering a burst of seasonal interest.

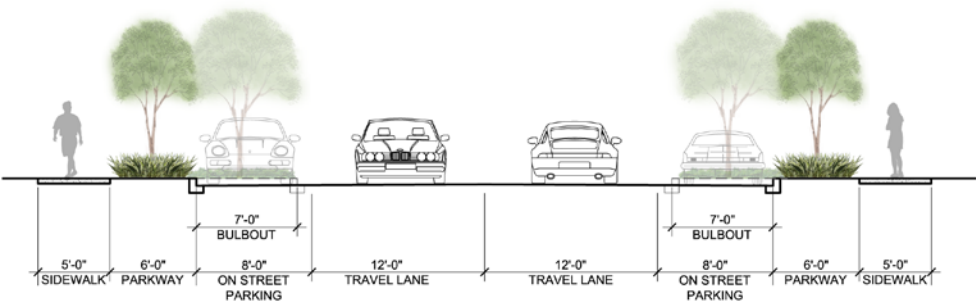
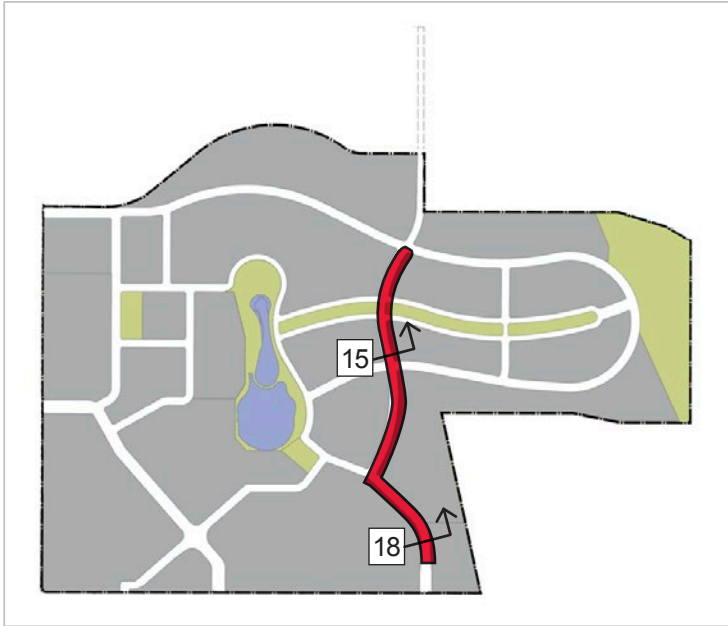
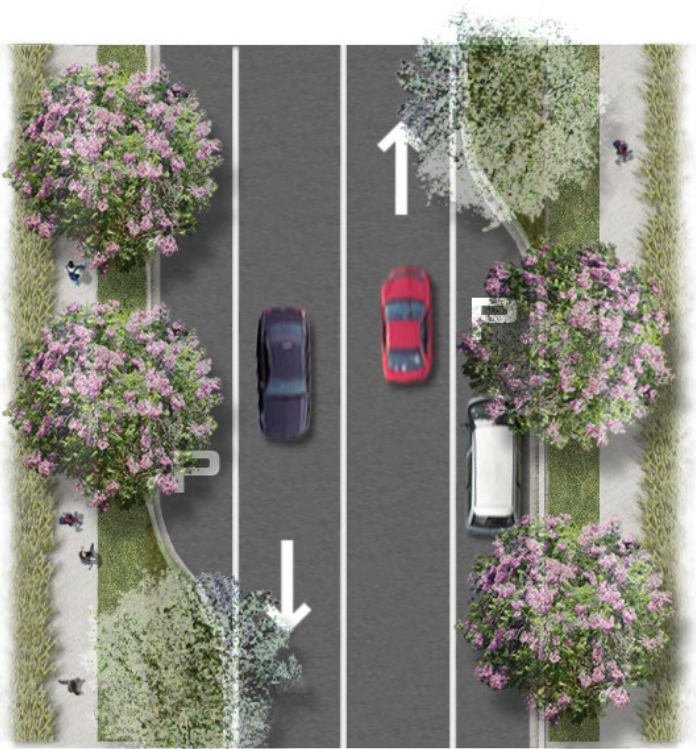


EXHIBIT 3-46—STREET A/STREET T

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

PREFERRED SPECIES

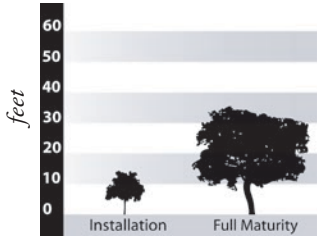
CITY APPROVED SPECIES



PURPLE ORCHID TREE

Bauhinia variegata

Sunset Zones: 13, 18-24
Type: deciduous or semi-evergreen flowering tree
Height: to 20' to 35'
Width: to 20' to 35'
Form: open, irregular, oval crown
Features: light green broad-lobed leaves; pink to orchid purple blooms; profuse; winter to spring



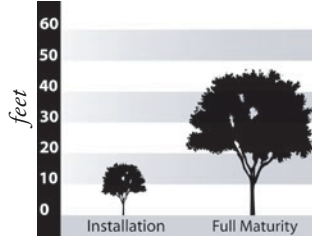
ALTERNATIVE SPECIES



TIPU TREE

Tipuana tipu

Sunset Zones: 12-16, 18-24
Type: semi-evergreen to deciduous tree
Height: to 40'
Width: to 60'
Form: wide-crowned tree; umbrella-shaped canopy
Features: rapid growth rate to 25', then slow; tolerates most soil types; yellow flowers in late spring, followed by 2-inch seed pods



STREET L/STREET K

These narrow, one-way streets form the edge of Arroyo Park. Both contain a single lane of traffic, a parking lane and a bicycle lane. The narrow nature of the road encourages slower traffic speeds providing greater safety for cyclists. The indigenous character contained within Arroyo Park is extended into the streets through the use of native, riparian trees which collectively create a significant urban forest that offers many benefits such as shade, air filtration and wildlife habitat.

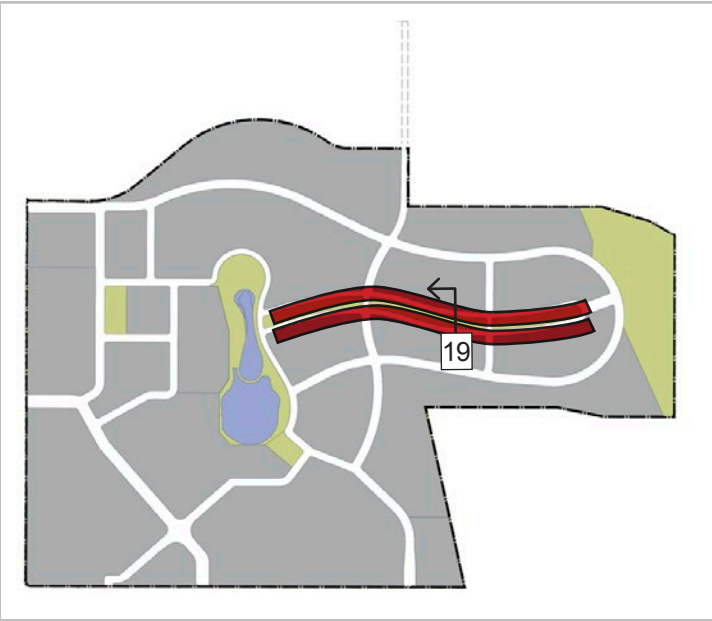
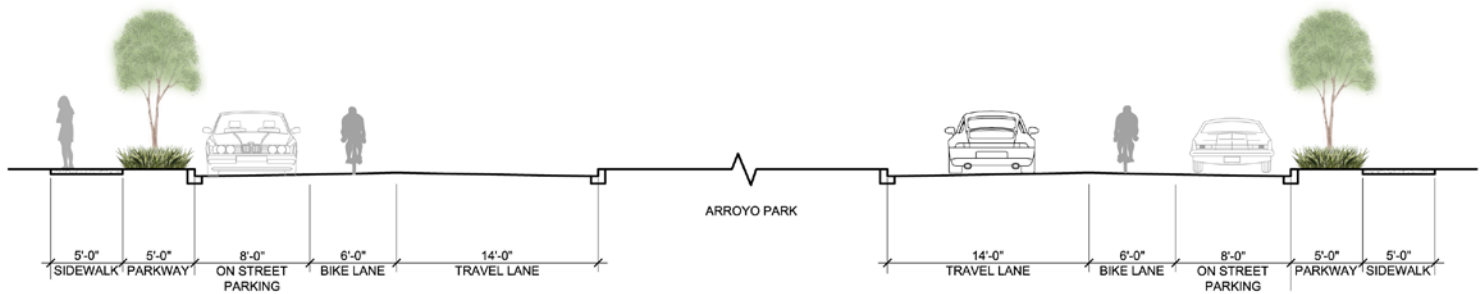
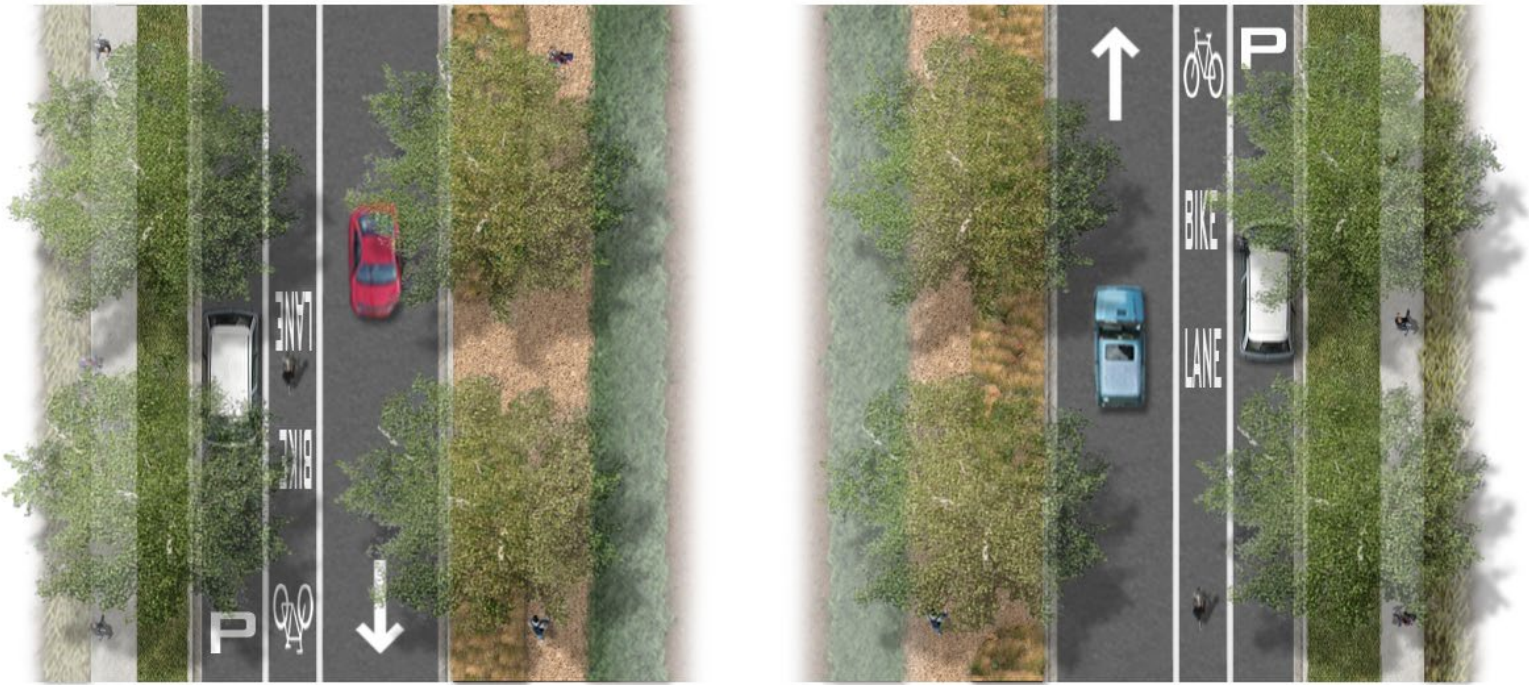


EXHIBIT 3-47—STREET L/STREET K

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

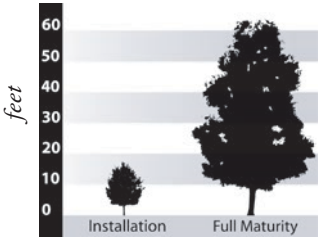


PREFERRED SPECIES



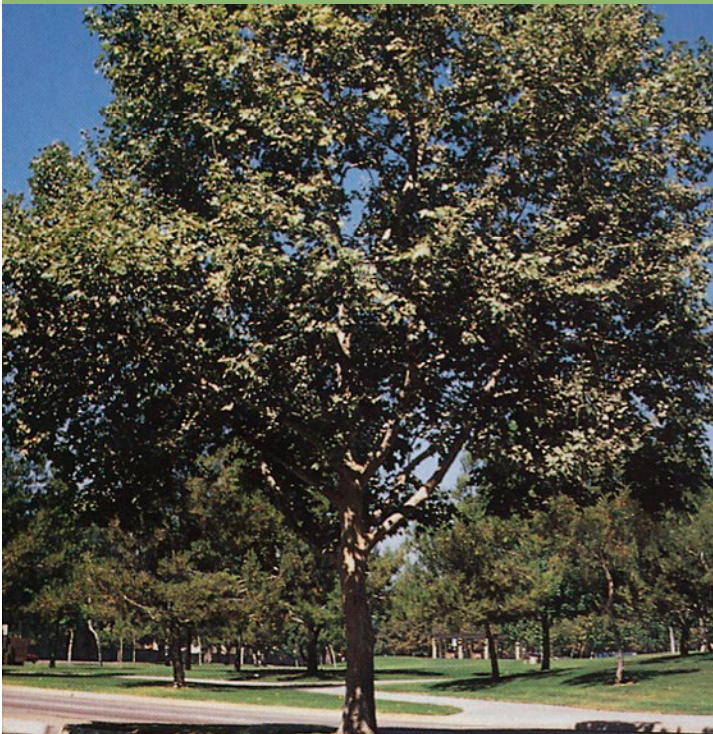
CALIFORNIA SYCAMORE
(Standard Form, Single Trunk)
Platanus racemosa

Sunset Zones: 2-24
Type: deciduous tree
Height: to 64'
Width: to 40'
Form: irregular, often multi-trunk
Features: branches are gracefully twisted and contorted; attractive; mottled brown, gray and white bark; tolerates heat and wind



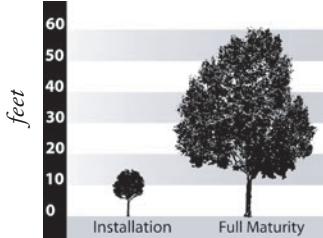
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



LONDON PLANE TREE
Platanus acerifolia

Sunset Zones: 12-24
Type: deciduous tree
Height: to 70'
Width: to 40'
Form: broad-rounded
Features: rapid growth rate; smooth, cream-colored bark; tolerates most soils and pollution



ARROYO PARK TERMINUS

This street is characterized by a wide median that allows for the continuation of the riparian forest created in Arroyo Park to the west. The result is a cathedral-like space where the canopies knit together to form a ceiling dappled with light. This street is comprised of a single-lane of traffic and a bicycle lane and acts as a conduit for pedestrian, bicycle, and vehicular traffic between Bluff Park, Arroyo Park and Lake Park.

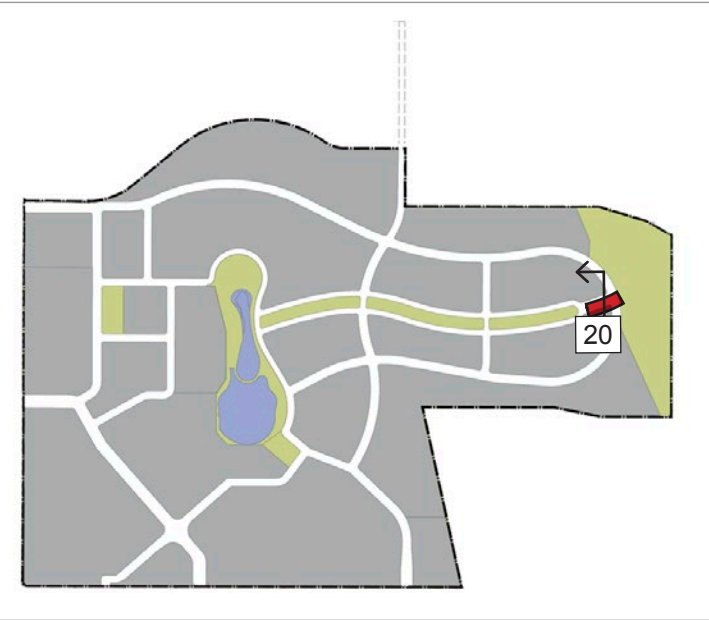
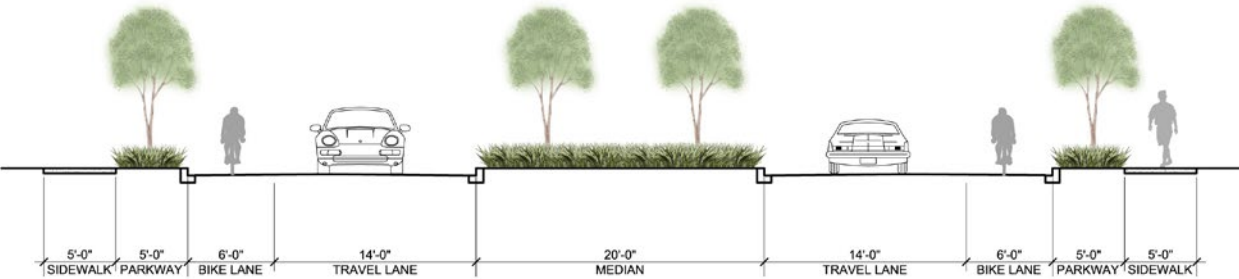
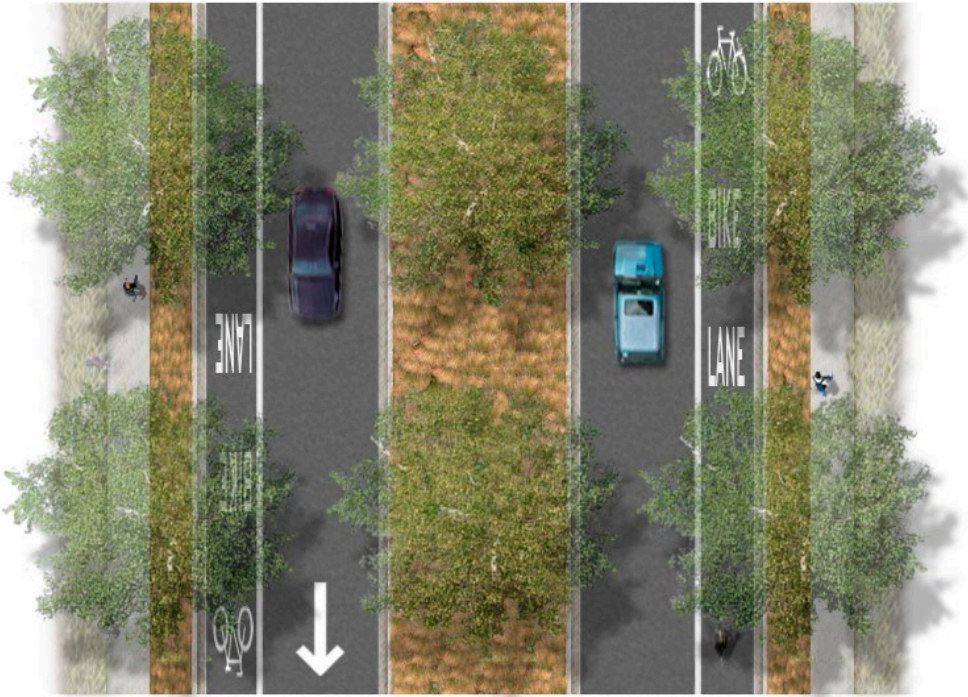


EXHIBIT 3-48—ARROYO PARK TERMINUS

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

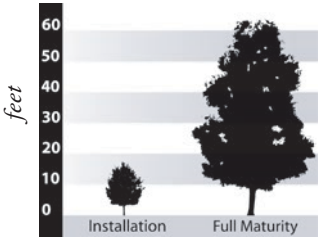


PREFERRED SPECIES



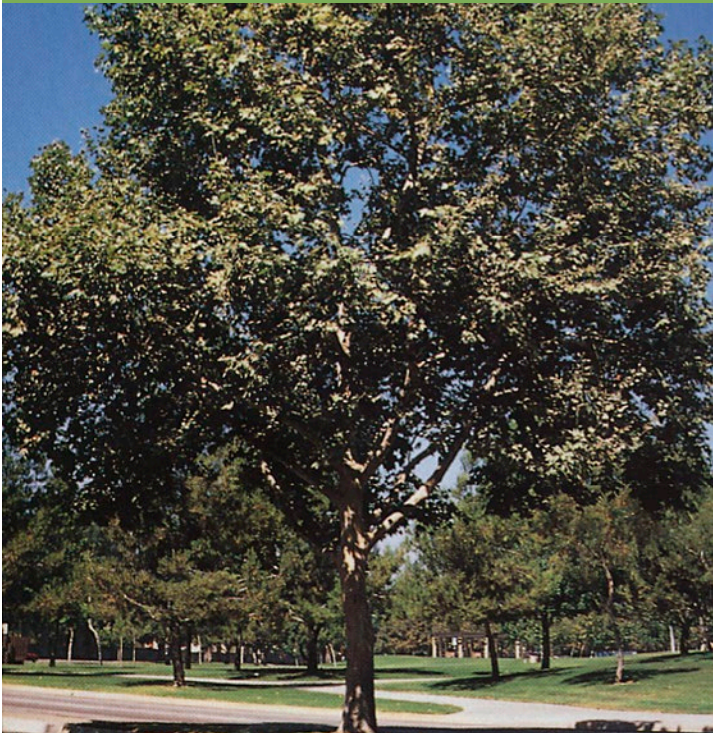
CALIFORNIA SYCAMORE
(Standard Form, Single Trunk)
Platanus racemosa

Sunset Zones: 2-24
Type: deciduous tree
Height: to 64'
Width: to 40'
Form: irregular, often multi-trunk
Features: branches are gracefully twisted and contorted; attractive; mottled brown, gray and white bark; tolerates heat and wind



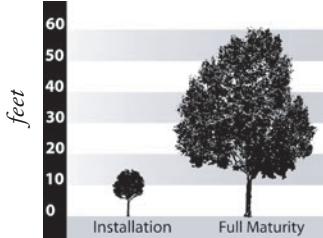
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



LONDON PLANE TREE
Platanus acerifolia

Sunset Zones: 12-24
Type: deciduous tree
Height: to 70'
Width: to 40'
Form: broad-rounded
Features: rapid growth rate; smooth, cream-colored bark; tolerates most soils and pollution



ARROYO PARK NEIGHBORHOOD

The Arroyo Park Neighborhood is comprised of broad leaf, flowering, deciduous trees or small to medium evergreen trees, with seasonal interest contributing to the identifying character for each residential neighborhood.

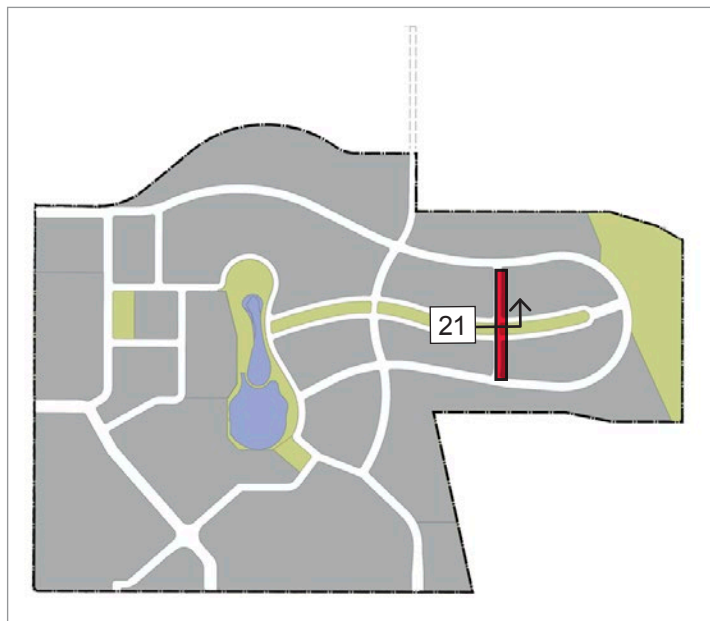
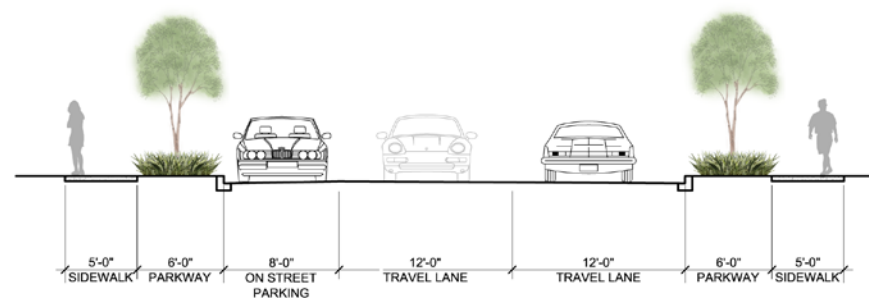
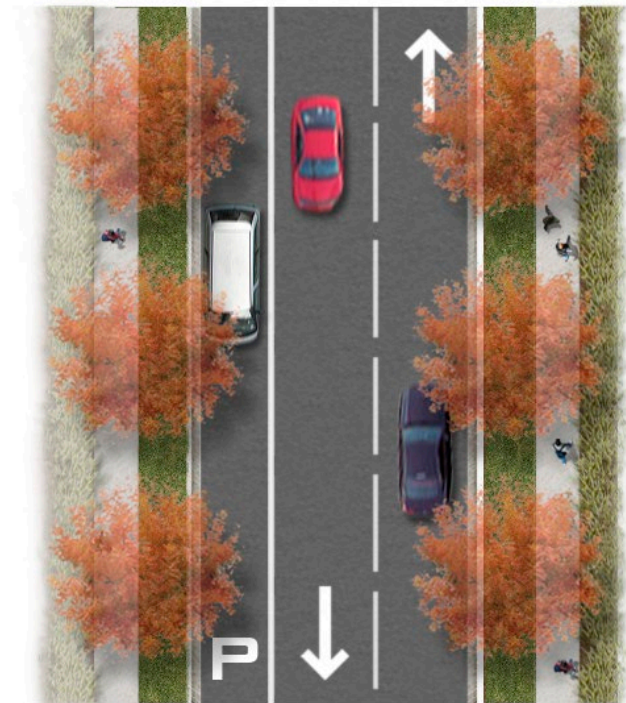


EXHIBIT 3-49—ARROYO PARK NEIGHBORHOOD

Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015



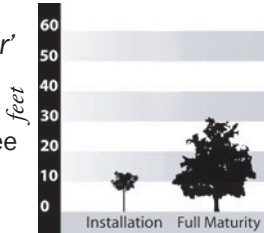
PREFERRED SPECIES

CITY APPROVED SPECIES



SAMUEL SOMMER MAGNOLIA
Magnolia grandiflora 'Samuel Sommer'

Sunset Zones: 4-12, 14-24
Type: evergreen flowering tree
Height: to 30'
Width: to 20'
Form: pyramidal
Features: full, very large white blooms, 10 to 14 inches wide throughout summer and fall; large, leathery, glossy leaves with russet felting on underside



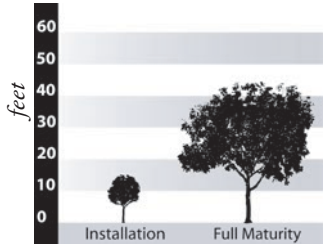
ALTERNATIVE SPECIES

CITY APPROVED SPECIES



CHINESE PISTACHE
Pistacia chinensis

Sunset Zones: 4-16, 18-23
Type: deciduous tree
Height: to 60'
Width: to 55'
Form: oval to rounded
Features: beautiful red/orange fall color, even in mild climates; tolerates a wide range of conditions, including drought; resistant to oak root fungus



3.2.3 PUBLIC REALM FURNISHINGS

The streetscape of Hollywood Park will include unified public realm furnishing elements that contribute to an enhanced pedestrian environment such as street lighting, benches, trash receptacles, ash urns, bollards, planters, tree grates, bike racks, etc. Furniture selected for placement within Hollywood Park right-of-ways shall be generally refined and cosmopolitan in character and shall be constructed of durable materials such as steel and aluminum. Right-of-way furniture will also contribute to the distinct characters of retail and residential neighborhoods and will aid in providing these areas with unique identities. For furnishings within parks, refer to *Section 3.2.1, Parks and Open Space*.

3.2.4 LIGHTING STANDARDS

Lighting, including lighting of parking structures shall be directed onto the driveways, walkways and parking and shielded away from adjacent properties and public right-of-way. Lighting structures for surface parking areas, vehicular access ways, and walkways within the Hollywood Park Specific Plan area range from 3' to 35'. The illumination on the public right-of-way within the Hollywood Park Specific Plan area range from 0.5 footcandles to 2.0 footcandles (within the Mixed Use Zone). Intersections within the Residential Zone will typically be lit at 1.5 footcandles. Lighting structures shall be designed or selected at a compatible scale with the surrounding buildings. Also, while on-site lighting must be bright enough to promote the general safety of new uses, care must be taken to reduce “spillage” of lighting and glare into adjacent residential neighborhoods.

In addition to lighting on vertical structures, specialty lighting will be used to highlight architectural elements, landscaping, and building tenant and project signage. Security and safety lighting will be provided as necessary in parking areas, service

passages, and common areas of the project. Lighting sources will be oriented toward the ground wherever feasible, or screened to minimize illumination into the surrounding areas and to minimize glare or interference with vehicular traffic. The intent of lighting design is to provide varied ambience to the nighttime appearance, while providing a general overall level of illumination consistent with customary municipal safety standards.

3.3 SETBACK REALM GUIDELINES

The principal objective of the Setback Realm is to create a consistent, high-quality pedestrian environment that reinforces the character established by the landscape and other street elements within the Public Realm.

3.3.1 SUSTAINABILITY

Setbacks contribute to the overall sustainability, success and longevity of Hollywood Park. The planted setback can reduce and filter stormwater by absorbing rain and trapping run-off in groundcover and other low-growing plants, which enhance the quality of life for building occupants and walkers/joggers along sidewalks. The mere presence of vegetation has an enduring positive effect on the health and mood of individuals.

Planted setbacks contribute to the mitigation of heat and pollution associated with urban locations by providing shade and filtration of air. Additionally, shading creates a more stable indoor environment which can decrease overall energy consumption. The vegetation within the setbacks offers a place of refuge and rest for urban wildlife and may act as a network of corridors for birds.

The provisions of Section 3.3 – Setback Realm Guidelines shall not apply to development of the Stadium Alternative Project set forth in Chapter 6, and instead shall be governed by the provisions of Section 6.3 – Design Guidelines



Cast Aluminum or Concrete Light Post with Acorn-Type Fixture
Bonnet Top Steel Trash Receptacle
Six-Foot Long Aluminum Bench

3.3.2 SETBACK LANDSCAPE

The landscape setback zone, between private buildings and public sidewalks, contributes to the character of each neighborhood and functions as a transition space between the public and private realm. Vegetation within the setbacks shall be consistent with overall vegetation criteria for Hollywood Park, including drought tolerance, long-life span, disease resistance, climate appropriateness and low-maintenance requirements. Moderate water-use plantings may be used in shaded areas where less water is necessary, or in a limited manner as accent plantings; irrigation in this type of isolated zone will be controlled independently from irrigation of low water-use plantings.

Trees should be used judiciously where adequate space for their ultimate size is available; their use as shading devices on the west and south side of buildings is encouraged to reduce the need for

mechanical cooling. Taller shrubs and hedges may be used in residential areas to provide screening of ground-floor windows. In retail areas, plant materials should be selected to maintain desired visibility. In all areas, safety and visibility are critical factors in planting design. Trees should be selected with the intent to maintain open views at eye level heights. Shrubs and hedges must be maintained to preserve visibility. Turf grasses should be limited in use as a water conservation measure. Where slopes are present, plant materials must be deep-rooted and erosion-control species will be used.

Within all setback landscape zones, trails, sidewalks and access drives are permitted, in addition to the setback encroachments permitted in this Specific Plan. Additionally, the recommended tree spacing on the following pages may be increased to accommodate the above-mentioned items.

LANDSCAPE BUFFERS

A perimeter creates the first impression of the larger landscape contained within making it a significant feature. The Hollywood Park perimeter landscape buffers soften adjacent topographic changes and provide gradual transitions between land uses such as parking, residential zones, retail zones, etc. The perimeter landscape buffers will add to the distinct identity of Hollywood Park and will follow the same structured guidelines as the landscape setbacks to create a network of unified landscape edge treatments and transition spaces.

Design Considerations

The success of a landscape buffer is determined by its width and by the species contained within it. Where the width of the buffer is more generous, the visual impact will be more successfully addressed than if the buffer is more modest. The vegetation contained in the buffer landscape should be comprised of mostly evergreen, low-maintenance selections that look consistently good throughout the year. Perennials and shrubs that flower and drop cleanly add seasonal interest to the edge and provide identity to different zones throughout the Specific Plan area.

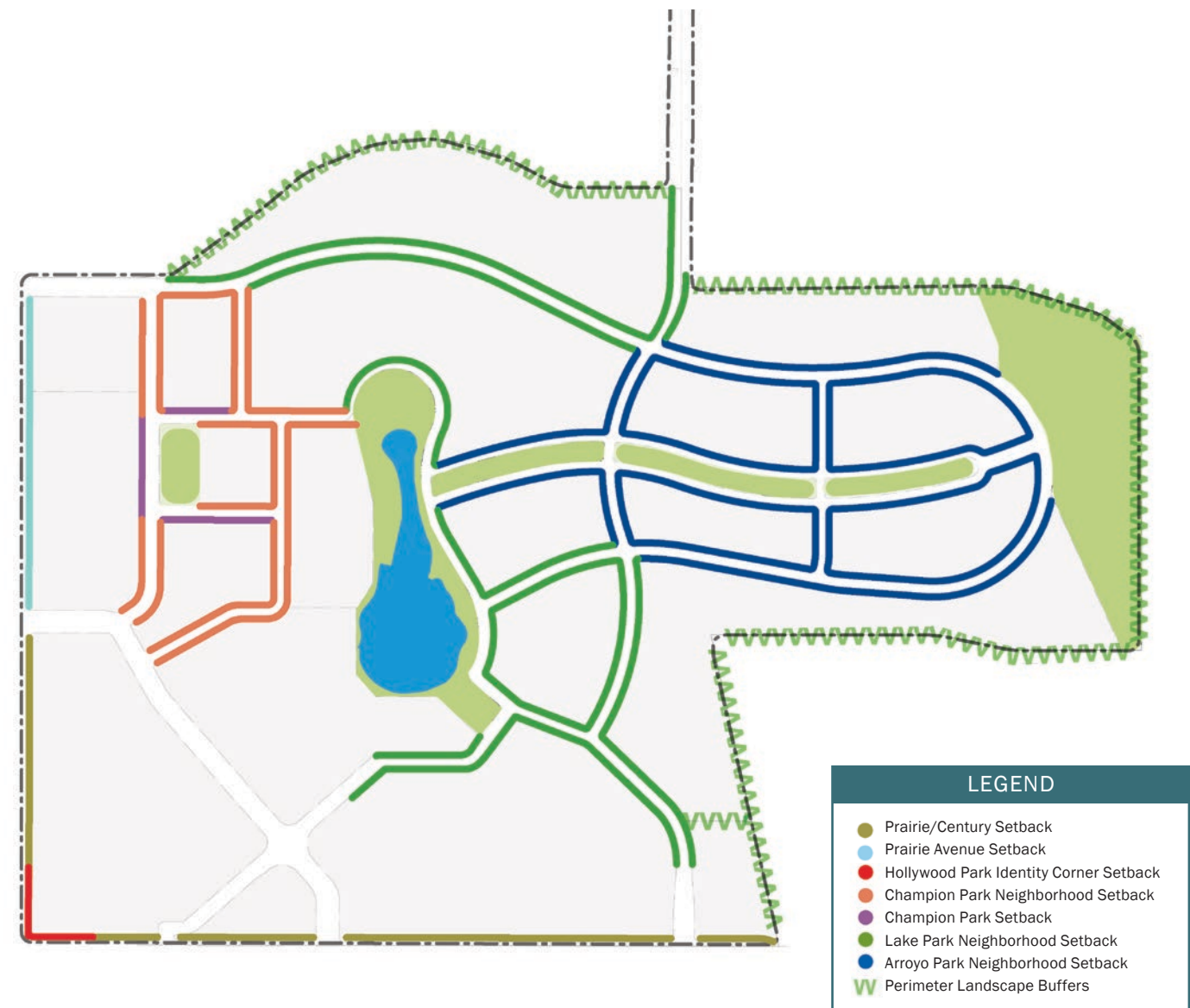


EXHIBIT 3-50— LANDSCAPE SETBACK

HOLLYWOOD PARK IDENTITY CORNER LANDSCAPE SETBACK

The landscape at the corner of Century Boulevard and Prairie Avenue is reminiscent of the landscape associated with the elegant and glamorous golden-era of Hollywood. The landscape on the corner is designed to highlight the corner identity sign, a modern interpretation of the classic Hollywood sign, by creating a natural green backdrop, allowing the sign to stand out. Palms, reflective of southern California, will extend above the backdrop and screen the buildings, creating a “bouquet” at the corner.

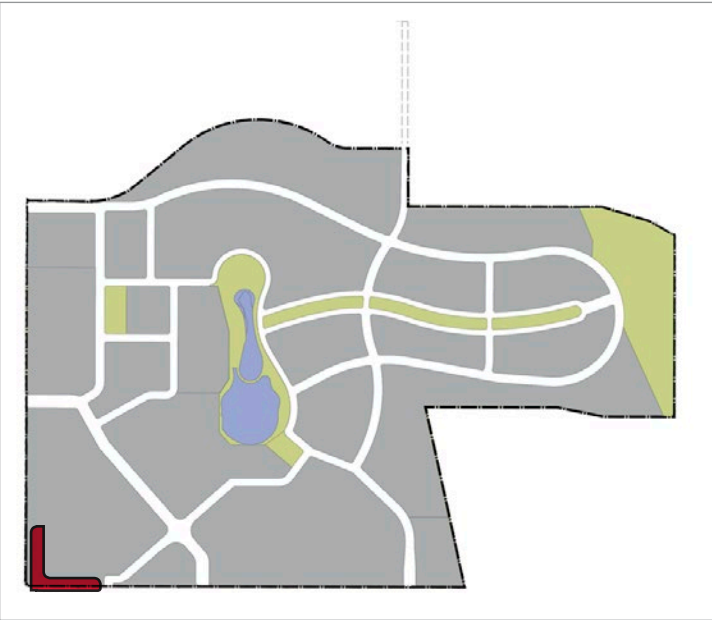
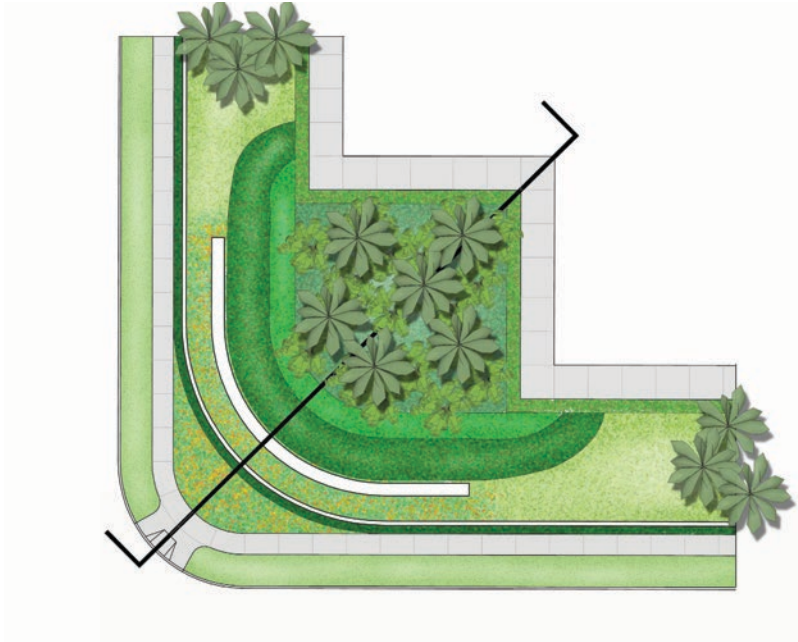


EXHIBIT 3-51—HOLLYWOOD PARK IDENTITY CORNER LANDSCAPE SETBACK

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

PLANT PALETTE 1

Focal Trees

- Mexican Fan Palm - *Washingtonia robusta*
- Senegal Date Palm - *Phoenix reclinata*

Hillside Trees

- Deodar Cedar - *Cedrus deodara*
- Lemon Scented Gum - *Eucalyptus citriodora*
- White Ironbark - *Eucalyptus leucoxylon*
- Silk Oak - *Grevillea robusta*

Shrubs

- Toyon - *Heteromeles arbutifolia*
- Natal Plum - *Carissa macrocarpa*
- NCN - *Escalonia* species ‘Pink Princess’
- Japanese Privet - *Ligustrum j.* ‘Texanum’
- Red-Tip Photinia - *Photinia x fraseri*
- Dwarf Pittosporum - *Pittosporum tobira* ‘Wheeler’s Dwarf’
- Rosemary - *Rosmarius officinalis* ‘Tuscan Blue’
- NCN - *Xylosma congestum*
- NCN - *Pittosporum tenuifolium*

Groundcover

- English Ivy - *Hedra helix*
- Japanese Honeysuckle - *Lonicera japonicum*
- Daylily - *Hemerocallis* hybrids

PLANT PALETTE 2

Focal Trees

- Mexican Fan Palm - *Washingtonia robusta*
- Senegal Date Palm - *Phoenix reclinata*

Hillside Trees

- Deodar Cedar - *Cedrus deodara*
- Lemon Scented Gum - *Eucalyptus citriodora*
- White Ironbark - *Eucalyptus leucoxylon*
- Silk Oak - *Grevillea robusta*

Shrubs

- Toyon - *Heteromeles arbutifolia*
- California Lilac - *Ceanothus* species
- Texas Ranger - *Leucophyllum frutescens*
- Japanese Privet - *Ligustrum j.* ‘Texanum’
- Firethorn - *Pyracantha* species
- Rosemary - *Rosmarius officinalis* ‘Tuscan Blue’
- Red Yucca - *Hesperaloe parviflora*
- NCN - *Pittosporum tenuifolium*

Groundcover

- Manzanita - *Arctostaphylos* species
- Wild Lilac - *Ceanothus griseus horizontalis* ‘Yankee Point’
- Daylily - *Hemerocallis* hybrids



Mexican Fan Palm - *Washingtonia robusta*



Day Lily - *Hemerocallis* hybrids

PRAIRIE AVENUE LANDSCAPE SETBACK

As a primary welcoming edge of Hollywood Park, the Prairie Avenue setback will feature an exuberant, yet refined character. Here, drought-tolerant plantings will add a lush Mediterranean character to the spaces. Specifically, plant materials within the formal entrances will include hedges, colorful flowering groundcovers and various flowering trees. Taller evergreen hedges and shrubs will be used to create strong entry drives and to screen undesirable views.

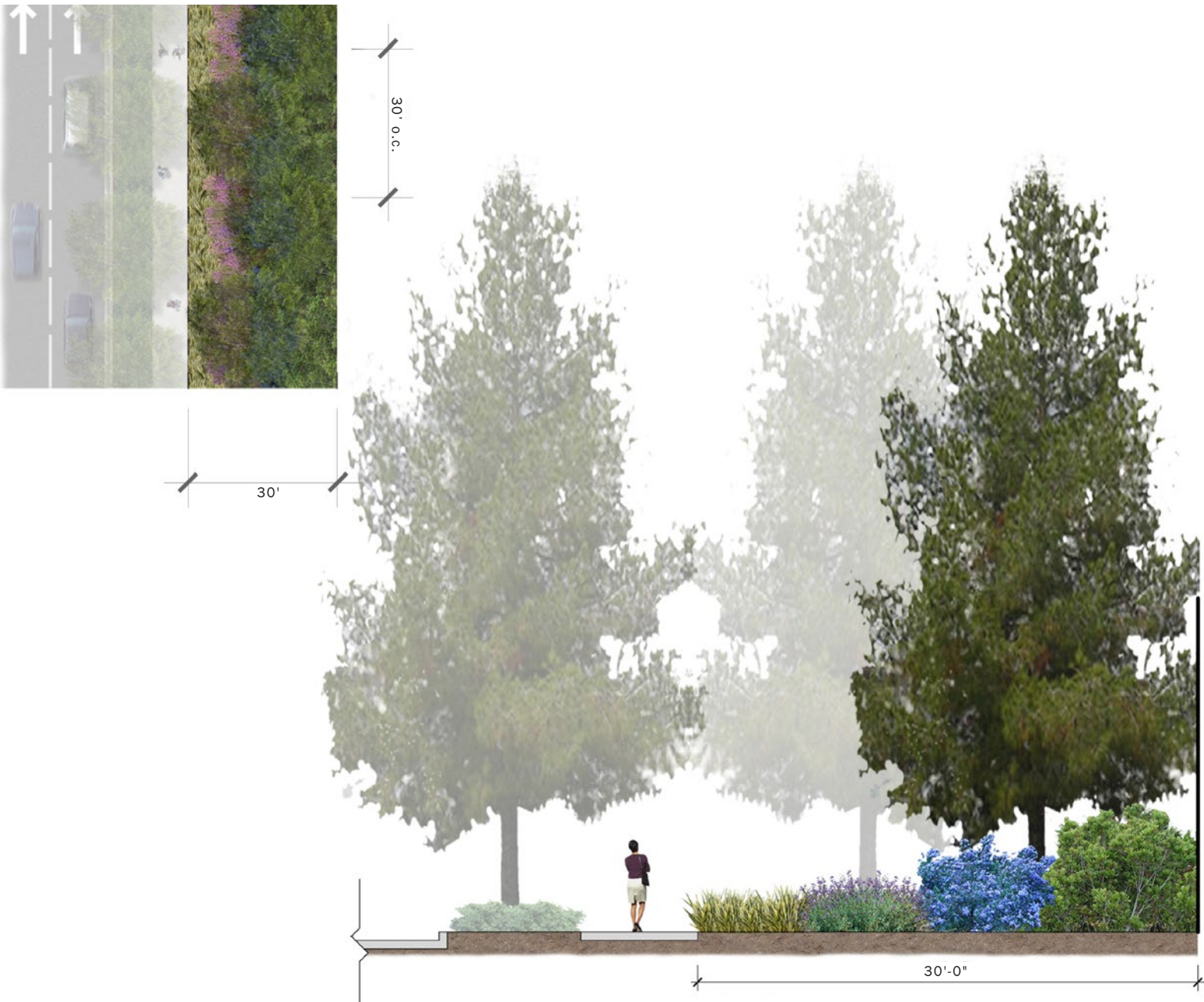
Setback Characteristics

- Seasonal color in the middle-ground
- Uniform background shrubs
- Clipped background screen when appropriate
- Flowering groundcovers



EXHIBIT 3-52—PRAIRIE AVENUE LANDSCAPE SETBACK

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PLANT PALETTE

Preferred Street Tree

- Afghan Pine - *Pinus eldarica*

Setback Tree

- Peppermint Willow - *Agonis flexuosa*
- Australian Willow - *Geijera parvifolia*
- Canary Island Pine - *Pinus canariensis*
- Afghan Pine - *Pinus eldarica*
- African Sumac - *Rhus lancea*

Hedges + Screens

- Toyon - *Heteromeles arbutifolia*
- Pacific Wax Myrtle - *Myrica californica*
- Lemonade Berry - *Rhus integrifolia*
- Sugar Bush - *Rhus ovata*

Perennials + Shrubs (Sun)

- Manzanita - *Arctostaphylos* species
- California Lilac - *Ceanothus* species
- Summer Holly - *Comarostaphylis diversifolia*
- Penstemon - *Penstemon* hybrids
- New Zealand Flax - *Phormium* hybrids

Perennials + Shrubs (Shade + Part Shade)

- Golden Abundance Barberry - *Mahonia* 'Golden Abundance'
- Bush Anemone - *Carpenteria californica*
- Coral Bells - *Heuchera* species
- Iris - *Iris* 'Canyon Snow'
- Currants and Gooseberries - *Ribes* species



Canary Island Pine - *Pinus canariensis*



California Lilac - *Ceanothus* species



Afghan Pine - *Pinus eldarica*



Bush Anemone - *Carpenteria californica*

PRAIRIE AVENUE/CENTURY BOULEVARD LANDSCAPE SETBACK

Near the Retail/Entertainment Neighborhood, planting will be used to screen out undesirable views while maintaining all appropriate views into and out of Hollywood Park. Tree plantings will create a veil that allows a continuous filtered view into Hollywood Park. A low wall at the base of the slope will control runoff from the slope. A defensive hedge will be planted in front of the low wall to mitigate vandalism of the wall and to keep people off the slope. The slope itself will be a subtle and elegant composition of greens made up of low growing ground covers and taller shrubs where necessary.

Setback Characteristics

- Subtle and elegant composition of greens
- Occasional accents of white flowers
- A veil of tree planting
- Landscape to reduce slope runoff

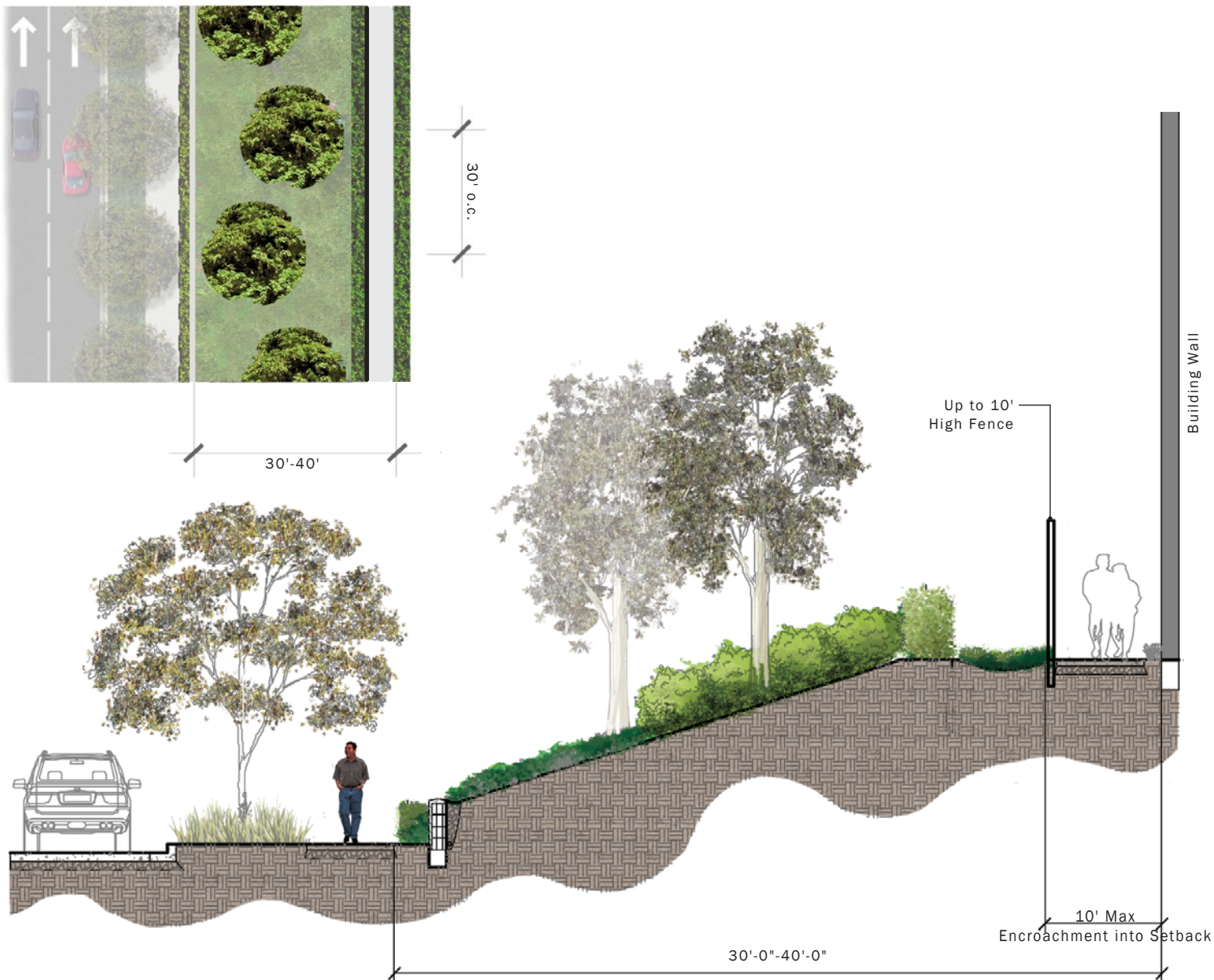
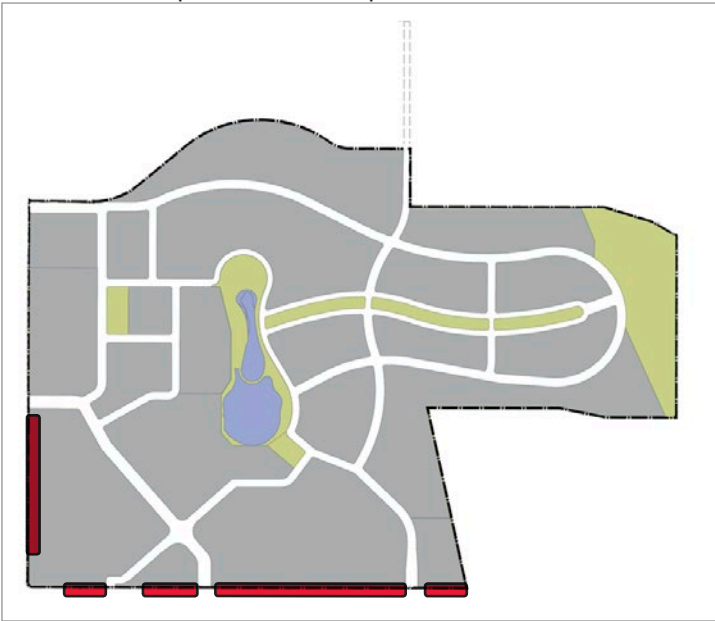


EXHIBIT 3-53—PRAIRIE AVENUE/CENTURY BOULEVARD LANDSCAPE SETBACK
Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

PLANT PALETTE 1

Preferred Street Tree

- Camphor Tree - *Cinnamomum camphora*

Setback Tree

- Deodar Cedar - *Cedrus deodara*
- Lemon Scented Gum - *Eucalyptus citriodora*
- White Ironbark - *Eucalyptus leucoxylon*
- Silk Oak - *Grevillea robusta*
- California Pepper Tree - *Schinus molle*
- Mexican Fan Palm - *Washingtonia robusta*

Hedges + Screens

- Natal Plum - *Carissa macrocarpa*
- Japanese Privet - *Ligustrum j. 'Texanum'*

Shrubs

- NCN - *Escalonia* species 'Pink Princess'
- Dwarf Pittosporum - *Pittosporum tobira* 'Wheeler's Dwarf'
- Indian Hawthorn - *Raphiolepis* species

Groundcover

- English Ivy - *Hedra helix*
- Japanese Honeysuckle - *Lonicera japonicum*
- Star Jasmine - *Trachelospermum jasminoides*

PLANT PALETTE 2

Preferred Street Tree

- Camphor Tree - *Cinnamomum camphora*

Setback Tree

- Deodar Cedar - *Cedrus deodara*
- Lemon Scented Gum - *Eucalyptus citriodora*
- White Ironbark - *Eucalyptus leucoxylon*
- Silk Oak - *Grevillea robusta*
- California Pepper Tree - *Schinus molle*
- Mexican Fan Palm - *Washingtonia robusta*

Hedges + Screens

- Firethorn - *Pyracantha* species
- Japanese Privet (Top of Slope) - *Ligustrum j. 'Texanum'*

Shrubs

- Wild Lilac - *Ceanothus species*
- Toyon - *Heteromoles arbutifolia*
- Sugar Bush - *Rhus ovata*

Groundcover

- Prostrate Acacia - *Acacia redolens*
- Manzanita - *Arctostaphylos* 'Pacific Mist'
- Dwarf Coyote Brush - *Baccharis pilularis* 'Twin Peaks #2'
- Wild Lilac - *Ceanothus griseus horizontalis* 'Yankee Point'



Lemon Scented Gum - *Eucalyptus citriodora*



Japanese Honeysuckle - *Lonicera japonicum*

CHAMPION PARK LANDSCAPE SETBACK

Near Champion Park, the setback plantings provide a clean edge to the adjacent sidewalk and match the refined qualities of the architecture within the neighborhood. A consistent, evergreen background provides the backdrop for seasonal color in the middle ground—in the form of flowering perennials and small shrubs that add visual interest throughout the year.

Setback Characteristics

- Foreground hedges adjacent to sidewalk
- Seasonal color in the middle-ground
- Uniform background shrubs
- Clipped background screen when appropriate

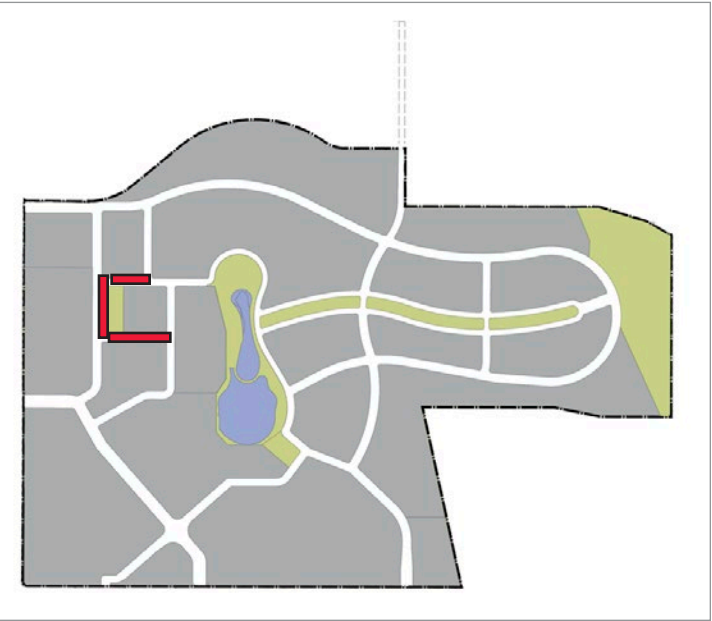
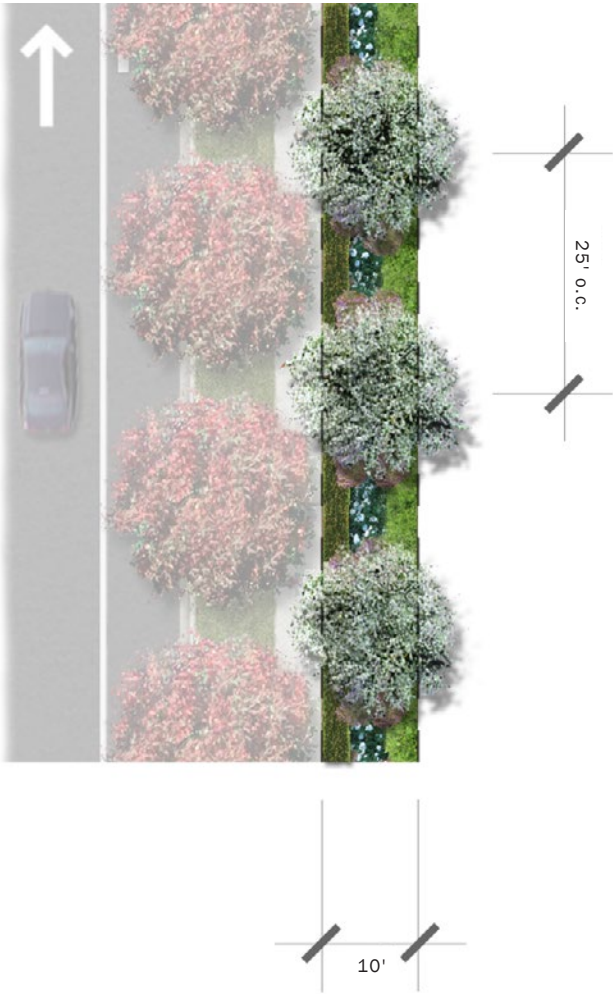


EXHIBIT 3-54—CHAMPION PARK LANDSCAPE SETBACK

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PLANT PALETTE

Preferred Street Tree

- American Sweet Gum - *Liquidambar styraciflua*

Setback Trees

- Bronze Loquat - *Eriobotrya deflexa*
- Maidenhair Tree - *Ginkgo biloba*
- Brisbane Box - *Lophostemon confertus*
- Catalina Cherry - *Prunus ilicifolia* ssp. *lyonii*
- Callery Pear - *Pyrus calleryana* 'Chanticleer'

Hedges + Screens

- Toyon - *Heteromeles arbutifolia*
- Myrtle - *Myrtus communis* 'Compacta'
- Holly-leaf Cherry - *Prunus illicifolia* ssp. *illicifolia*
- Lemonade Berry - *Rhus integrifolia*
- Sugar Bush - *Rhus ovata*

Perennials + Shrubs (Sun)

- Manzanita - *Arctostaphylos* species
- Spice Bush - *Calycanthus occidentalis*
- Western Redbud - *Cercis occidentalis*
- Daylily - *Hemerocallis* hybrids
- Lavender - *Lavendula x intermedia* 'Provence'
- Iceberg Rose - *Rosa* 'Iceberg'
- Lavender Cotton - *Santolina chamaecyparissus*

Perennials + Shrubs (Shade + Part Shade)

- Bush Anemone - *Carpenteria californica*
- Iris - *Iris douglasiana* 'Canyon Snow'
- Coffeeberry - *Rhamnus californica* cultivars
- Currants And Gooseberries - *Ribes* species
- Creeping Snowberry - *Symphoricarpos mollis*



Myrtle - *Myrtus communis* 'Compacta'



Daylily - *Hemerocallis* hybrids



Chanticleer Callery Pear - *Pyrus calleryana* 'Chanticleer'



Lavender Cotton - *Santolina chamaecyparissus*

CHAMPION PARK NEIGHBORHOOD LANDSCAPE SETBACK

Here, setbacks in front of taller residential buildings will include tall trees with narrow canopies and taller shrubs to provide privacy for ground-floor units. Moderate-height shrubs maintained in their natural form will provide a clear definition of the public space. A consistent, evergreen background provides the backdrop for seasonal color in the form of flowering perennials and small shrubs that add visual interest throughout the year.

Setback Characteristics

- Moderate-height shrubs
- Seasonal color in the middle-ground
- Uniform background shrubs
- Clipped background screen when appropriate

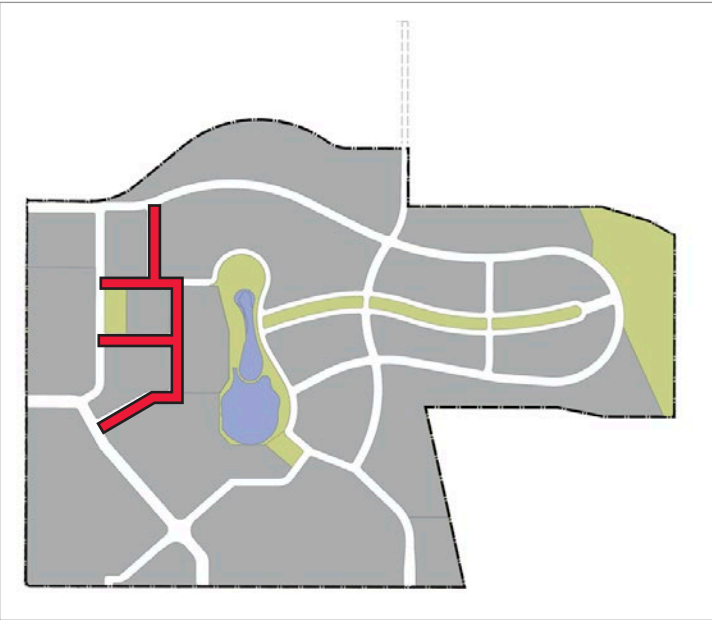
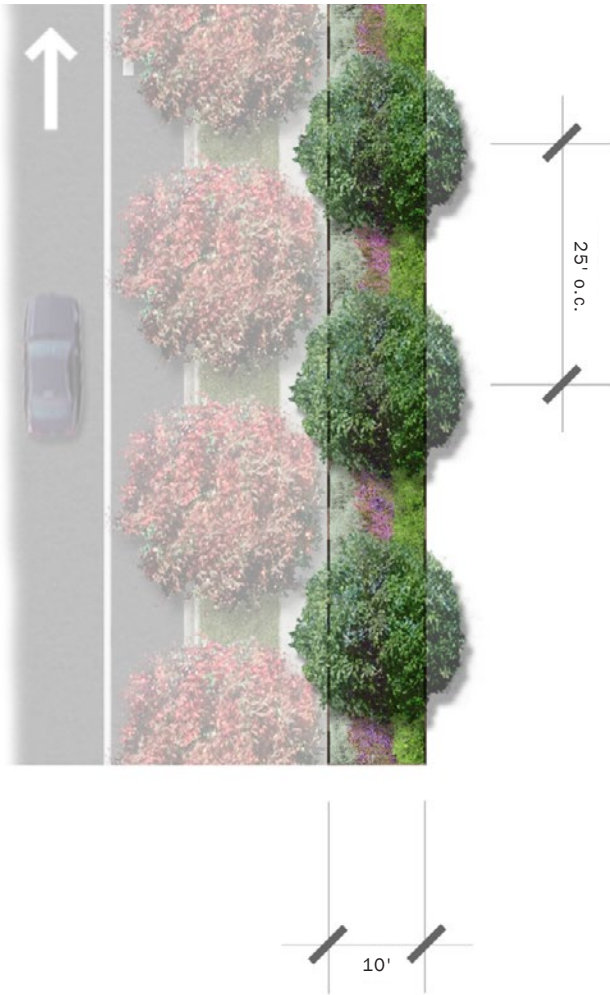


EXHIBIT 3-55—CHAMPION PARK NEIGHBORHOOD LANDSCAPE SETBACK

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PLANT PALETTE 1

Preferred Street Tree

- American Sweet Gum - *Liquidambar styraciflua*
- Callery Pear - *Pyrus calleryana* 'Chanticleer'

Setback Tree

- Weeping Acacia - *Acacia pendula*
- Shoestring Acacia - *Acacia stenophylla*
- Bronze Loquat - *Eriobotrya deflexa*
- Brisbane Box - *Lophostemon confertus*
- Catalina Cherry - *Prunus ilicifolia lyonii*

Screens

- Lemonade Berry - *Rhus integrifolia*

Perennials + Shrubs (Sun)

- Manzanita - *Arctostaphylos* species
- Summer Holly - *Comarostaphylis diversifolia*
- Daylily - *Hemerocallis* hybrids
- Penstemon - *Penstemon* hybrids
- New Zealand Flax - *Phormium* hybrids

Perennials + Shrubs (Shade + Part Shade)

- Oregon Grape - *Mahonia aquifolium* 'Compacta'
- Coral Bells - *Heuchera* species
- Pink-flowering Currant - *Ribes sanguineum* var. *glutinosum*
- Creeping Snowberry - *Symphoricarpos mollis*

PLANT PALETTE 2

Preferred Street Tree

- American Sweet Gum - *Liquidambar styraciflua*
- Callery Pear - *Pyrus calleryana* 'Chanticleer'

Setback Tree

- Weeping Acacia - *Acacia pendula*
- Shoestring Acacia - *Acacia stenophylla*
- Strawberry Tree - *Arbutus unedo*
- Maidenhair Tree - *Ginkgo biloba*
- African Sumac - *Rhus lancea*

Screens

- Toyon - *Heteromeles arbutifolia*

Perennials + Shrubs (Sun)

- Manzanita - *Arctostaphylos* species
- Summer Holly - *Comarostaphylis diversifolia*
- Lavender - *Lavendula x intermedia* 'Provence'
- NCN - *Phlomis lanata*
- Lavender Cotton - *Santolina chamaecyparissus*

Perennials + Shrubs (Shade + Part Shade)

- Oregon Grape - *Mahonia aquifolium* 'Compacta'
- Bush Anemone - *Carpenteria californica*
- Iris - *Iris douglasiana* 'Canyon Snow'
- Coffeeberry - *Rhamnus californica* cultivars



Strawberry Tree - *Arbutus unedo*



Oregon Grape - *Mahonia aquifolium* 'Compacta'

LAKE PARK NEIGHBORHOOD LANDSCAPE SETBACK

The character of Lake Park will be expanded into the setbacks within this zone to create a seamless landscape between the park and private property. In this setback, native and/or ornamental grasses make up a majority of the foreground and middle-ground along with a limited number of perennials and shrubs. The background is comprised of soft, fine-textured shrubs appropriate to riparian landscapes. Trees will be used to create shade or provide scale to taller buildings.

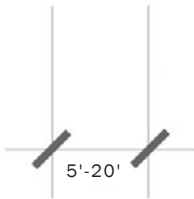
Setback Characteristics

- Native grasses
- Low groundcover in foreground
- Fine-textured background shrubs
- Native riparian tree species or non-native, low-water-use species with appearances similar to wetland and riparian species



EXHIBIT 3-56—LAKE PARK NEIGHBORHOOD LANDSCAPE SETBACK

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PLANT PALETTE 1

Preferred Street Trees

- Purple Orchid Tree - *Bauhinia variegata*
- Raywood Ash - *Fraxinus angustifolia* ‘Raywood’
- Chinese Elm - *Ulmus parvifolia*
- California Sycamore - *Platanus racemosa*

Setback Trees

- Shoestring Acacia - *Acacia stenophylla*
- California Buckeye - *Aesculus californica*
- Peppermint Willow - *Agonis flexuosa*
- Catalina Ironwood - *Lyonothamnus floribundus asplonifolius*
- African Sumac - *Rhus lancea*

Native Grasses + Grass-Like Species

- Purple Three-Awn - *Aristida purpurea var. purpurea*
- Douglas Iris - *Iris douglasiana*
- Giant Wild Rye - *Leymus condensatus* ‘Canyon Prince’
- Creeping Wild Rye - *Leymus triticoides*

Groundcovers

- NCN - *Ceanothus griseus var. horizontalis* ‘Diamond Heights’

Perennials + Shrubs

- Fairy Duster - *Calliandra eriophylla*
- Breath Of Heaven - *Coleonema* species
- De La Mina Verbena - *Verbena lilacina* ‘De La Mina’

PLANT PALETTE 2

Preferred Street Trees

- Purple Orchid Tree - *Bauhinia variegata*
- Raywood Ash - *Fraxinus angustifolia* ‘Raywood’
- Chinese Elm - *Ulmus parvifolia*
- California Sycamore - *Platanus racemosa*

Setback Trees

- California Buckeye - *Aesculus californica*
- Desert Willow - *Chilopsis linearis*
- Australian Willow - *Geijera parvifolia*
- Catalina Ironwood - *Lyonothamnus floribundus*
- Firewheel Tree - *Stenocarpus sinuatus*

Native Grasses + Grass-Like Species

- Sedge - *Carex* species
- Cape Mendocino Reedgrass - *Calamagrostis foliosa*
- California Gray Rush - *Juncus patens*
- Deer Grass - *Muhlenbergia rigens*
- Blue-Eyed Grass - *Sisyrinchium bellum*

Groundcovers

- Dwarf Coyote Bush - *Baccharis pilularis* ‘Twin Peaks’

Perennials + Shrubs

- Wormwood - *Artemesia* ‘Powis Castle’
- Guadalupe Island Rock Daisy - *Perityle incana*
- Coffeeberry - *Rhamnus californica* cultivars
- Little Ollie Olive - *Olea europaea* ‘Little Ollie’



Catalina Ironwood - *Lyonothamnus floribundus asplonifolius*



Deer Grass - *Muhlenbergia rigens*

ARROYO PARK NEIGHBORHOOD LANDSCAPE SETBACK

The regional nature of this landscape setback distinguishes the adjacent residential community as distinctly unique and grounded within its surroundings. Plant materials will be consistent with the adjacent Arroyo Park. Succulents and native shrubs and perennials connect this district to the regional landscape character of Southern California.

Setback Characteristics

- Variety of succulents
- Native shrubs + perennials
- Drought tolerant
- Extremely low maintenance

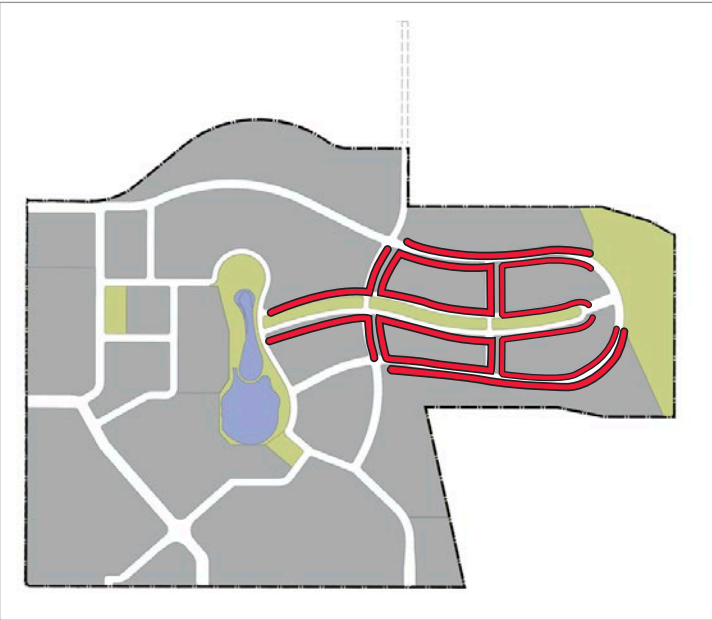
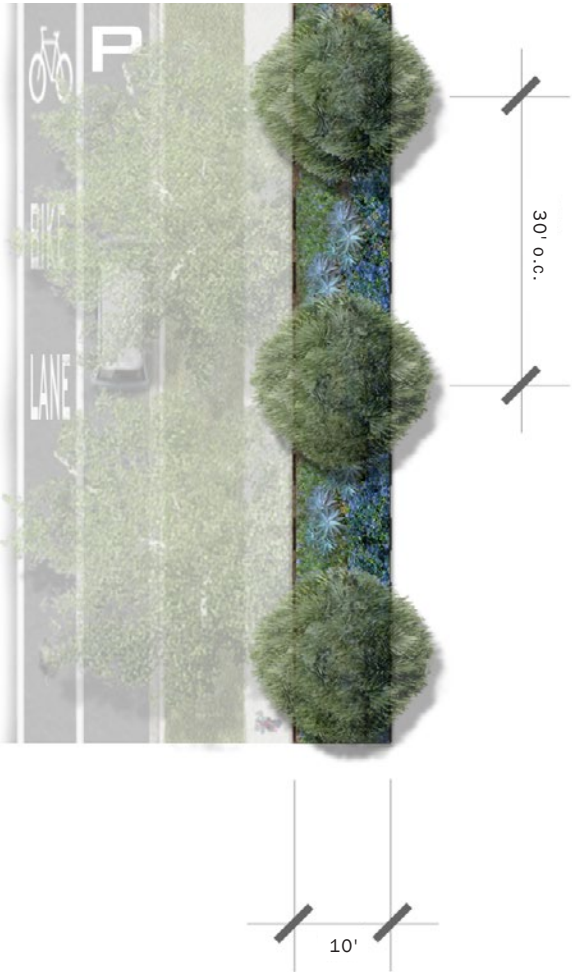


EXHIBIT 3-57—ARROYO PARK NEIGHBORHOOD LANDSCAPE SETBACK

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PLANT PALETTE 1

Preferred Street Tree

- California Sycamore - *Platanus racemosa*
- Purple Orchid Tree - *Bauhinia variegata*
- Raywood Ash - *Fraxinus angustifolia* 'Raywood'

Setback Tree

- Banksia - *Banksia integrifolia*
- Horsetail Tree - *Casuarina equisetifolia*
- Desert Willow - *Chilopsis linearis*
- Dragon Tree - *Dracaena draco*
- Honey Mesquite - *Prosopis glandulosa*

Succulents

- Blue Fox Tail Agave - *Agave attenuata* 'Nova'
- Red Yucca - *Hesperaloe parviflora*
- Our Lord's Candle - *Yucca whipplei*

Native Perennials + Shrubs

- Fairy Duster - *Calliandra eriophylla*
- California Lilac - *Ceanothus* species
- Matalija Poppy - *Romneya coulteri*
- Sage - *Salvia* species

Other Perennials + Shrubs

- Penstemon - *Penstemon* species

PLANT PALETTE 2

Preferred Street Tree

- California Sycamore - *Platanus racemosa*
- Purple Orchid Tree - *Bauhinia variegata*
- Raywood Ash - *Fraxinus angustifolia* 'Raywood'

Setback Tree

- Marina Arbutus - *Arbutus 'Marina'*
- Strawberry Tree - *Arbutus unedo*
- Desert Willow - *Chilopsis linearis*
- Catalina Cherry - *Prunus ilicifolia lyonii*
- Firewheel Tree - *Stenocarpus sinuatus*

Succulents

- Agave - *Agave parryi* var. *truncata*
- Shaw Agave - *Agave shawii*
- Dudleya - *Dudleya* species
- Our Lord's Candle - *Yucca whipplei*

Native Perennials + Shrubs

- Nevin Barberry - *Mahonia nevinii*
- Buckwheat - *Eriogonum* species
- Fragrant Pitcher Sage - *Lepechinia fragrans*
- Deer Grass - *Muhlenbergia rigens*
- Coffeeberry - *Rhamnus californica* cultivars
- California Fuchsia - *Zauschneria (epilobium)* species

Other Perennials + Shrubs

- New Zealand Flax - *Phormium* hybrids



Dragon Tree - *Dracaena draco*



Red Yucca - *Hesperaloe parviflora*

FUTURE DEVELOPMENT BUFFER

The future development buffer, located on the northern edge of the site, will be created in anticipation of subsequent development that may visually impact the residential zones within Hollywood Park. A hedgerow of columnar evergreen trees will function as a continuous screen that offers privacy and separation between the private residences and adjacent development.

Plant Palette

- Trees
- Canary Island Pine - *Pinus canariensis*
- Shrubs
- Coffeeberry - *Rhamnus californica* 'Mound San Bruno'
 - Hollyleaf Cherry - *Prunus ilicifolia* ssp. *ilicifolia*

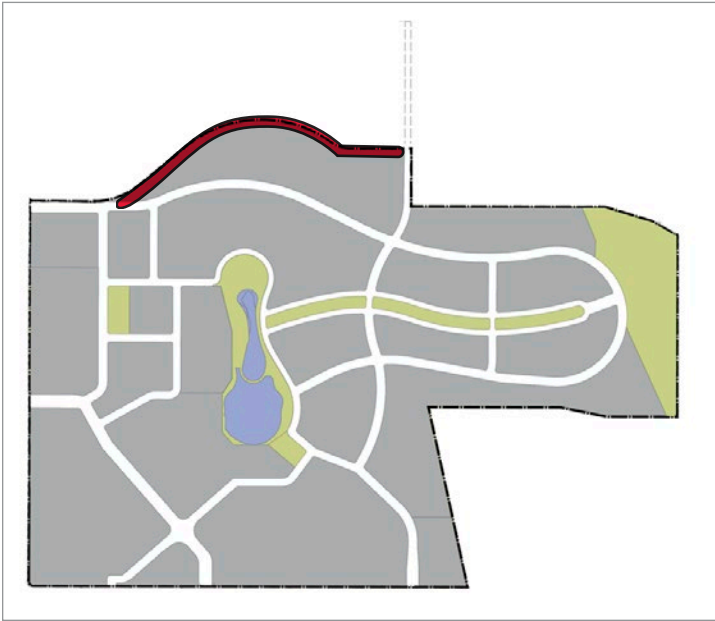


EXHIBIT 3-58—FUTURE DEVELOPMENT BUFFER

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



RESIDENTIAL BUFFER

The residential buffer will act as a separation between two adjacent residential developments. A broad leaf, evergreen screen of columnar tree species will provide shade and privacy, offering a more comfortable microclimate for residents on either side of the property line.

Plant Palette

Trees

- Brisbane Box - *Lophostemon confertus*

Shrubs

- Sugar Bush - *Rhus ovata*
- Golden Abundance Barberry - *Mahonia* 'Golden Abundance'

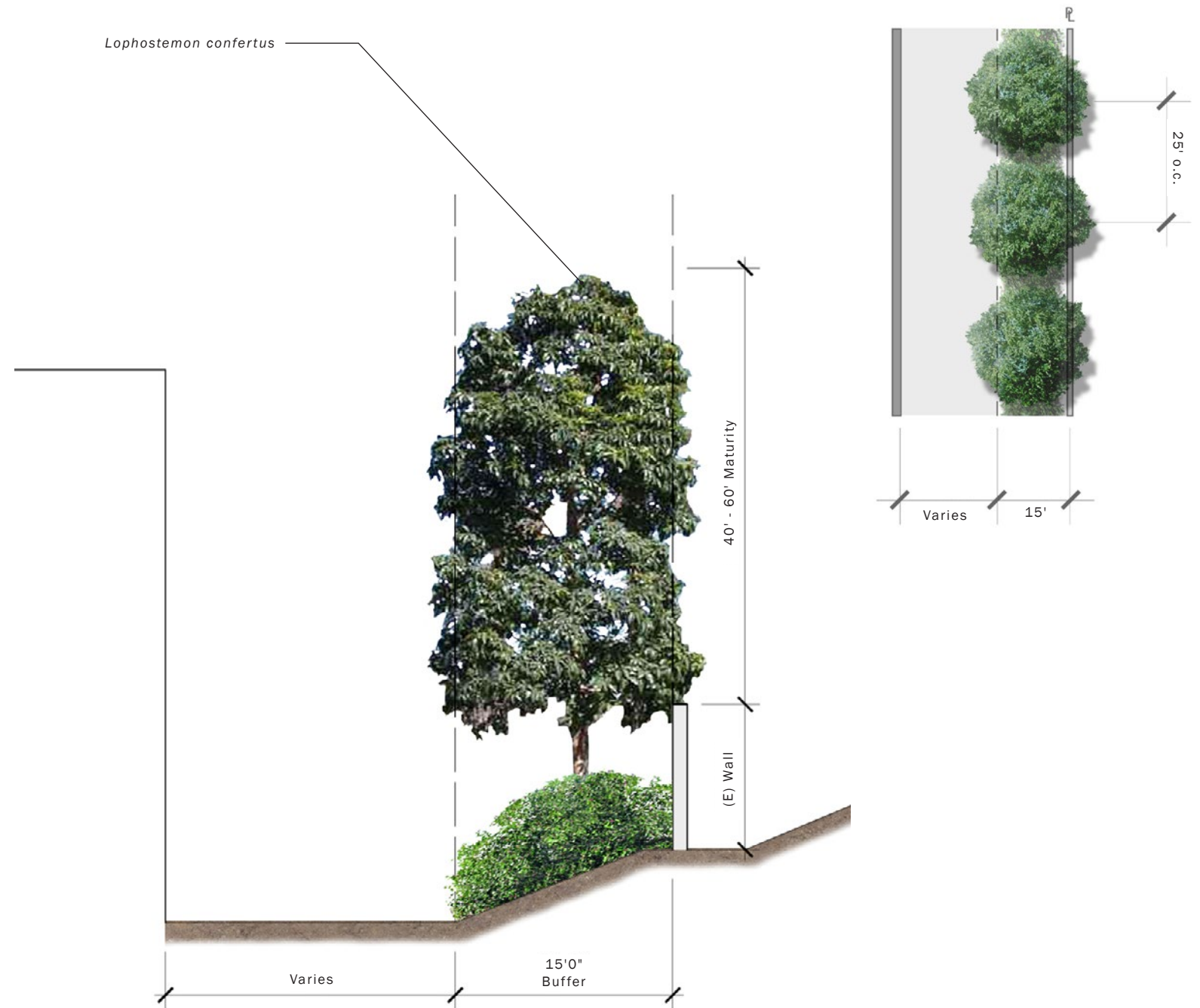
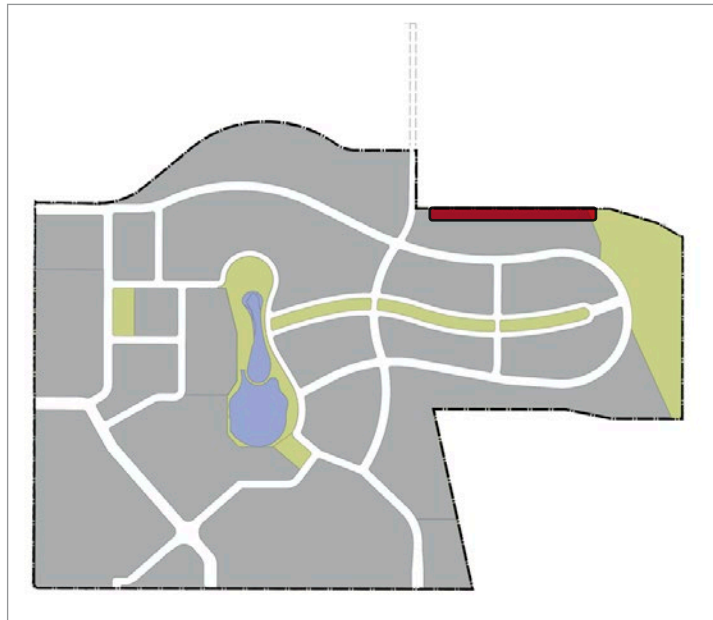


EXHIBIT 3-59—RESIDENTIAL BUFFER

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

BLUFF PARK RESIDENTIAL BUFFER

The Bluff Park residential buffer will provide separation between Bluff Park on the eastern edge of Hollywood Park and existing, adjacent residential properties. The buffer will also function as a right-of-way for maintenance vehicles that need infrequent access to the edge of the property. The buffer will establish a more generous boundary between public and private land uses while ensuring that views from existing residential properties are maintained. There will be no access to Darby Park due to steep slope conditions.

Plant Palette

Shrubs

- Dwarf Coyote Bush - *Baccharis pilularis* 'Twin Peaks #2'

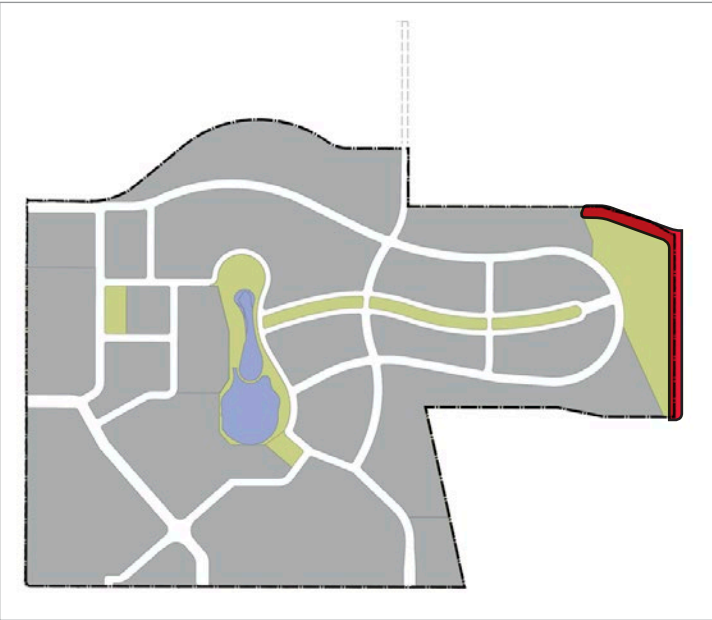
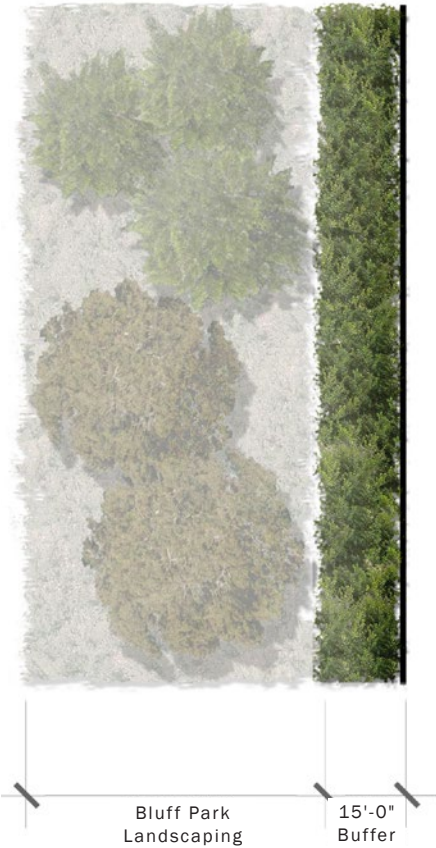


EXHIBIT 3-60—BLUFF PARK RESIDENTIAL BUFFER

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



RESIDENTIAL-EXISTING RETAIL BUFFER

The retail buffer will separate residential property on the south-eastern perimeter of Hollywood Park from the activity of the Hollywood Park Marketplace, serving as a necessary visual barrier for residents who face this retail edge.

Plant Palette

Trees

- Bottle Tree - *Brachychiton populneus*

Shrubs

- Coffeeberry - *Rhamnus californica* 'Eve Case'
- Lemonade Berry - *Rhus integrifolia*

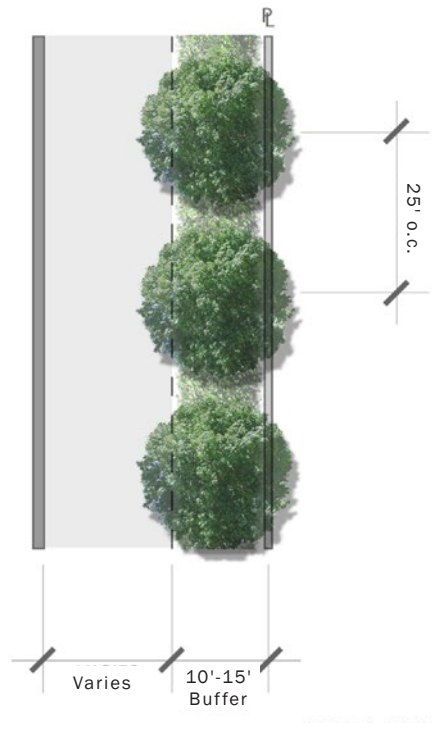
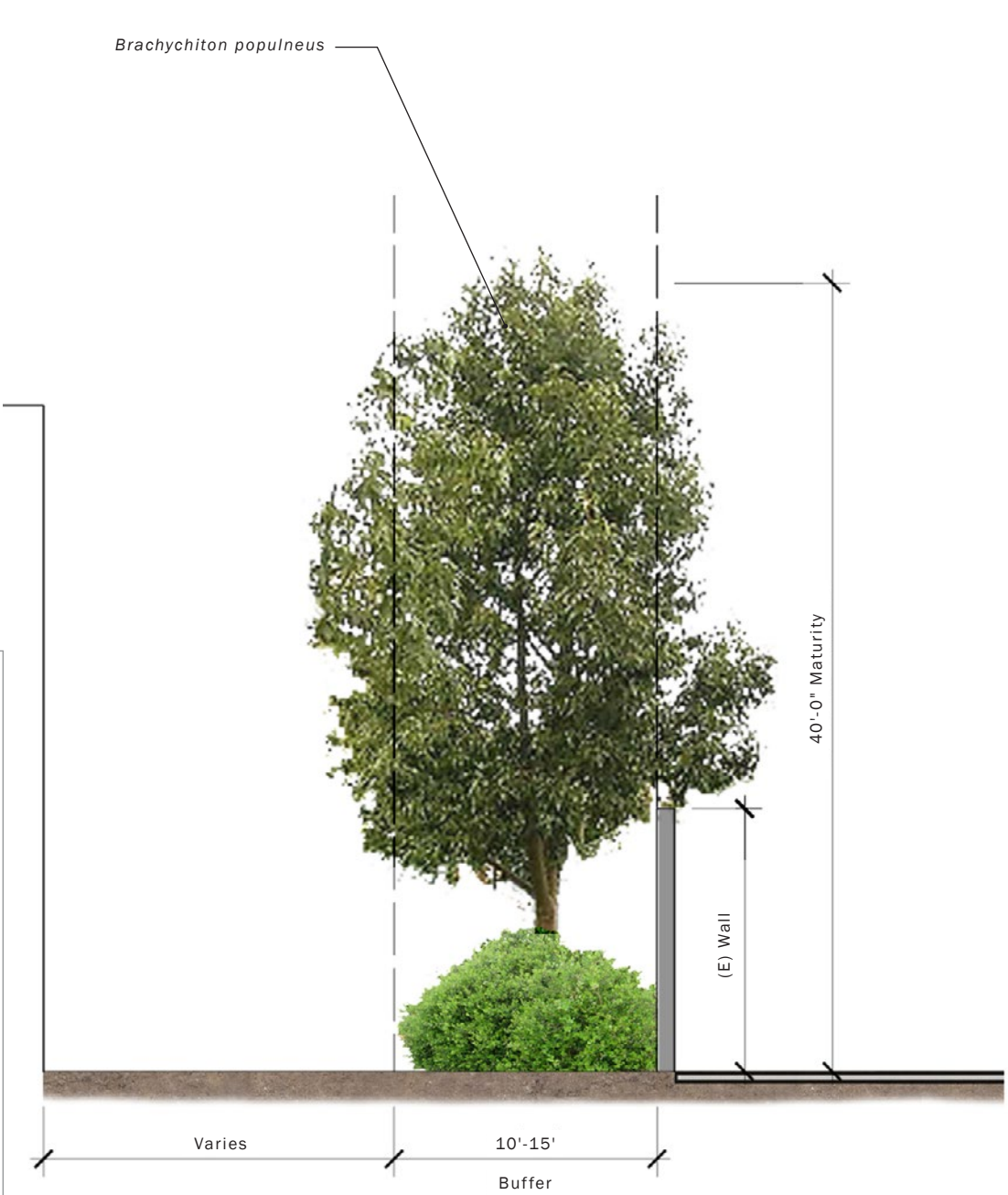
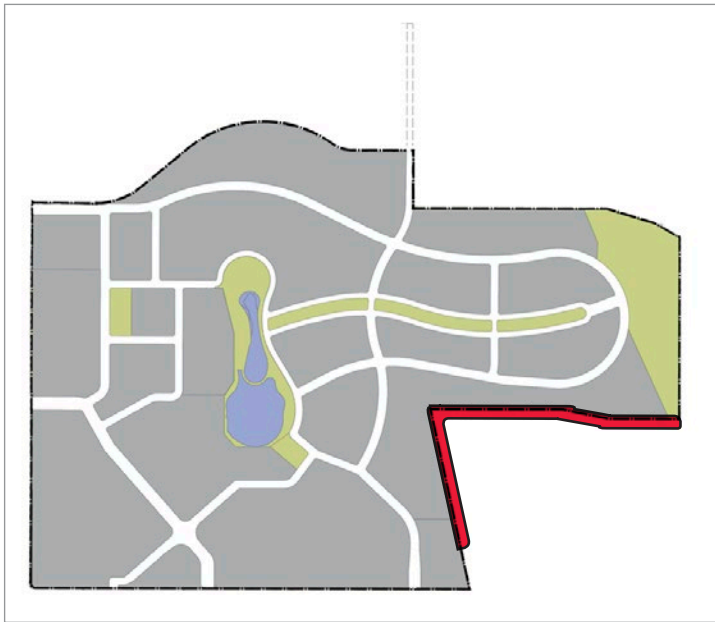


EXHIBIT 3-61—RESIDENTIAL-EXISTING RETAIL BUFFER

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

RETAIL—EXISTING RETAIL BUFFER

The landscape buffer in this area will screen the retail property on the south-eastern corner of Hollywood Park from the activity of adjacent existing retail establishments.

Plant Palette

Trees

- Bottle Tree - *Brachychiton populneus*

Shrubs

- Coffeeberry - *Rhamnus californica* 'Eve Case'
- Lemonade Berry - *Rhus integrifolia*

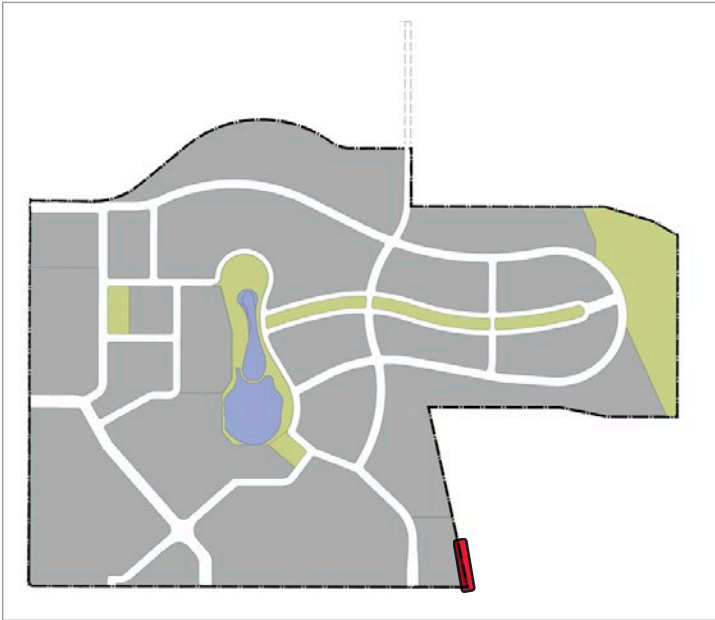
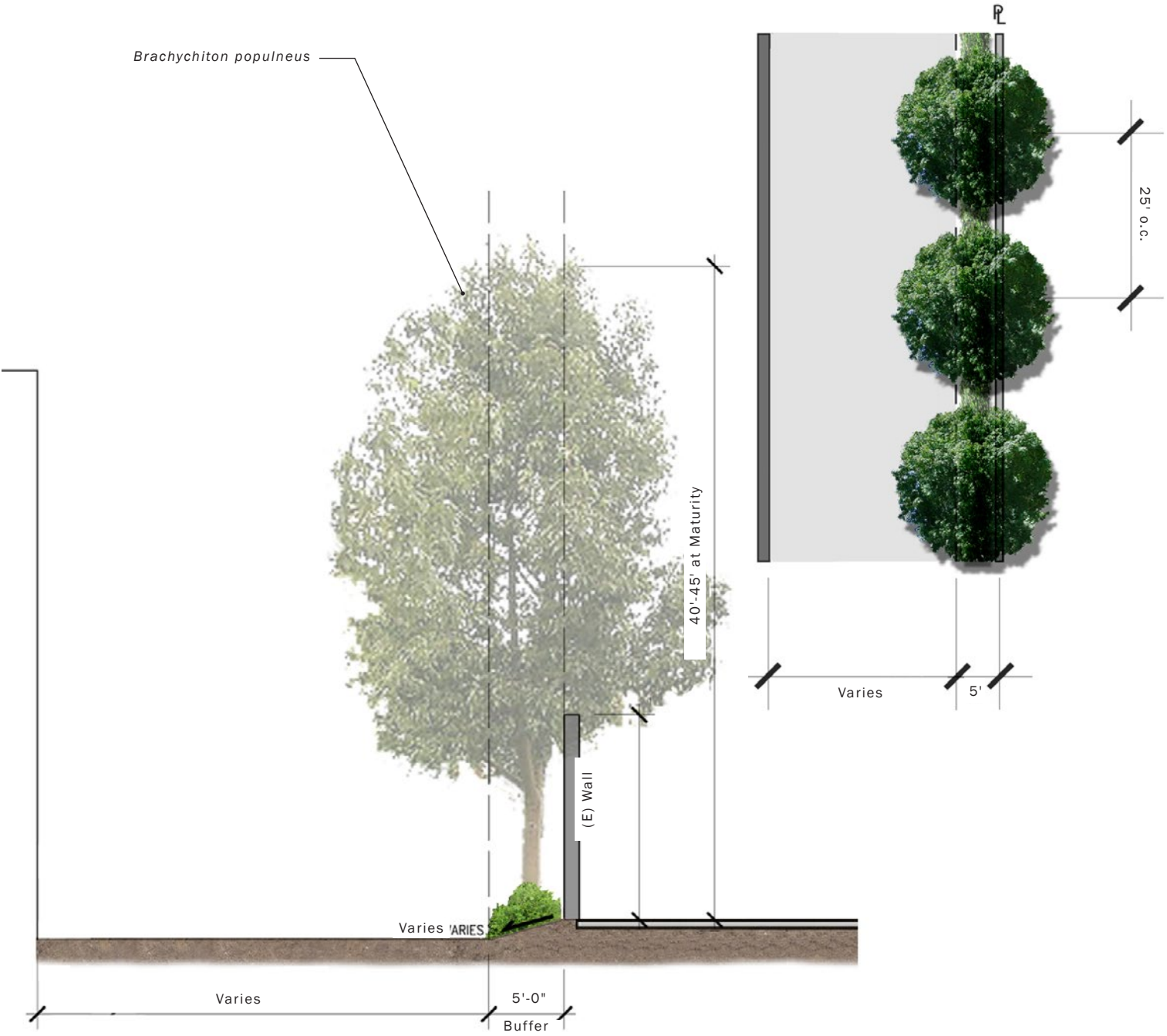


EXHIBIT 3-62—RETAIL—EXISTING RETAIL BUFFER

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



RETAIL-RESIDENTIAL BUFFER

The retail-residential buffer, located near the southern perimeter of Hollywood Park, will be comprised of a row of columnar evergreen trees at the residential edge, as well as, an adjacent row of columnar evergreen trees on Casino/Mixed Use edge to effect a triangular planting plan. The double row of trees will offer privacy and will act as a buffer between residential properties and the adjacent commercial uses.

Plant Palette

Trees

- Canary Island Pine - *Pinus canariensis*

Shrubs

- Toyon - *Heteromeles arbutifolia*
- Coast Silk-tassle - *Garrya elliptica*
- Coffeeberry - *Rhamnus californica* 'Mound San Bruno'

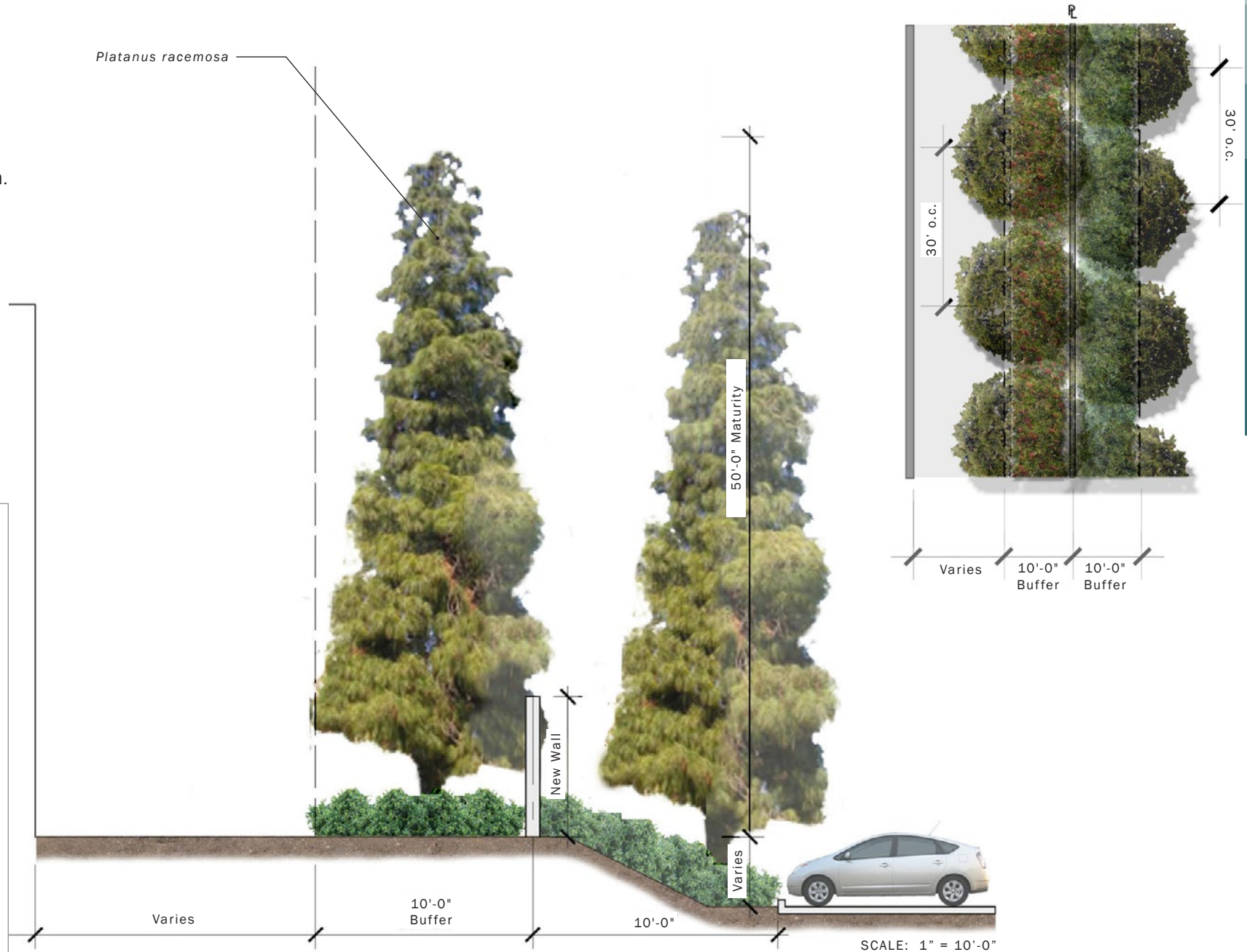
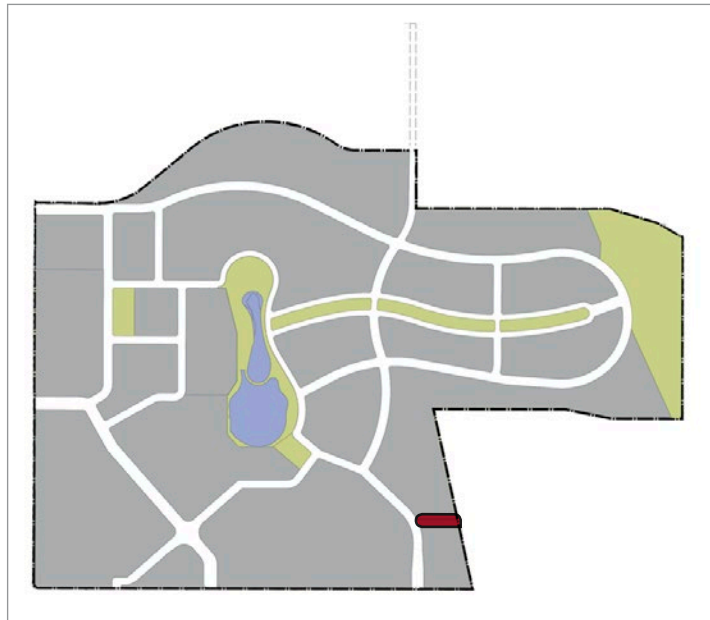


EXHIBIT 3-63—RETAIL-RESIDENTIAL BUFFER



Retail/Entertainment Neighborhood – Lake Plaza, Illustrative Drawing



Hollywood Park Identity Corner, Illustrative Drawing



Retail/Entertainment Neighborhood, Illustrative Drawing

3.4 PRIVATE REALM GUIDELINES

The following guidelines address the Private Realm requirements. Images in this section are intended to be utilized in the implementation of the Private Realm design standards; images labeled “Example” may be used as reference for the design intent specified in the caption.

3.4.1 MIXED-USE SETTING

The dynamic mixed-use character of Hollywood Park will be established by the site design, placement and architectural design of residential and commercial buildings that form the streetscene and pedestrian pathways.

Characteristics contributing to a successful mixed-use development include:

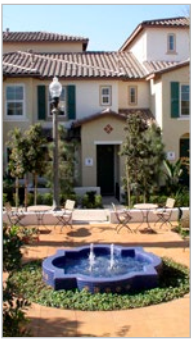
- Pedestrian-oriented retail/commercial corridor
- Combination of shopping, recreation, employment and residential uses
- Strong relationships between building form, street and pedestrian paths
- Architecturally interactive façades
- Comfortable pedestrian zone highlighted by plazas and connections

Fostering pedestrian activity along interior circulation corridors is critical to the interactive, urban nature of Hollywood Park. Interior circulation corridors, including major commercial streets and pedestrian pathways are a major setting for daily living within the community. These outdoor mixed-use settings will provide a comfortable, pedestrian atmosphere and activate the overall streetscene for aesthetic, pedestrian and commercial interest.

See also Section 6.3



Example - Strong Building Orientation Toward Street, Unified Streetscene



Example - Residential Buildings Oriented Toward Active Spaces



Example - Quality Pedestrian Environment by Building Placement and Articulation



Example - Buildings Oriented Toward Active Spaces

3.4.3 BUILDING PLANNING AND ARCHITECTURE

Since the residential neighborhoods will interlace into the “Mixed-Use” zone, the architectural vocabulary and pedestrian setting of both zones should be treated with equal consideration. “Buildings” in this section refer to all residential, commercial or mixed-use buildings unless a specific building type is referenced.

- Buildings should be arranged to create a variety of outdoor spaces including courtyards, plazas, squares, eating areas, arcades and/or usable open spaces.
- Buildings should be oriented toward streets, pedestrian pathways and/or active spaces.
- Open areas (residential, commercial or mixed-use) shall be designed large enough to be usable, however, not so large as to appear empty or barren.
- Architectural treatments, structures and/or landscape sheltering pedestrian walkways, such as arbors or pergolas, are encouraged.
- Pedestrian and vehicular circulation routes shall be intuitive, well-defined and easily discernible for appropriate and functional maneuverability and activity levels.

3.4.4 MIXED-USE GUIDELINES (EXCEPT FOR HOTEL/CASINO)

Variety in type and form of non-residential development will foster the vertical and horizontal mixed-use nature of the project to provide a range of retail, office, commercial and neighborhood serving uses. The physical and visual integration of these elements will activate the urban, mixed-

use character of Hollywood Park. The guidelines in this section do not apply to hotel, casino uses or stand-alone residential.

3.4.4.1 Building Form and Relief

The streetscape, building placement, massing and façade details will be essential to creating an aesthetically interesting place for pedestrian and business activity. These same features greatly effect how light strikes and frames the building, having a large impact on how the space is perceived and the pedestrian environment. The following elements and considerations can be used to facilitate the streetscape creations and the dynamic interrelations of light, depth and place.

- Buildings shall be sited to create a unified, pedestrian-activated, business promenade to define and scale the streetscene.
- The quality of the pedestrian environment shall be activated by landscape and architecturally vibrant storefronts. At least two (2) of the following shall be incorporated:
 - Planter walls
 - Seating opportunities
 - Accent or festive lighting
 - Focal objects (water, murals, sculpture, topiary)
 - Outdoor dining spaces
 - Awnings
 - Building overhangs
 - Bay windows
 - Openings and entryways
- Buildings should be sited to create and enclose a variety of outdoor spaces including plazas, squares, eating areas, arcades and usable open spaces.



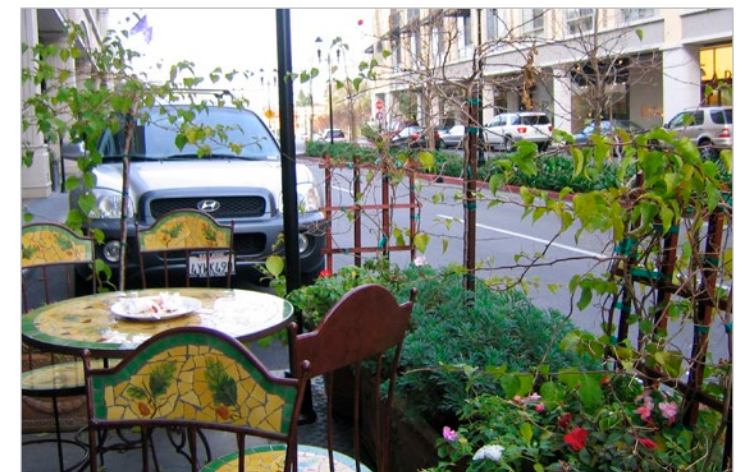
Example - Focal Object and Planter Walls



Example - Outdoor Dining and Awnings



Example - Openings and Entryways



Example - Seating Opportunities and Streetscape Planting



Orient Buildings to Create a Variety of Pedestrian Spaces and Elevate with Architectural Treatments, Illustrative Drawing



Example - Unified Design, Layering Wall Planes and Massing

- Pedestrian paseos or sidewalks shall be provided, where feasible, on each block to connect parking areas to the street/commercial frontage.

Building forms shall be aesthetically designed and well-proportioned resulting in a balanced composition of elements along public streets.

- Layering of wall planes and volumes shall provide a rhythm of dynamic building forms and shadows.
- Massing at major corners, project entries, building entries, pedestrian nodes or major intersections shall do one of the following:
 - Increase massing as a prominent element(s) or tower(s) to establish corridor views.
 - Step down massing elements to interface with the streetscape.
 - Vary building masses and heights between adjacent buildings.
 - Provide pedestrian-scaled massing element.

3.4.4.2 Roof Considerations

Roofs shall be designed for functionality and to enhance or complement the overall architectural design of the building.

- Vertical roof plane breaks, changes in building/ridge height or other accent roof forms are encouraged.
- Form, materials, fascia and/or cornice elements shall be integrated with the overall design vocabulary.
- Parapets, when used, should be contiguous and incorporate side/rear elevation returns.

3.4.4.3 Façade Treatment

Buildings shall have articulation along public streets to generate pedestrian scaling and visual interest along the streetscape.

- Architectural design of buildings should avoid blank walls, especially along adjacent streets or walkways.
- Monolithic buildings of singular form, height, wall plane or material should be avoided. When buildings of a single form and height are used, these buildings should be articulated with layered wall planes, banding, architectural details and/or materials.
- Projections, overhangs, recesses, banding and architectural details should be used to provide shadow, articulation and scale to building elevations.

To the extent feasible, buildings should generally appear as a composition of smaller building façades rather than an uninterrupted single-tenant building.

- At least two (2) of the following techniques shall be used in the design of tenant façades to enhance building architecture and reduce overall mass:
 - Color change/color variation
 - At least two (2) different exterior materials
 - Change in texture
 - Vertical/horizontal wall plane projections/recesses
 - Variation of roofline (height or form)
 - Engaged pilasters
 - Architectural elements significantly different from main building in mass or height
 - Projections
 - Balconies
 - Window groupings or treatments

- No two (2) adjacent mixed-use buildings shall have identical architectural appearance or use the same materials or color palette, unless mirrored architecture is an integral feature of the project design vocabulary.

All elevations of a single building, visible from a public street, shall have a unified design. However, elements and materials are not required to wrap the building.

Major building and tenant entries should front onto the main pedestrian frontage.

- Entries shall be articulated by architecture and/or signage.
- Larger retail stores or commercial tenants may have a secondary entrance from an off-street parking lot.
- At least one (1) entry shall be provided for retail/commercial tenants from the main pedestrian frontage.

3.4.4.4 Loading and Service Areas

Appropriate loading and service areas shall be provided for each building/tenant. Loading and service areas shall be located on the side or rear of the building. Shielding the loading/service areas by the use of walls, berms or landscape shall be employed to limit views from public streets.

3.4.4.5 Parking Garages

Parking garages should be screened from public right-of-way by retail, residential, landscape and/or other decorative elements.

3.4.4.6 Lighting

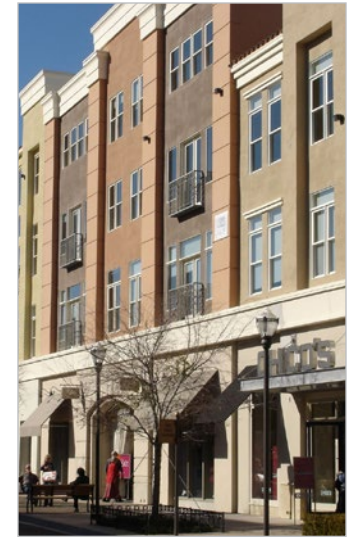
All exterior lighting should be shielded to minimize glare and light spill onto adjacent properties and streets.

3.4.4.7 Mechanical Equipment, Service, Waste and Utility Areas

- Screening of mechanical equipment, waste enclosures, service areas and other service-oriented building necessities shall be integrated into the site and building design. The architectural style of the principal building should be reflected in the design of the screening, enclosures and/or service buildings.
- Waste containers shall not be located between a public right-of-way and the building entry.
- All roof-mounted equipment shall be screened by parapets, screen walls, fencing, equipment wells, structural enclosures or similar features.
- Exterior, on-site utilities should be installed underground, where feasible. Utilities required to be above ground should be screened and incorporated into landscape whenever possible.
- Electrical equipment shall be mounted on the interior of a building whenever practical. When interior mounting is impractical, electrical equipment shall be screened from public view with walls, berms or landscape.



Example - Wall Plane Offsets, Corner Prominent Massing, Projecting Elements



Example - Awnings, Multiple Plate Heights, Wall Plane Offsets



Example - Varying Window Designs, Roof Treatments, Material Changes and Wall Plane Offsets Generate Visual Interest and Reduce the Scale of this Large Scale Building

3.4.4.8 Walls and Fences

- Decorative and architecturally designed walls and/or fences in conjunction with entry feature statements shall be integrated with the architecture/ theme of the building/development.
- Chain link, barb wire and other wire material are prohibited material for fences. All fence and wall materials shall be finished.



Example - Metal Fence and Solid Stucco Wall with Cap

3.4.5 HOTEL AND CASINO DESIGN GUIDELINES

Buildings will have visual pedestrian and vehicular identity and connectivity. Design of these features may include the use of:

- Focal points
- Iconic architectural structures
- Signature landscape planting

Buildings visible from the public street shall integrate the architectural design and vocabulary with the character of non-residential development within Hollywood Park.

Additional guidelines for hotel and casino buildings include:

- Windows, where applicable, shall be integrated as design elements including placement, size and/or trim elements.



Example - Hotel Design Utilizing Scale, Materials and Details.

- Exterior materials, windows and details shall be consistent with the scale and proportion of the building.
- Elements shall be proportional to the building mass and design vocabulary.
- Color, materials, texture and detail palettes shall be integrated in a cohesive manner to elevate, not complicate, building design.
- Building orientation, parking and walkways should be designed to foster and serve intuitive access and circulation.
- Building and site entries should be designed to have intuitive and direct travel routes.
- Pedestrian routes shall be provided and clearly marked providing travel paths from parking areas to buildings.



Example - Simple, Clean Design Near Street

- Appropriate loading and service areas shall be provided for each building/tenant.
- Service and loading areas should be positioned away from primary circulation and street frontage.
- Service and loading areas should be shielded with architecture or landscape, where possible.

3.4.6 RESIDENTIAL HOUSING TYPES

Hollywood Park offers a wide range of products for future residents. Targeted residents include, first-time buyers, move-up buyers looking to buy a larger home for their growing family and “empty-nesters,” who are looking to buy a smaller home. In order to accommodate the various housing needs, Hollywood Park features four (4) different housing types with various products within each type:

- Single-Family Housing Type
- Townhome Housing Type
- Wrap/Podium Housing Type
- Mixed-Use Housing Type

Table 3-1–*Housing Type Density*, indicates the maximum density for each of these housing types. The elements, characteristics and representative images of the proposed home types within Hollywood Park are described below.

3.4.6.1 Single-Family Housing Type

In order to reflect the low-density character of the adjacent single-family neighborhoods to the east and north of Hollywood Park, the Single-Family Housing Type is generally located on the eastern portion of Hollywood Park. This housing type features homes that are physically detached from one another and have a maximum density

TABLE 3-1–HOUSING TYPE DENSITY

Housing Type	Maximum Density (gross)
Single-Family	15.0 du/ac
Townhome	30.0 du/ac
Wrap/Podium	85.0 du/ac
Mixed-Use Residential	85.0 du/ac

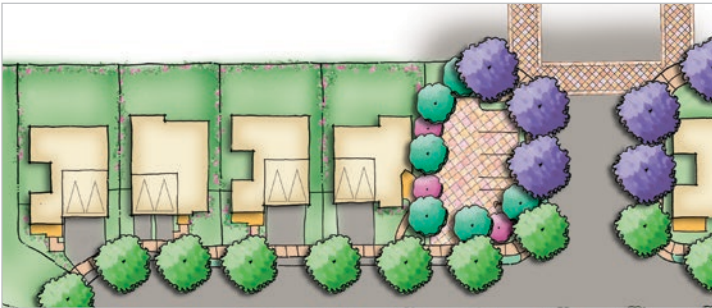
of 15.0 dwelling units per gross acre. The homes within this housing type may include, but is not limited to:

- Single-family detached conventional
- Single-family detached alley-loaded
- Detached paseo cluster
- Detached motor court cluster
- Detached green court cluster
- “Z-lot” or zero lot-line homes

The following are characteristics of the homes that may be found within the Single-Family Housing Type.

Single-Family Detached Conventional Characteristics

- Single-family homes with street front orientation
- Primary entries and walks face street
- Private front, side and/or rear outdoor living space
- Reciprocal use easements may extend private yard space
- Automobile access via street with resident parking provided in garages
- Guest/visitor parking provided in driveways, on-street or in designated parking areas



Single-Family Detached Conventional Representative Images and Plan



Single-Family Detached Alley-Loaded Characteristics

- Single-family homes with street front orientation
- Primary entries and walks face street
- Private front and/or side outdoor living space
- Reciprocal use easements may extend private yard space
- Automobile access via alleys with resident parking provided in garages
- Guest/visitor parking provided on-street or in designated parking areas

Single-Family Detached Alley-Loaded Representative Images and Plan — Astoria at Villages of Columbus - Tustin, California

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

Detached Paseo Cluster Characteristics

- Single-family detached homes clustered along paseo
- Entries and walks face paseo or street
- Private outdoor living space face paseo or street
- Reciprocal use easements may extend private space in side yard
- Automobile access via alleys with resident parking provided in garages
- Guest/visitor parking provided on-street or in designated parking areas



Detached Paseo Cluster Representative Images and Plan — Westcott at Bridgepark District - Ladera Ranch, California



Detached Motor Court Cluster Characteristics

- Single-family detached dwellings clustered around motor court
- Primary entries and walks face motor court, street or paseos
- Private side and/or rear outdoor living space
- Reciprocal use easements may extend private space
- Automobile access via motor courts with resident parking provided in garages
- Guest/visitor parking provided on-street or in designated parking areas

Detached Motor Court Cluster Representative Images and Aerial — Capri Court - Playa Vista, California

Detached Green Court Cluster Characteristics

- Single-family detached homes surrounding a green court
- Primary entries and walks face green court
- Private outdoor living space
- Reciprocal use easements may extend private spaces on sides of buildings
- Automobile access via alleys or streets with resident parking provided in garages
- Guest/visitor parking provided on-street or in designated parking areas



Detached Green Court Cluster Representative Images and Plan — Ivy Wreath at Quail Hill - Irvine, California



“Z-Lot” or Zero Lot-Line Home Characteristics

- Detached, single-family homes with street front orientation
- Side lot lines may be shaped like a ‘Z,’ also known as a “two-pack”
- Primary entries and walks face street
- Private front, side and/or rear outdoor living space
- Reciprocal use easements are used to extend private yard space
- Automobile access via street with resident parking provided in garages
- Guest/visitor parking provided in driveways, on-street or in designated parking areas



“Z-Lot” or Zero Lot-Line Home Representative Images and Plan — Chesapeake - Ladera Ranch, California

3.4.6.2 Townhome Housing Type

The Townhome Housing Type is a transitional density between the Single-Family Housing Type and the Wrap/ Podium Housing Type. This housing type features attached homes that are typically under four (4) stories tall and have a maximum density of 30.0 dwelling units per gross acre.

The homes within this housing type may include, but is not limited to:

- Townhomes
- Attached motor court cluster
- Attached green court cluster
- Stacked flats or lofts (or combination thereof)

The following are characteristics of the homes that may be found within the Townhome Housing Type.

Townhome Characteristics

- Attached single-family homes face street or green court
- Primary entries face street or common open space
- Private courtyards/porches/patios
- Automobile access via alleys with resident parking provided in garages
- Guest/visitor parking provided on-street or in designated parking areas



Townhome Representative Images and Plan — Village Square - San Marcos, California



Attached Motor Court Cluster Characteristics

- Attached single-family dwellings clustered around motor court
- Primary entries and walks face motor court, street or paseos
- Private rear outdoor living space
- Automobile access via motor courts with resident parking provided in garages
- Guest/visitor parking provided on-street or in designated parking areas

Attached Motor Court Cluster Representative Images and Plan — Coventry Court - Tustin, California

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

Attached Green Court Cluster Characteristics

- Attached single-family homes surrounding a green court
- Primary entries and walks face green court
- Private outdoor living space
- Automobile access via alleys or streets with resident parking provided in garages
- Guest/visitor parking provided on-street or in designated parking areas



Attached Green Court Cluster Representative Images and Plan — Jasmine - Irvine, California



Stacked Flats or Lofts (or combination thereof)

- Apartment or condominium building consisting of flats, lofts and/or townhomes
- Living spaces oriented toward streets or community open space
- Primary entries from front, side or interior
- Private outdoor living space on most units
- Automobile access via alleys or private drives with resident parking provided in garages
- Guest/visitor parking provided on-street or in designated parking areas

Stacked Flats or Lofts Representative Images and Aerial — Tapestry - Playa Vista, California

3.4.6.3 Wrap/Podium Housing Type

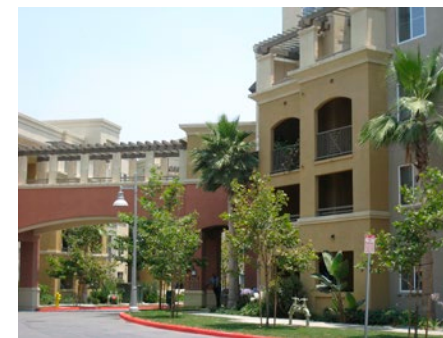
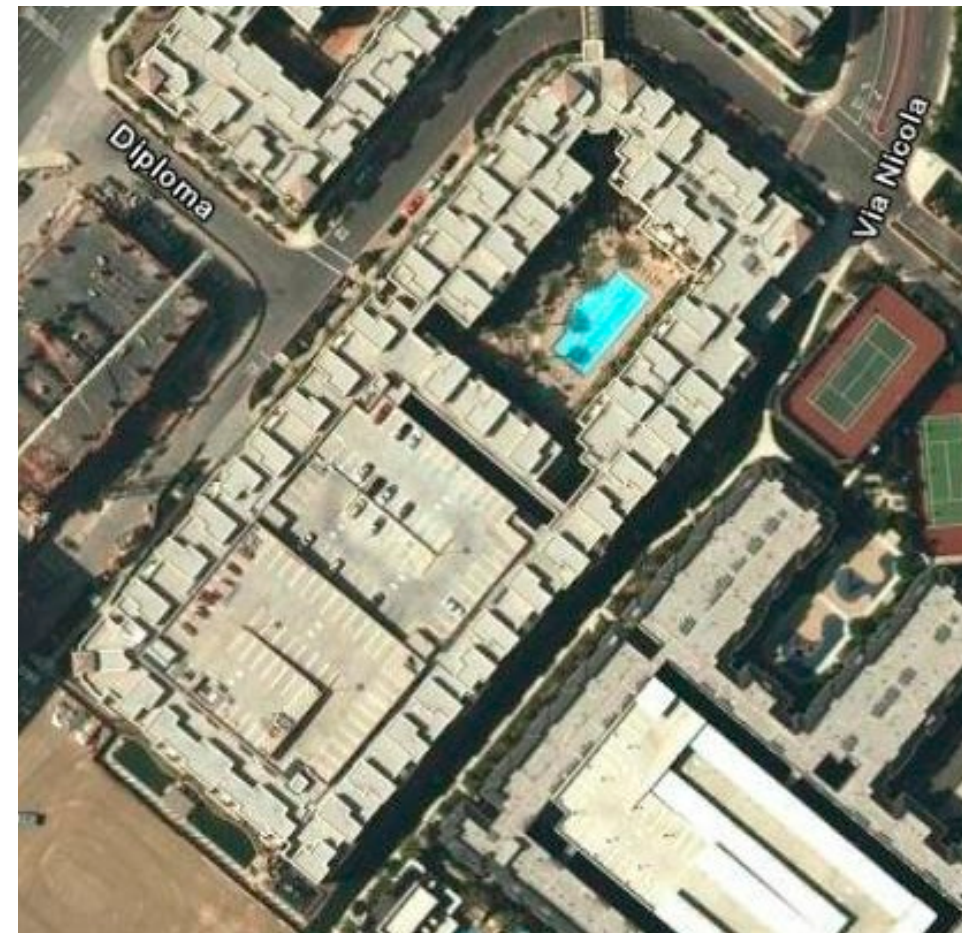
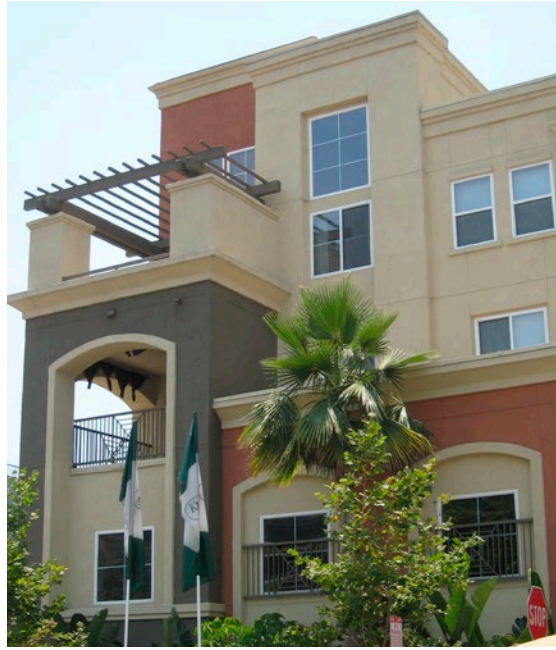
The Wrap/Podium Housing Type is permitted on the western portion of Hollywood Park and along the edges of Lake Park, and is intended to create an energetic, urban environment. This housing type features attached homes that are a maximum of seventy-five (75) feet tall and no more than six (6) stories from grade, measured at the front of the building, and have a maximum density of 85.0 dwelling units per gross acre. The homes within this housing type may include, but is not limited to:

- Wrap buildings
- Podium buildings

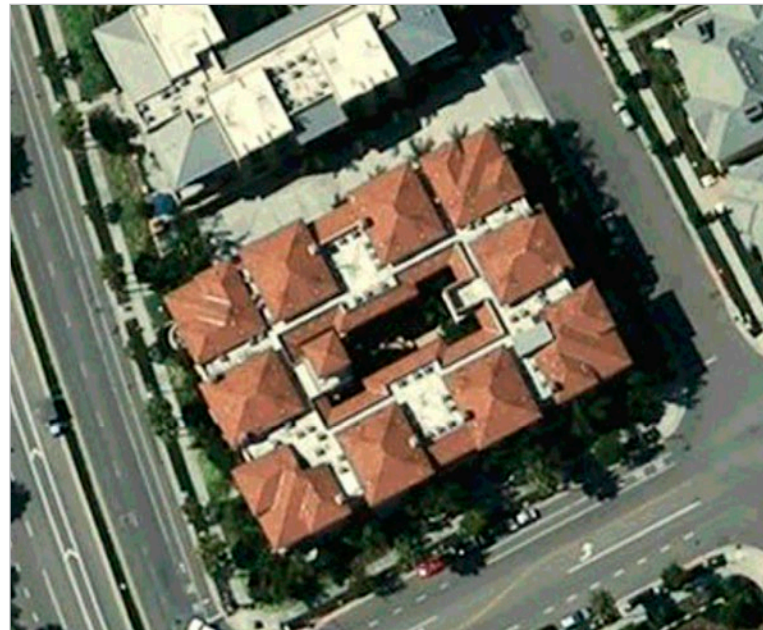
The following are characteristics of the homes that may be found within the Wrap/Podium Housing Type.

Wrap Building Characteristics

- Attached flats, lofts and/or townhomes oriented around a parking structure
- May include “Shopkeeper” or “Live/Work” units
- Primary entries face street, common interior corridor or common open space
- Private patios, stoops or balconies on most units
- Automobile access via private drives with resident parking provided in common parking structure
- Guest/visitor parking provided on-street or in designated parking areas in the parking structure



Wrap Building Representative Images and Aerial— Avenue One - Irvine, California



Podium Building Characteristics

- Attached flats, lofts and/or townhomes located above a parking structure and may be oriented around a common open space
- May include “Shopkeeper” or “Live/Work” units
- Primary entries face street, common interior corridor or common open space
- Private patios, stoops or balconies on most units
- Automobile access via private drives with resident parking provided in common underground parking structure
- Guest/visitor parking provided on-street or in designated parking areas in the parking structure

Podium Representative Images and Aerial — Paraiso - Playa Vista, California

3.4.6.4 Mixed-Use Housing Type

The Mixed-Use Housing Type is located on the western portion of Hollywood Park and is also intended to create an energetic, urban environment. The Mixed-Use buildings may include retail or office uses on the first one (1) or two (2) stories. This housing type is a maximum of seventy-five (75) feet tall and no more than six (6) stories from grade, measured at the front of the building and has a maximum density of 85.0 dwelling units per gross acre. The homes within this housing type may include, but is not limited to:

- Wrap buildings
- Podium buildings
- Mixed-Use buildings

The following are characteristics of the homes that may be found within the Mixed-Use Housing Type.

Wrap Building Characteristics

(see images under *Wrap/Podium Housing Type*)

- Attached flats, lofts and/or townhomes oriented around a parking structure
- May include “Shopkeeper” or “Live/Work” units
- Primary entries face street, common interior corridor or common open space
- Private patios, stoops or balconies on most units
- Automobile access via private drives with resident parking provided in common parking structure
- Guest/visitor parking provided on-street or in designated parking areas in the parking structure

Podium Building Characteristics

(see images under *Wrap/Podium Housing Type*)

- Attached flats, lofts and/or townhomes located above an underground parking structure and may be oriented around a common open space
- May include “Shopkeeper” or “Live/Work” units
- Primary entries face street, common interior corridor or common open space
- Private patios, stoops or balconies on most units
- Automobile access via private drives with resident parking provided in common underground parking structure
- Guest/visitor parking provided on-street or in designated parking areas in the parking structure



Mixed-Use Building Characteristics

- Residential flats and/or lofts located above commercial-occupancy uses
- Retail and office uses may be located on first one (1) or two (2) stories
- May include “Shopkeeper” or “Live/Work” units
- Primary entries face street, common interior corridor or common open space
- Private balconies on some units
- Automobile access via alleys and/or private drives with resident parking provided in common parking structure or individual garages
- Guest/visitor parking provided on-street or in designated parking areas



Mixed-Use Building Representative Images and Aerial — City Place - West Palm Beach, Florida

3.4.7 RESIDENTIAL GUIDELINES

The building type and orientation of homes at Hollywood Park engender each neighborhood to be like a small village or community. Each neighborhood should be designed for compatibility within itself by tastefully balancing site planning, architectural design and massing with color and material palettes to create cohesive and characteristic enclaves within the Hollywood Park community. These Residential Guidelines shall apply to homes in residential zones and stand-alone residential developments within the “Mixed-Use” zone

3.4.7.1 Corner Plans

Buildings located on corners function as neighborhood entries and highlight community architecture. Buildings located on corners shall include one (1) of the following:

- Front and side façade articulation using materials that wrap around the corner-side of the building.
- Awning on corner side
- Feature window on corner side (refer to *Section 3.4.7.5*)
- Entry on corner side
- A pop-out side hip, gable or shed form
- An added single-story element, such as a wrap-around porch or balcony
- Recessed second- or third-story
- Balcony on corner side
- Upgraded landscape

3.4.7.2 Alley Treatments

The use of alleys has been upgraded from purely functional, simple garage-access ways to a space that residents experience daily. Design of alleys shall address

the functional and aesthetic features of the space to create a pleasant experience for residents. At least two (2) of the following shall be implemented along the alley:

- Stepped massing (recessed or cantilevered) offsets of at least one (1) foot.
- Window trim, colors and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design vocabulary of the home/neighborhood.
- Planting areas between garages.



Example - Form, Massing, Projections and Details Create Character and a Sense of Neighborhood



Example - Projections, Wall Plane Offsets and Landscape Strips in Alley Treatments



Example - Single-Family Alley Treatments



Example - Massing Variation at Corners



Example - Sensitive Corner Massing



Example - Shed Roof, Window Treatments and Massing Generate Interest



Example - Projections as Primary Design Character



Example - Tower Element and Bay Window



Example - Massing Offsets and Projections Create Focal Elements and Shadows



Example - Shed Roof Lower Height Element Projections Create Focal Elements and Shadows to Enliven Elevations

3.4.7.3 Building Form and Relief

Building form, detail and placement greatly effects how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows or outdoor spaces. Projections are encouraged on all residential building forms. Projections include, but are not limited to:

- Bermuda shutters
- Awnings (cloth, metal, wood)
- Balconies
- Eave overhangs
- Projecting second- or third-story elements
- Tower elements
- Window/door surrounds
- Recessed windows
- Bay windows or dormers
- Trellis elements
- Shed roof elements
- Porch elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (horizontally or vertically) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
 - vertically between stories, or
 - horizontally between spaces such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated streetscenes and elevations should be avoided.
- Streetscenes, especially within the Single-Family Housing Type, should provide a mix of simple massing elevations with offset massing elements to compose an aesthetic and understandable streetscape.

Wrap and podium buildings shall have varying or layered wall planes. Stepped massing and layered wall planes may include:

- Cantilevered masses or balconies
- Recessed masses or inset balconies
- Volume spaces
- Common open spaces

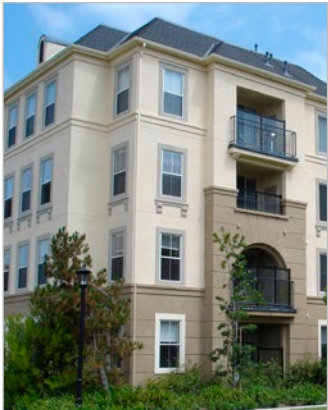
Lower Height Elements

Lower height elements are critical to streetscape variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged on all buildings to establish pedestrian scale and add variety to the streetscene. At least one (1) plan per neighborhood shall include one (1) of the following lower height elements:

- Interior living spaces
- Porches
- Entry features
- Bay windows
- Courtyards
- Pergolas



Example - Offset Massing and Lower Height Elements



Example - Podium/Wrap Façade Variation



Example - Offset Massing and Lower Height Elements, One-Family and Multiple Family Examples



Example - Simple Massing Elevations Should Mix with Offset Massing Elevations



Example - Multiple Family Building Articulated with a Lower Height Element, Wrought Iron and Trim Details, Balcony and Banding Details.



Example - Cantilevered Balcony



Example - Balconies and Details

Balconies

Balconies break up large wall planes, offset floors, create visual interest to the façade, add human scale to a building and provide outdoor living opportunities. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height element. Balconies:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).

Roof Considerations

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed and conical roof forms may, within reason, be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.



Example - Varied Roof Plans Add Interest to One-Family Neighborhoods

- Podium buildings are encouraged to have pronounced parapet and cornice treatments complementary to the design vocabulary, when flat roofs are used.
- Podium buildings shall have at least two (2) distinct parapet or roof heights.

Podium Courtyards

Courtyards, gardens or plazas, within podium buildings should contribute to the recreational opportunities and needs for resident open space. These spaces should optimize daylight access, views and privacy for units facing them.



Example - Varied Roofscape on Wrap, Podium or Multiple Family Buildings as Articulation to Streetscene

3.4.7.4 Façade Treatment

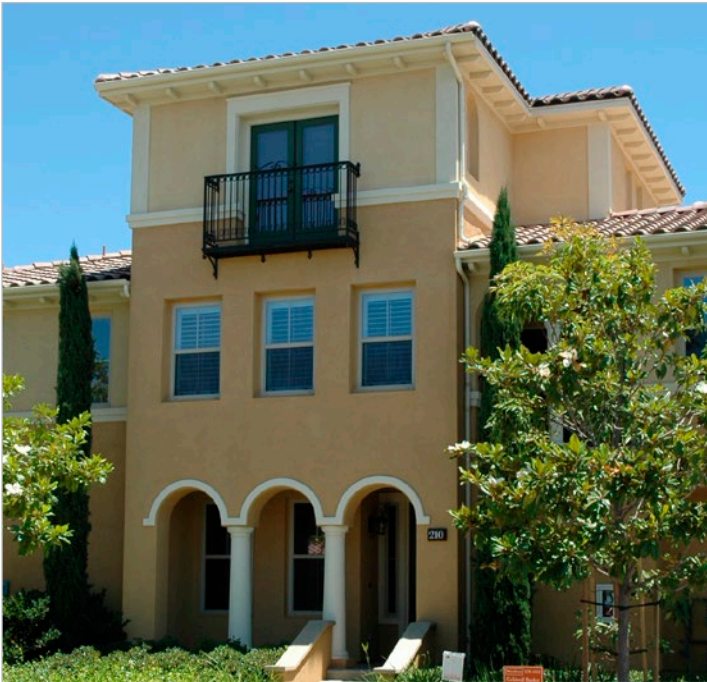
Special attention is required in the treatment of entries (doors, vestibules, porches, courtyards) using enhanced trim and details to emphasize these are primary focal points. Articulated and unique window treatments further enhance wall surfaces, can provide shade and wind protection and contribute to the character of the neighborhood.



Example - Awnings, Roof Projections



Example - Integral Porches and Window Details Articulate the Façade



Example - Windows, Trim, Juliet Balcony, Color Variation and Dentils

3.4.7.5 Windows

At least one (1) feature window treatment shall be present on all front and street-exposed elevations. Feature windows are trimmed or detailed in a manner that creates visual interest and represents the design vocabulary in an aesthetic way. Feature window treatments may include:

- A window of unique size or shape
- Picture window
- Bay window
- A substantial surround or recess
- Decorative iron window grilles
- Decorative head or sill treatments
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim
- A Juliet balcony with style-appropriate materials

3.4.7.6 Materials and Details

Siding and accent veneers create variation and interest to buildings. Application of these materials shall be done in a manner that upholds the design vocabulary. When using more than one (1) material, designs should refrain from concentrating materials only on the front elevation. Material changes shall occur, where possible, at inside corners and architectural elements should be wrapped in their entirety. Other features that help to minimize large blank masses include:

- Entry or window trim/surrounds
- Horizontal banding
- Corner quoins
- Balconies (supported, cantilevered or Juliet)
- False, shuttered windows
- Awnings
- Change in material or color

3.4.7.7 Exterior Structures

- Exterior structures, including but not limited to, porches, patio covers and trellises, shall reflect the character, color and materials of the building to which they are related.
- Stairs should be compatible in type and material to the deck and landing.
- Columns and posts should project a substantial and durable image and be constructed of such materials.
- Railings shall be consistent with the design vocabulary and be of appropriately scaled and durable materials.
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.



Example - Offsets with Material Changes for Simple Aesthetics



Example - Window Treatments, Door Trim, Roof Details Enhance One-Family Homes



- Where chimneys are a prominent architectural feature of larger residential buildings, design and placement shall be done sensitively to not detract from the general design or appearance of the building.
- Accessory structures shall conform to the design standards of the primary structure. If visible from the front or corner-side lot line, the visible elevation shall be considered a front elevation and compatible with the design vocabulary.

3.5 SUSTAINABLE DESIGN

Sustainable development is a concept that encourages ways of living, working and being that enable healthy, fulfilling and economically secure lives without destroying the environment and without endangering the future welfare of people and the planet.

Sustainability is an important theme in the design and planning of the Hollywood Park development. Hollywood Park is seeking to create a strong community that provides a safe, healthy, comfortable and attractive place for people of all ages and incomes to live and work, while contributing to the positive well-being of the environment and natural surroundings. Sustainability concepts are being incorporated throughout California, from smart growth principles, to energy conservation and resource efficient design.

The sustainability strategy for Hollywood Park has been developed to incorporate the most fundamental principles of sustainable and smart growth design. The development

is being designed specifically to minimize reliance on automobiles, which are the single greatest contributors to the creation of greenhouse gases in California. The new community will be a mixed-use development that encourages walking, cycling and the use of public transit. Neighborhood planning will support pedestrian access and create a greater sense of community connectivity and cohesion. The sustainability strategy is implemented through the *Sustainability Checklist* (found in the *Appendix*) and reviewed as part of the Plot Plan Review process, pursuant to *Section 5.3.3 in Chapter 5, Implementation*.

3.6 SIGNAGE

Signs and graphics will play a large role in creating and reinforcing the desired neighborhood feel of the public spaces, shopping, entertainment and civic uses, all within walking distance of each other.

The purpose of these guidelines is to establish a coordinated exterior signage program achieving a unified and cohesive overall appearance. Controlled way-finding and identity signage is a major factor in creating and preserving the design character of the overall project.

The signage design of the Hollywood Park Specific Plan area should be respectful of the surrounding area, yet have an a distinctive character that reflects the mixed-use, urban environment. All signage must comply with the *General Signage Guidelines*, below.

See also Section 6.2.14

3.6.1 GENERAL SIGNAGE GUIDELINES

- (1) All garage parking areas shall be identified.
- (2) Signs shall be limited to a maximum of three (3) colors unless the use of corporate color schemes or logos dictates the use of more than three (3) colors. There shall be a significant contrast between lettering colors and background colors for legibility.
- (3) Sign conduits, transformers, junction boxes, etc. must be concealed from view.
- (4) Signs should be clearly legible for universal accessibility. They should meet or exceed ADA standards for type size, type style, color contrast, messaging and heights.
- (5) Signs should use a brief message. A sign with a succinct message is simpler and faster to read, looks cleaner and is more attractive.
- (6) Typefaces used on identity signs should be easy-to-read fonts. Consideration must be given to colors and materials of the surrounding support walls.
- (7) Selected sign colors and materials should contribute to legibility and design integrity.
- (8) Signs should be scaled to be compatible with the size of the structure.
- (9) The design of the sign should be appropriate to the design of the building that it is placed on.

See also Section 6.2.14

3.6.2 MAJOR AND MINOR TENANT IDENTIFICATION

The purpose of these signs is to identify major and minor tenants within Hollywood Park. There are typically four (4) different types of signs utilized for tenant identification, which are:

- Pylon signs
- Monument signs
- Wall signs
- Projecting signs

3.6.2.1 Pylon and Monument Sign Guidelines

The following are guidelines for pylon and monument signs:

- (1) Landlord approval is required for all tenant identification signs.
- (2) Encourage use of a consistent color scheme on all exterior signs that are compatible with all other signs on a building and free-standing signs on the lot.
- (3) Construct signs of permanent exterior sign materials.
- (4) Monument signs should be designed with the width of the base of the sign equal to or more than the width of the sign face.
- (5) Pylon signs should be designed with two (2) supports to house the sign area in a decorative frame. For signs where it is not possible to provide a frame proportional to the sign, a single support may be provided as long as the support is proportional to the sign face in size and shape.



Pylon Identity Example



Pylon Identity Example



Pylon Identity Example



Monument Identity Example



Monument Identity Example



Monument Identity Example



Monument Identity Example



Monument Identity Example

3.6.2.2 Wall and Projecting Sign Guidelines

- (1) Landlord approval is required for all tenant identification signs.
- (2) Locate signs as close to the customer entrance as possible, where feasible.
- (3) Wall signs shall consist of individual letters and be attached to a building without visible supports or raceways.
- (4) Exposed neon is permitted for themed restaurants and other entertainment uses. Exposed neon can be visible from Century Boulevard or Prairie Avenue.
- (5) Wall mounted internally illuminated box signs and banners used as permanent signs are prohibited. Internally illuminated box signs may be used as projecting signs.
- (6) Projecting signs shall have a minimum vertical clearance of eight (8) feet.
- (7) Projecting signs shall be placed perpendicular to the building wall and shall not extend above building eave of a sloped roof or highest point on a flat roof.
- (8) Projecting signs shall be attached to the building fascia or canopy with an attractive and decorative support and shall not appear to be tacked on.
- (9) Encourage use of a consistent color scheme on all exterior signs that is compatible with all other signs on a building and free-standing signs on the lot.
- (10) Construct signs of permanent exterior sign materials.



Wall Identity - Major Tenant Example



Wall Identity - Major Tenant Example



Wall Identity - Minor Tenant Example



Projecting Identity Example



Wall Identity - Minor Tenant Example



Projecting Identity Example



Wall Identity - Minor Tenant Example



Wall Identity - Minor Tenant Example



Projecting Identity Example



Projecting Identity Example

3.6.3 CHANGEABLE SIGNAGE

The purpose of changeable signage is to create excitement and provide a visually-interesting streetscene for Hollywood Park. Three styles of this signage used in Hollywood Park to achieve this goal are “pageantry,” “mural graphics” and “marquee signs.”

3.6.3.1 Pageantry

Pageantry includes flags, banners, cylinder kiosks, canopies, lights, directories, ground-mounted graphics, flower pots or other similar, temporary or permanent (but changeable) elements. The intent is to allow regular changes to the pageantry elements in terms of color, design and other visual content so the pageantry signage can always look current. Pageantry may be located within the right-of-way, within the setback or on private property. Pageantry could be used to feature on-site tenants or programming, or for off-site advertising and sponsorship opportunities.

Guidelines for pageantry include:

- (1) In no case shall pageantry be placed over a drive or street.
- (2) Paper, cardboard, styrofoam, stickers and decals are not acceptable forms of pageantry (directories and kiosks excepted).
- (3) Pageantry shall not include flashing, flickering, rotating or moving lights.
- (4) Temporary Promotional Advertising (banners) is not considered to be pageantry.
- (5) Kiosks and directories should provide vertical breaks in the sign structure.
- (6) Individual panels shall be recessed, framed, or otherwise treated to avoid a flat appearance of the sign face.



Pageantry Example - Canopies



Pageantry Example - Flags



Pageantry Example - Banners



Pageantry Example- Directory



Pageantry Example - Flags



Pageantry Example - Kiosk



Pageantry Example- Flower Pots



Pageantry Example- Flags



Pageantry Example- Flags



Pageantry Example - Kiosk



Pageantry Example - Clock



Pageantry Example- Directory



Pageantry Example - Lights



Pageantry Example - Lights & Umbrellas

3.6.3.2 Mural Graphics

Mural graphics are intended to provide interest along Century Boulevard and Prairie Avenue and within the interior of Hollywood Park. These graphics may include applied, vinyl, painted or printed graphics, electronic LED board or tilework. These mural graphics blur the boundaries between advertising and public art. Some of the locations may feature public murals and art, while others will provide off-site advertising and sponsorship opportunities.

These mural graphics will create an eclectic urban environment that also promotes change and evolution over time. Guidelines for mural graphics include:

- (1) The mural graphics, advertising and art pieces are encouraged to be placed at locations that will reduce the scale of large blank walls.
- (2) Lighting of a mural graphic shall not spill over to an adjacent property or public street.
- (3) The mural graphic shall be maintained in good condition.

3.6.3.3 Marquee Signs

Marquee signs are typically used to provide information about current showings or events for theaters, casinos, ticket outlets and live entertainment uses. Guidelines for marquee signs include:

- (1) Marquee signs may project or be integrated into the building to promote enhanced articulation.
- (2) Plain, rectangular marquee signs without any articulation are discouraged.
- (3) Marquee signs may be manual or electronic.



Marquee Sign Examples



Mural Graphic Examples



Mural Graphic Examples

Mural Graphic Examples

Mural Graphic Examples - Electronic LED

3.6.4 DIRECTIONAL SIGNAGE

The purpose of directional signage is to facilitate the flow of traffic within Hollywood Park. Parking entry signs notate the entrance of parking structures while direction signs may direct vehicles to a particular destination.

3.6.4.1 Parking Entry Signs

- (1) Parking entry signs are encouraged to be illuminated signs so drivers can easily identify the entrance to the parking garage.
- (2) These signs shall be located on all non-residential parking garage entrances.

3.6.4.2 Directional Signs and Wayfinding Program

Direction signs are typically horizontal signs with individual tenant names and directional arrows. Guidelines for directional signs include:

- (1) A wayfinding program detailed with the placement and location of directional signs shall be developed.
- (2) To avoid confusion, directional signs will typically have no more than six (6) listings with arrows.
- (3) The project name may be located on the sign in a smaller, more understated manner so as not to detract from the wayfinding.
- (4) Vehicular directional signs should be located at major vehicular intersections and at strategic locations to also act as identity markers for pedestrians once they have parked their car.
- (5) The placement of directional signs shall maintain sight lines into the retail development.
- (6) Pedestrian directional signs are highly encouraged in areas of high pedestrian activity.



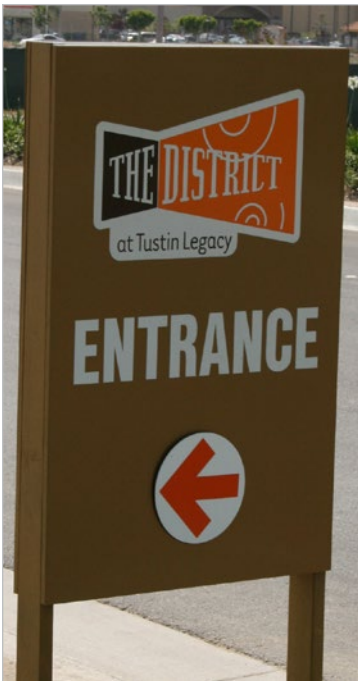
Parking Entry Examples



Directional Signage Examples



Directional Signage Examples



Directional Signage Examples (including pedestrian)

Infrastructure

Hollywood Park is located in a developed area currently supported by existing urban infrastructure. The proposal involves various on- and off-site infrastructure improvements to facilitate the development of the master planned community. Such infrastructure improvements include the installation of potable and recycled (California Title 22 tertiary treated irrigation water) water lines, sanitary sewers, stormwater detention and conveyance

system, electricity infrastructure and natural gas lines. All proposed dry utilities shall be underground. An overview of the proposed improvements is provided below. Proposed locations for infrastructure improvements are identified on the exhibits in this chapter; alternate locations may be implemented. Additionally, changes to proposed infrastructure location or service providers may be implemented, if approved by the appropriate jurisdiction, without amending this Specific Plan.

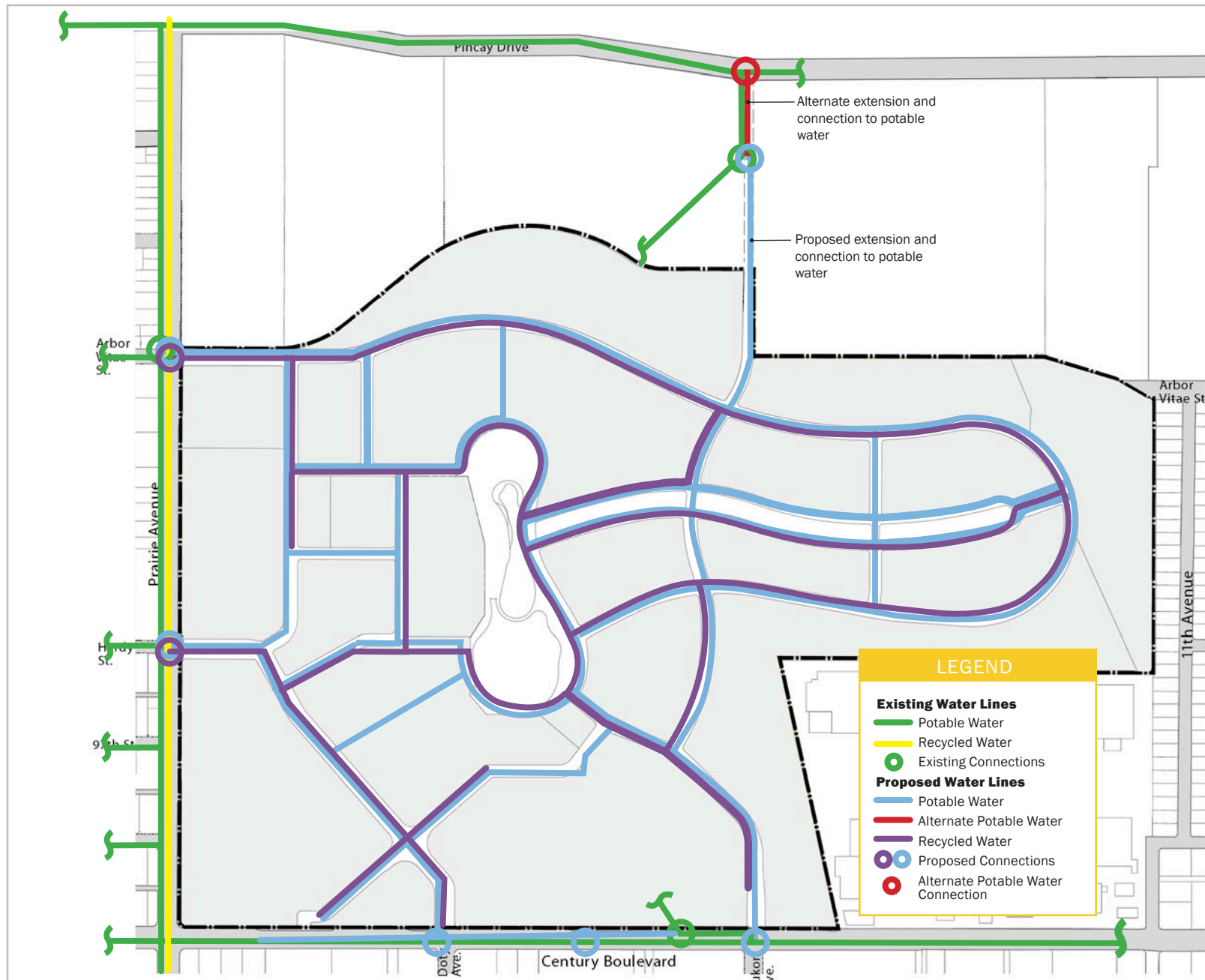


EXHIBIT 4-1—WATER INFRASTRUCTURE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
 Amended September 23, 2014
 Further Amended February 24, 2015

4.1 WATER SERVICE AND FACILITIES

Within the Specific Plan area, both potable water for use within buildings and recycled water for landscape irrigation will be provided. Primary infrastructure consists of a ring-main with looped extensions to provide service to the proposed lots. Primary water lines will be installed under the public right-of-way or utility easement.

4.1.1 POTABLE WATER

Potable water for the development will connect to existing City of Inglewood supply lines along Century Boulevard, Prairie Avenue and Pincay Drive. The on-site network will be operated and maintained by the City of Inglewood Water Department. Refer to *Exhibit 4-1* for the *Water Infrastructure Plan* of Hollywood Park.

4.1.2 RECYCLED WATER

A recycled water program for irrigation purposes shall be established. The recycled water will be obtained from the West Basin Municipal Water District (WBMWD) treatment plant in El Segundo. The water provided by this treatment plant meets all of the State of California Title 22 regulations and is approved for irrigation use. The primary infrastructure will provide service to the public parks, landscaped parkways and privately maintained common landscape areas within the proposed lots. The lines will connect to the existing WBMWD recycled supply line along Prairie Avenue. The on-site network will be operated and maintained by WBMWD and the City of Inglewood Water Department will provide meters and billing services.

4.2 SEWER INFRASTRUCTURE

The wastewater demand for Hollywood Park will be met and treated at the Los Angeles County Sanitation District's Joint Water Pollution Control Wastewater Treatment Plant (JWPCTP) in the City of Carson.

The minimum size of the new, on-site sewer lines will be eight (8) inches and will be installed underneath public right-of-ways and/or utility easements. These lines will be maintained and operated by the City of Inglewood Department of Public Works. The on-site sewer mains will lead to several off-site points of connection as shown on *Exhibit 4-2—Sewer Infrastructure Plan*. The new retail uses, located on Century Boulevard and east of Doty Avenue, will discharge into the existing City of Inglewood Sewer located underneath Century Boulevard. The remaining sewer mains will be connected to existing off-site trunk sewers, maintained and operated by the Los Angeles County Sanitation District (LACSD).

It is expected that some of the trunk sewers for the northern portion of the site will be routed from Prairie Avenue, west along Arbor Vitae Street, to the existing LA County Trunk sewer at Arbor Vitae Street and South Osage Avenue. It is expected that the trunk sewers for the remainder of the site will flow into the existing fifteen (15)-inch LACSD trunk sewer, flowing south at Doty Avenue. There is potential to shift some of the on-site flows to an alternative LA County trunk sewer via a new main, running west along East Hardy Street to South Osage Avenue.

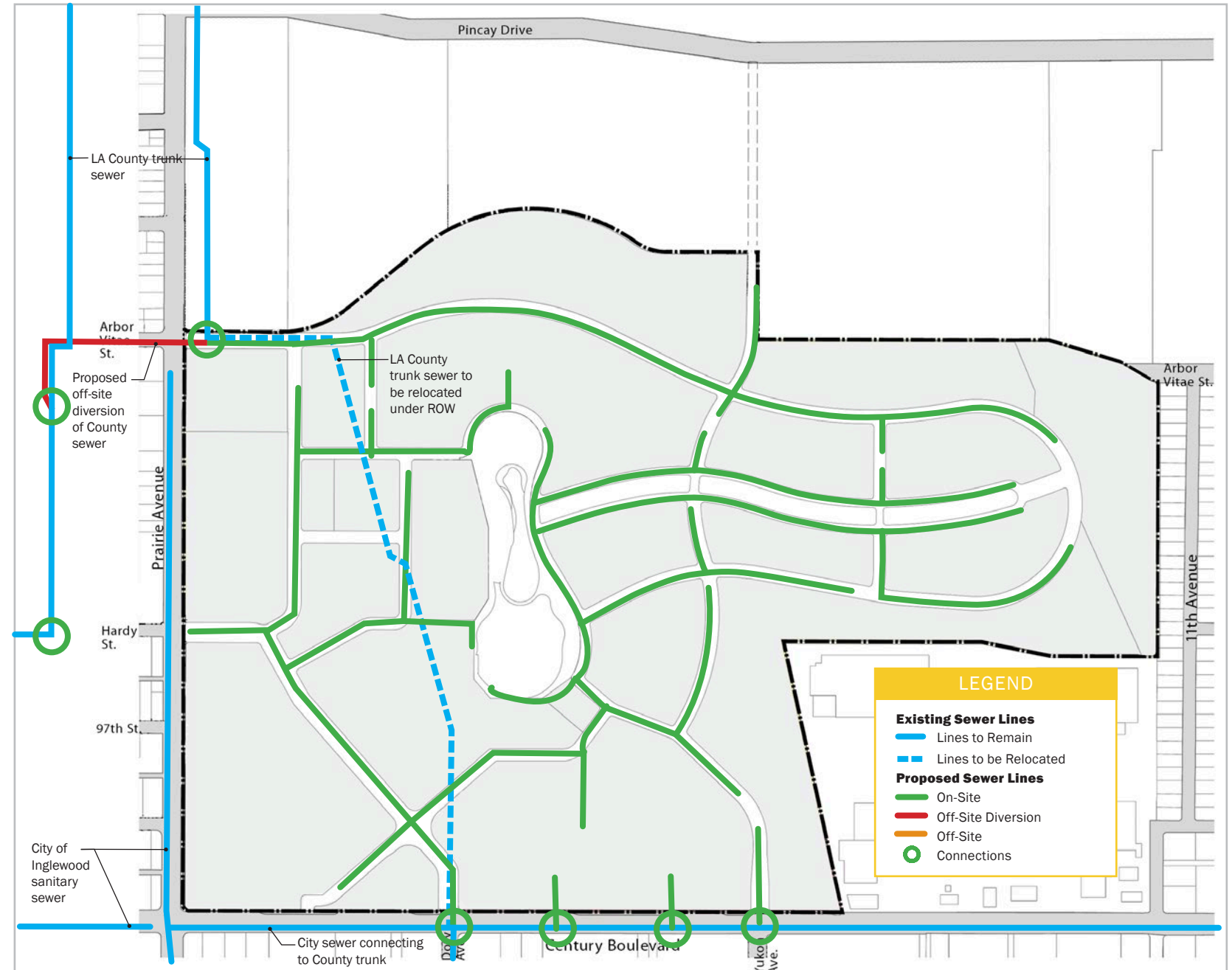


EXHIBIT 4-2—SEWER INFRASTRUCTURE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

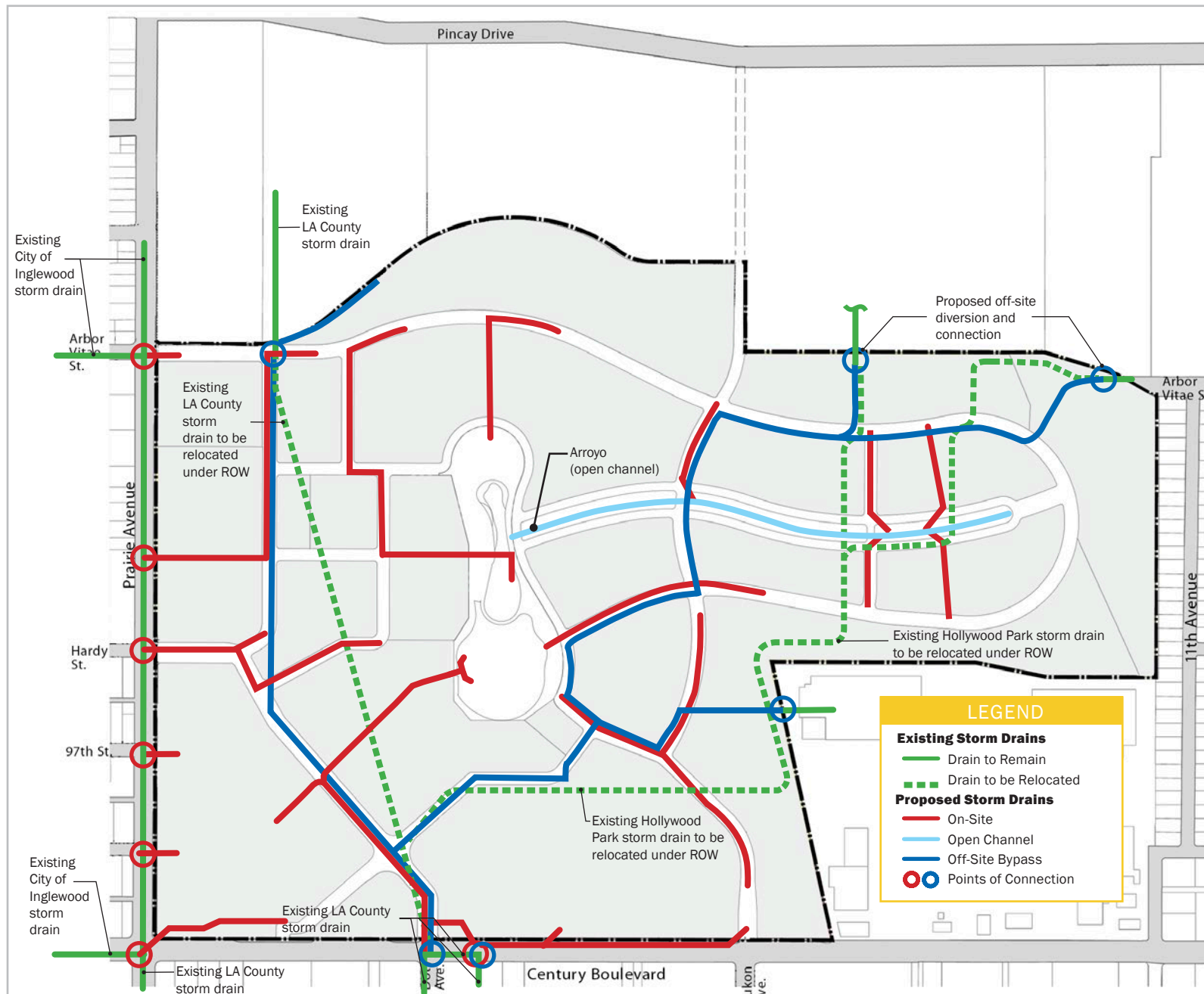


EXHIBIT 4-3—DRAINAGE INFRASTRUCTURE PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

4.1 WATER SERVICE AND FACILITIES

Within the Specific Plan area, both potable water for use within buildings and recycled water for landscape irrigation will be provided. Primary infrastructure consists of a ring-main with looped extensions to provide service to the proposed lots. Primary water lines will be installed under the public right-of-way or utility easement.

4.1.1 POTABLE WATER

Potable water for the development will connect to existing City of Inglewood supply lines along Century Boulevard, Prairie Avenue and Pincay Drive. The on-site network will be operated and maintained by the City of Inglewood Water Department. Refer to *Exhibit 4-1 for the Water Infrastructure Plan of Hollywood Park*.

4.1.2 RECYCLED WATER

A recycled water program for irrigation purposes shall be established. The recycled water will be obtained from the West Basin Municipal Water District (WBMWD) treatment plant in El Segundo. The water provided by this treatment plant meets all of the State of California Title 22 regulations and is approved for irrigation use. The primary infrastructure will provide service to the public parks, landscaped parkways and privately maintained common landscape areas within the proposed lots. The lines will connect to the existing WBMWD recycled supply line along Prairie Avenue. The on-site network will be operated and maintained by WBMWD and the City of Inglewood Water Department will provide meters and billing services.

4.2 SEWER INFRASTRUCTURE

The wastewater demand for Hollywood Park will be met and treated at the Los Angeles County Sanitation District's Joint Water Pollution Control Wastewater Treatment Plant (JWPCTP) in the City of Carson.

The minimum size of the new, on-site sewer lines will be eight (8) inches and will be installed underneath public right-of-ways and/or utility easements. These lines will be maintained and operated by the City of Inglewood Department of Public Works. The on-site sewer mains will lead to several off-site points of connection as shown on *Exhibit 4-2—Sewer Infrastructure Plan*. The new retail uses, located on Century Boulevard and east of Doty Avenue, will discharge into the existing City of Inglewood Sewer located underneath Century Boulevard. The remaining sewer mains will be connected to existing off-site trunk sewers, maintained and operated by the Los Angeles County Sanitation District (LACSD).

It is expected that some of the trunk sewers for the northern portion of the site will be routed from Prairie Avenue, west along Arbor Vitae Street, to the existing LA County Trunk sewer at Arbor Vitae Street and South Osage Avenue. It is expected that the trunk sewers for the remainder of the site will flow into the existing fifteen (15)-inch LACSD trunk sewer, flowing south at Doty Avenue. There is potential to shift some of the on-site flows to an alternative LA County trunk sewer via a new main, running west along East Hardy Street to South Osage Avenue.

Once in the LACSD system, the sewers will carry the flows to the JWPCTP treatment plant where the wastewater generated by the proposed project will be treated.

4.3 DRAINAGE

The Hollywood Park Specific Plan area is predominantly covered with impervious surfaces and soft, landscaped areas limited to within the main racetrack and training track areas. All, on-site storm runoff is currently collected by an on-site system of catch basins and storm drains that discharge into the Los Angeles County Department of Public Works Flood Control District (LACFCD) storm drain systems located at Century Boulevard/Prairie Avenue and Century Boulevard/Doty Avenue. Additionally, there are four points of connection where off-site stormwater flows are conveyed through the specific plan area:

- (1) Existing Los Angeles (LA) County Storm Drain Project 4401 Line B at the northwestern portion of the site
- (2) Watt Development site (Renaissance residential development) on the northeastern boundary
- (3) Darby Park on the northeastern boundary
- (4) Hollywood Park Marketplace on the eastern boundary

The project's stormwater discharge flows will be met through use of the LACFCD storm drains off-site running through, and adjacent to, the Specific Plan area. The proposal will include relocation of both existing LA County Storm Drain Project 4401 Line B and the existing Hollywood Park storm drain system into new public right-of-ways or

utility easements. This will allow off-site stormwater flows to pass through the Specific Plan area. Additionally, a new gravity storm drainage network will be constructed to collect on-site stormwater flows. Storm drain lines will be sized with sufficient hydraulic capacity to accommodate the design storm as required by the LACFCD. Refer to *Exhibit 4-3* for the *Drainage Infrastructure Plan* of Hollywood Park. This new system will be maintained and operated, by the City of Inglewood Department of Public Works, upon completion of construction.

Hollywood Park includes a number of features intended to reduce or avoid water quality and hydrologic impacts. The majority of the Specific Plan area will be treated by the Arroyo and Lake Park stormwater treatment system. The Arroyo Park will have a shallow, vegetated swale that will be seamlessly integrated into the park and will be designed to act as a bio-filter for runoff, captured from adjacent road surfaces and residential parcels. Lake Park will include a lake with bio-filters, aeration units and a cascading waterfall operated by a pump station. The pump station will circulate water in the lake to ensure stagnation does not occur. Other stormwater runoff will be treated by a vegetated swale system in Champion Park. The remaining stormwater will be treated by vegetated or catch basin inserts. Swales or bio-retention areas will be used within the mixed-use areas and high-use parking lots to address trash, debris and petroleum hydrocarbons. Collectively, the water quality treatment control will treat the pollutants of concern in runoff

Implementation

5.1 GENERAL PROVISIONS

See also Section 6.5

5.1.1 PURPOSE AND OBJECTIVES

Upon adoption of the Hollywood Park Specific Plan, the Development Standards and procedures established herein shall become the applicable zoning standards for land uses within the Hollywood Park Specific Plan area.

5.1.2 DEFINITION OF TERMS

Words, phrases and terms not specifically defined herein shall have the same definition as provided in the Inglewood Municipal Code. Refer to the *Appendix* for definitions within this Specific Plan.

5.1.3 DEVELOPMENT CODE CONSISTENCY

Any details or standards not covered by the Development Standards or Design Guidelines within the Hollywood Park Specific Plan shall be subject to the regulation of the Inglewood Municipal Code and applicable local, state and federal regulations. In case of differences between these Development Standards or Design Guidelines and the Inglewood Municipal Code, the Hollywood Park Specific Plan shall prevail.

5.1.4 AIRPORT LAND USE PLAN CONSISTENCY

By implementing mitigation measures found in the EIR and noise reduction measures contained within the Hollywood park Specific Plan, this Specific Plan is consistent with the Los Angeles County Airport Land Use Plan (ALUP). Refer to *Section 2.12, Chapter 2, Development Standards*, to review the portion of the Hollywood Park Specific Plan that is within the Airport Land Use Area of Influence, as shown on *Exhibit 2-30–Airport Land Use Area of Influence*.

5.1.5 ACCESSIBILITY

All developments within Hollywood Park shall comply with applicable local, state and Federal accessibility regulations.

5.1.6 INTERPRETATION

In the event of ambiguity or circumstances, not specifically provided for in this Specific Plan, the Director of the Planning and Building Department shall interpret the intent of the land use standards. Any person aggrieved by such an interpretation may request an interpretation by the Planning Commission. If this person is aggrieved by the interpretation of the Planning Commission, he/she may appeal to the City Council for a final determination.

5.1.7 CITY COUNCIL DECLARATION/SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Specific Plan is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective, in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City Council hereby declares that they would have enacted these standards and each portion thereof, irrespective of whether one or more portions were declared invalid or ineffective.

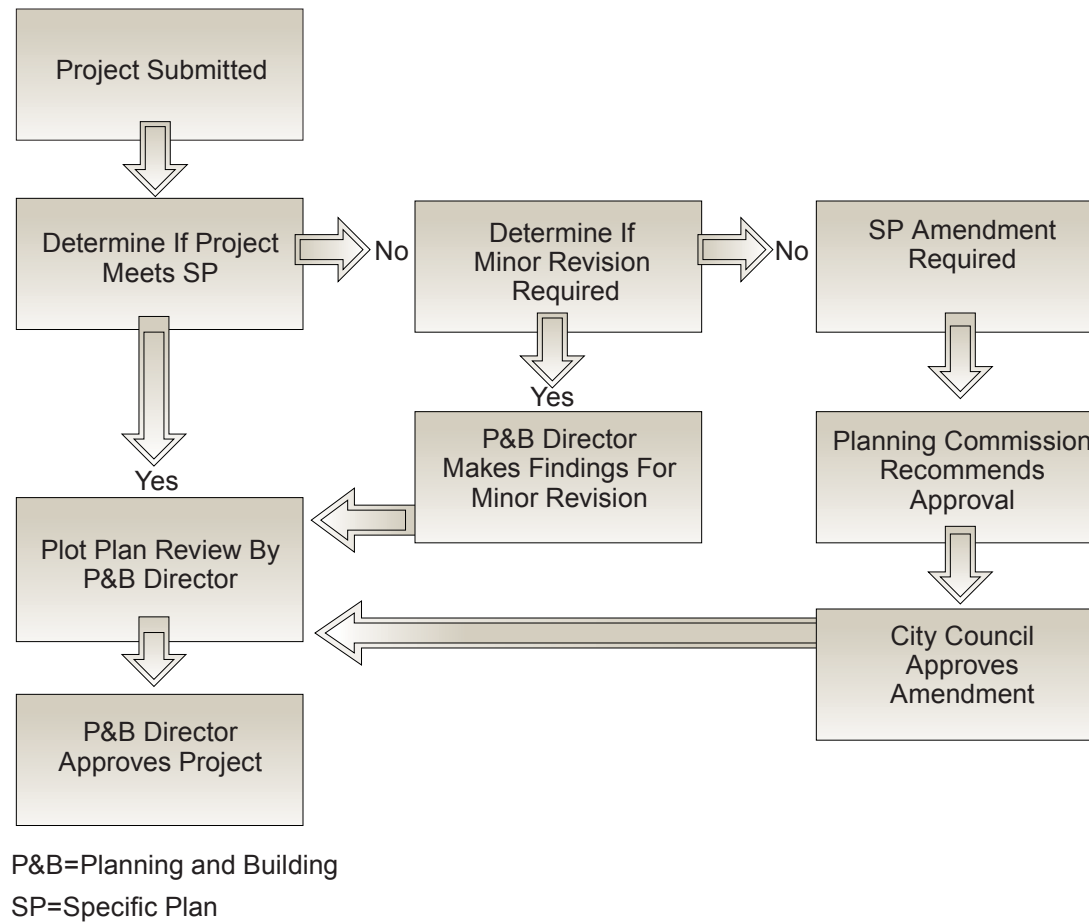


EXHIBIT 5-1—SPECIFIC PLAN FLOW CHART

5.2 IMPLEMENTATION

This section includes methods and procedures for implementation and administration of the Hollywood Park Specific Plan. *Exhibit 5-1—Specific Plan Flow Chart*, describes the process detailed in this Chapter.

5.2.1 SPECIFIC PLAN NAME

“Hollywood Park Specific Plan” refers to this document and support information only. The marketing name of the project will be determined by the Project Applicant.

5.2.2 ENVIRONMENTAL IMPACTS

Because the Environmental Impact Report (EIR) prepared (and certified) for the Hollywood Park Specific Plan is a “project” and a “program” EIR, it is anticipated that the approval of each subsequent application consistent with the Specific Plan shall not require the preparation of new environmental documents, unless otherwise required pursuant to Public Resources Code *Section 21166*, as the same may be amended from time to time.

5.2.3 MAPPING AND PHASING

The first step in implementation of the Hollywood Park Specific Plan is anticipated to be a vesting tentative subdivision map, which will divide the Specific Plan area into parcels consistent with the framework outlined in Chapter 2, Development Standards. All final subdivision maps may be approved on a phased basis. As the project develops, subsequent tentative maps further parcelizing the site or individual buildings may be submitted for approval.

It is anticipated that development of the Specific Plan area will be completed in three phases, which could occur simultaneously and/or be further divided into subphases. Mass grading of the property will take place in phases so as to balance cut and fill to the maximum extent possible across the Specific Plan Area. Concrete and asphalt from the demolition will be crushed and stockpiled for use in later phases for on-site road construction.

Development of the Casino may precede the three development phases, and is considered “Phase A”. Phase A includes the construction of a parking structure associated with the Casino uses, which will free the surface lots currently utilized for Casino parking. It is anticipated that the Casino will remain in continuous operation during its renovation/reconstruction. Construction shall be staged to maintain safe parking and access to the facility at all times.

Demolition of all buildings will take place as part of Phase I. Phase I of the development will include the retail center, the construction of the casino, and western portions of the property.

Phase II will continue the development in the northeasterly portion of the project area towards the proposed Bluff Park. Phase III will complete the build out adjacent to the existing Renaissance neighborhood and construct Bluff Park and the residential neighborhoods in the northeast of the site.

In order to record a final map with respect to any lot except those that are part of Phase A, the infrastructure needed to serve that particular lot must be designed and bonds or other financial security provided as required by the Development Agreement. In addition, as each final map is recorded, there must be sufficient park land dedications made to satisfy the requirements associated with the total number of residential units provided for in the final map. The phasing of infrastructure associated with each lot and final map shall be as set forth in the Development Agreement or imposed as part of the conditions of approval to the tentative tract map.

The conditions found in the project’s Mitigation Monitoring and Reporting Program (MMRP) contain the phasing for required project mitigation to ensure that project impacts are mitigated as the project is built out.

See also Section 6.5.2.1

5.2.3.1 Merger of Parcels

Any contiguous lots, parcels or units of land held under common ownership may be merged at the request of the property owner(s), pursuant to the procedure in this section. If any proposed structures or improvements cross over one or more legal lots, the proposed form of a lot merger shall be submitted as part of the Plot Plan Review application materials, as provided in Section 5.3.3 Plot Plan Submission Requirements, for such structures or improvements. In the residential zone, required on-site resident parking for residential units on lots proposed to be merged shall be located on the merged parcel. If the Plot Plan is approved, then issuance of a building permit for the structures or improvements shown on the approved Plot Plan, shall be conditioned on the recordation of the associated lot merger. The Planning and Building Director shall approve a lot merger as part of the Plot Plan Review process if the Planning and Building Director finds that: (i) dedications or offers of dedication which are necessary for present or future public purposes are preserved on the merged lots, parcels or units of land, (ii) the merged lot conforms with all provisions of this Specific Plan and applicable provisions of the Inglewood Municipal Code (except any lot line adjustments or merger standards) and (iii) all owners of an interest in the subject real property have consented to the lot merger. Upon recordation of the notice of merger, in the form approved as part of the Plot Plan Review, the regulations of this Specific Plan shall apply to the merged lot or parcel, and the lot lines shall be as shown in the recorded notice of merger.”

See also Section 6.5.2.12

5.2.4 Plot Plan Review

The Hollywood Park Specific Plan shall be implemented through Plot Plan Review, processed by the Planning and Building Director or his/her designee. This process is required prior to the issuance of any building permit. A Plot Plan Review is also required for all parks. Exceptions to the Plot Plan Review process include:

- Repair or replacement with the same or comparable type of structural element or material to any portion of an existing building.
- Installation of interior improvements within an existing building provided that there is no concurrent exterior alteration or building enlargement and that the addition or alteration meets the standards in *Chapter 2, Development Standards* and *Chapter 3, Design Guidelines*. Tenant improvements that include exterior façade alterations (including casino façade alterations) may be processed through a Minor Administrative Permit, as described in *Section 5.7*, as long as the building square footage is not increased.
- Changes in tenants as long as the general use characteristics remain the same (i.e. retail vs. office vs. cinema vs. residential).
- Additions and exterior alterations to single-family homes on 3,500 square foot lots, as indicated on the Final Tract Map, provided that the addition or alteration meets the standards in *Chapter 2, Development Standards* and *Chapter 3, Design Guidelines* and that no additional units are added.

5.2.5 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Development Standards contained in *Chapter 2, Development Standards* and the Design Guidelines in *Chapter 3, Design Guidelines* shall implement the mandatory elements of the redevelopment of Hollywood Park. The strongest level of design intent is specified by the use of terms such as “must,” “shall” and “prohibited.” Preferred design items are designated as a condition which is “encouraged,” “preferred,” “recommended,” “appropriate,” or as one that “should” be included. Preferred design items are considered “voluntary” and need not be included in a proposed project. Items that include one or more criteria or elements that are qualified with “discouraged,” “inappropriate” or “should not” be included, are acceptable, if the approving body finds the proposed design is consistent with the overall design, intent and goals of these Development Standards and the Specific Plan.

Where setbacks and/or Development Standards between *Chapter 2, Development Standards* and *Chapter 3, Design Guidelines* conflict, the setbacks and/or Development Standards within *Chapter 2, Development Standards* shall prevail.

The Plot Plan Review process is the vehicle for the implementation of the “*Design Guideline Checklist*.” As part of the Plot Plan Review application for development within the Specific Plan area, the project applicant shall provide a completed “*Design Guideline Checklist*,” applicable to the development type, specifying those design elements

included in the product design that is subject to the Plot Plan Review. Proposed measures on the “*Design Guideline Checklist*” can be added, deleted or modified from time to time by the project applicant, with the approval of the Director of Planning and Building and without needing to amend this Specific Plan.

5.2.6 ALLOCATION OF UNITS

The Hollywood Park Specific Plan provides for overall aggregate limits of development for the entire Specific Plan area. The precise allocation of density and type of development shall be determined as the Specific Plan area is built out. The precise allocation of units for a particular individual development shall be determined at the time of Plot Plan Review approval.

In order to aid the City in keeping a running tabulation, the Project Applicant shall submit a tabulation of the amount and type of uses approved through the Plot Plan Review process. By keeping this tabulation, the City will ensure that the build-out of the Specific Plan area does not exceed the aggregate limits of development permitted under the Specific Plan.

Each individual development may be further parcelized into any number and size of sub-parcels. The location of property lines for sub-parcels within each individual development is flexible.

5.2.7 FINANCING

A variety of financing methods will be used to implement the Specific Plan, and will include various public and private sources of funding, such as assessment districts, the Mello-Roos Community Facilities Act, tax increment financing and private financing. Different methods of financing may be used for different phases of the project. The Development Agreement and Owner Participation Agreement shall include applicable specific financing methods.

5.2.8 CONDITIONS, COVENANTS AND RESTRICTIONS

As each final map is submitted for approval, the Project Applicant shall provide Conditions, Covenants and Restrictions (CC&Rs), describing the conditions of approval that will survive map recordation, to the Director of the Planning and Building Department, or his designee, for review and approval. These CC&Rs shall reflect ongoing conditions of approval that shall be applied to subsequent development.

5.3 DEVELOPMENT REVIEW PROCESS (PLOT PLAN REVIEW)

5.3.1 PURPOSE OF PLOT PLAN REVIEW

The purpose of the Plot Plan Review is to assure that future development within the Hollywood Park Specific Plan is consistent with the intent, policies and requirements of the Hollywood Park Specific Plan. When adopting this Specific Plan, the overall development of this master planned community was considered. The Plot Plan Review shall consider consistency with the General Plan, the Hollywood Park Specific Plan and the Inglewood Municipal Code, to the extent applicable, specific vehicular and pedestrian circulation (including the location and maneuverability of valet and tandem parking, if included), public utilities, emergency accessibility, layout, building orientation, parking, signage, landscape and related site improvements for the particular site covered by the application, consistent with the Specific Plan requirements. The Plot Plan Review process shall also provide a mechanism to ensure that mitigation measures and performance standards adopted as part of the environmental review process are implemented.

5.3.2 SUSTAINABILITY CHECKLIST

The project developer is required to implement a “*Sustainability Checklist*” that will incorporate a number of mandatory sustainability strategies. Among others, the topics addressed in the “*Sustainability Checklist*” include:

- Site Planning and Design
- Energy Efficiency
- Water Conservation
- Sustainable Resources and Materials
- Indoor Air Quality
- Social and Economic Sustainability

The Plot Plan Review and Building Permit process is the vehicle for the implementation of the “*Sustainability Checklist*,” which is the menu of sustainability measures expected to be incorporated into the Specific Plan development. As part of the Plot Plan Review or Building Permit application for development within the Specific Plan area, the project applicant shall provide a completed “*Sustainability Checklist*” specifying those sustainability measures to be included in the development that is the subject of the Plot Plan Review/Building Permit. Proposed measures on the “*Sustainability Checklist*” can be added, deleted or modified from time to time by the project applicant, with the approval of the Director of Planning and Building and without needing to amend this Specific Plan.

5.3.3 PLOT PLAN SUBMISSION REQUIREMENTS

The owner, or his/her authorized agent, shall submit an application with the same fee as specified in *Article 29, Chapter 12* of the Inglewood Municipal Code for a “Site Plan Review,” (as the same may be updated from time to time) the tabulation of the amount and type of uses, together with the number of copies as provided in *Article 29, Chapter 12, Section 12-39.4* for a “Preliminary Plan for a Planned Assembly Development” (currently set at ten (10)) of the following drawings to the Planning and Building Department, prior to applying for a building permit:

- (1) A plot plan, drawn to scale, showing the proposed layout of structures and other improvements, including, where appropriate:
 - Driveways
 - Pedestrian walkways
 - Paved areas including striping
 - On- and off-street parking and loading areas including parking spaces and loading berths
 - Fences and walls
 - Refuse areas and access to the refuse areas
 - Locations of entrances and exits with appropriate vehicle queuing areas and direction of traffic flow
 - Areas for turning and maneuvering vehicles
 - Areas proposed for valet parking, if any
 - Facilities provided for the handicapped
 - Location and direction of exterior lighting
 - Statistical inventory of the square footage devoted to buildings, parking, landscape, paving and other improvements
- (2) Exterior elevations of sufficient size to show architectural detail. The elevations shall include the following information:
 - Illustrative elevations of all sides of all buildings and structures
 - All building materials labeled
 - Heights of all structures
 - Elevations of all walls and fences
- (3) Interior floor plans of sufficient size to show interior details, including interior partitions and storage areas.
- (4) A landscape plan, prepared by a licensed landscape architect and drawn to scale, showing the locations of:
 - Existing trees (proposed to be removed and proposed to be retained on the site)
 - Location and design of landscaped areas
 - Varieties and sizes of plant materials to be planted therein
 - Means of permanent irrigation
 - Other relevant landscape features
- (5) A shared parking study shall be prepared as required by the Specific Plan, indicating the location of parking spaces and land uses served, unless if a shared parking study has already been approved for such parking spaces and land uses. The shared parking study shall use the procedures and standards located in *Section 2.11.3–Shared Parking Study*.
- (6) Design guideline consistency checklist describing how the application meets the applicable design guidelines in *Chapter 3, Design Guidelines*. (See *Appendix* for “*Design Guideline Checklist*” by development type).
- (7) *Sustainable Checklist* (see *Appendix* for “*Sustainability Checklist*”). Applicable sustainable elements on the checklist shall be indicated on the above plans.
- (8) Security plan detailing measures that will be implemented to provide adequate security both within the interior and exterior of the premises for a business and the exterior of the premises for residential units.
- (9) Utility plan including service, backflow, drainage and connection locations.
- (10) A tabulation of the total building square footage, number of units and uses previously approved through the Plot Plan Review process in order to verify progress of the Specific Plan build-out.
- (11) Proposed form of lot merger, if applicable.

The Planning and Building Director may also authorize omission of any or all of the drawings required by this section if they are not necessary in order to comply with the purpose the Hollywood Park Specific Plan.

5.3.4 PLOT PLAN STANDARDS GOVERNING APPROVAL

In approving an application submitted for Plot Plan Review, the Director of the Planning and Building Department shall make a general finding that the application is consistent with this Specific Plan and shall make specific findings to determine the following:

- (1) Adequate traffic and pedestrian circulation, access ways, parking, traffic queuing, loading, trash areas and access to the trash areas have been provided for the site, as required by this Specific Plan. To the extent the Plot Plan includes valet or tandem parking, such parking's location and maneuverability is also adequate and as required by this Specific Plan.
- (2) All buildings or structures on the site are arranged as to permit convenient access for the City's emergency and service equipment. Fire hydrants, standpipes and other fire protection devices may be required to be installed and maintained at the Project Applicant's expense.
- (3) Loading and storage areas are visibly screened from public view by decorative walls, fences and/or landscape as provided by the Specific Plan.
- (4) Surface parking areas are separated from public streets by landscape and/or decorative walls or fences as provided by this Specific Plan.
- (5) The application is consistent with mitigation measures, design features and mandatory program amenities to meet the performance standards assumed in the environmental review of this Specific Plan.

- (6) The application is consistent with the applicable guidelines and images in *Chapter 3, Design Guidelines* provided that, the design may be approved if a proposed design is found to be in substantial compliance and materially consistent with the overall design, intent and goals of the Design Guidelines in this Specific Plan.

5.3.5 PLOT PLAN TIME LIMITS

The Planning and Building Director shall have the following time limits for the review of a Plot Plan application:

- (a) Applications for fifty (50) units or less: within sixty (60) days of the filing of a Plot Plan Review application;
- (b) Applications for fifty-one (51) or more units but less than one hundred one (101) units: within ninety (90) days of the filing of a Plot Plan application;
- (c) Applications for more than one hundred one (101) units: within one hundred twenty (120) days of the filing of the Plot Plan application.

These time limits may be extended up to forty-five (45) days in the City's sole discretion.

- (1) The Planning and Building Director shall either approve the Plot Plan, if such Plot Plan complies with the standards in *Section 5.3.4—Plot Plan Standards Governing Approval* or approve the Plot Plan subject to conditions, or deny the Plot Plan. The Planning and Building Director shall send notice of the determination to the Project Applicant by First Class Mail. Failure to receive notice shall not invalidate any action taken pursuant to this section.
- (2) Unless otherwise provided in any Development Agreement, a Plot Plan Review approval shall expire

one (1) year after the date of plot plan approval by the Director of the Planning and Building Department. If a building permit is not issued prior to this expiration date, and construction does not proceed with due diligence thereafter, the Plot Plan Review approval shall expire and a subsequent new application and approval shall be required.

- (3) Within sixty (60) days prior to the Plot Plan Review approval expiration date, the Project Applicant may request a time limit extension of an additional one (1) year by written request to the Director of the Planning and Building Department. The Director shall have the discretion to approve, approve with conditions, or deny the extension request. A maximum of two (2) extensions may be granted.
- (4) Subsequent revisions to the plans, granted after Plot Plan Review approval, shall not be cause for postponement or extension of the expiration date.

5.3.6 PLOT PLAN REVISIONS

Minor plot plan revisions, which involve changes to or deviations from the previously approved Plot Plan and/or conditions of approval that do not involve a change of use, reduction in parking, or alteration of an applicable design element requirement or standard by more than ten percent (10%), all as determined by the Planning and Building Director, may be requested by the Project Applicant at any time prior to the expiration of the approved Plot Plan. Major alterations to plot plans shall require a new application and shall be made according to the procedures as set forth herein for the review and approval of plot plans.

5.3.7 PLOT PLAN APPEAL PROCEDURES

In the event the Project Applicant does not concur with the interpretation by the Planning and Building Director or his/her designee, pertaining to the requirements of the Plot Plan Review or with any correction or condition imposed upon the Project Applicant's plans by the Director, or his/her designee, the Project Applicant may appeal the interpretation, decision, correction or condition by filing a written notification of appeal with the Planning and Building Director. The same fee as specified in *Article 29, Chapter 12* of the Inglewood Municipal Code for a "Special Use Permit Appeal," (as the same may be updated from time to time) is required to cover the cost of processing the appeal. The Planning Commission shall consider the appeal at its next regular meeting held not less than thirty (30) days after the filing of the appeal, subject to a thirty (30) day extension period which the City may exercise in its sole discretion. The determination of the Planning Commission may be appealed to the City Council in the same manner as a Special Use Permit.

5.4 MINOR REVISIONS

5.4.1 TECHNICAL REVISIONS

The following changes of a minor and technical or informational nature may be made to the requirements of the Hollywood Park Specific Plan and such changes or new information shall not be considered amendments and shall be made by the Director of the Planning and Building Department:

- (1) The addition of new information to the Hollywood Park Specific Plan, in the form of maps and/or text, for the purpose of clarification that does not change the effect or intent of any regulation.
- (2) Changes to the project area infrastructure location and/or service providers (such as drainage systems, roads, water and sewer systems, etc.) so long as the applicable jurisdiction regulating such infrastructure has approved the changes.
- (3) Changes in land use boundaries shown on *Exhibit 2-1—Land Use Plan* less than fifteen percent (15%) resulting from final road alignments and/or geotechnical or engineering refinements to the tentative and/or final tract map.
- (4) Amendments to the *Sustainable Checklist*, found in the *Appendix*, so as to update the list to reflect then current standards and practices.
- (5) Typographical and grammatical errors.

5.4.2 MINOR ADJUSTMENTS

Minor adjustments may be granted to permit minor modifications of the regulations in the Hollywood Park Specific Plan whenever strict interpretation of certain provisions of the Hollywood Park Specific Plan, as specified below, would result in practical difficulties in the permitted use of the property. The following minor adjustments in the Hollywood Park Specific Plan may be approved by the Director of the Planning and Building Department:

- (1) Minor adjustments to any development standard and/or regulation, such as, but not limited to: (i) up to a two (2) foot reduction of residential side or rear yard setbacks; (ii) up to a two (2) foot reduction in a building setback; (iii) change of tree species or other landscape material; (iv) increase in the height of walls or fences, not to exceed an additional five (5) feet; and (v) modification of required fence materials or design.

5.4.2.1 Minor Adjustment Fee

The fee for the Minor Adjustment shall be the same as a "Zone Variance" in *Chapter 12, Article 29, Section 12-104.1* of the Inglewood Municipal Code, as the same may be amended from time to time.

5.4.2.2 Minor Adjustment Procedures

The Director of the Planning and Building Department shall make the following findings in approving or conditionally approving a Minor Adjustment:

- (1) There are practical reasons or benefits of improved design, which justify a deviation from the prescribed development standard(s).

- (2) The adjustment, with any conditions imposed, will provide equal or greater benefit to the subject property and the adjacent property.
- (3) The adjustment is not in conflict with objectives of the General Plan or the intent of the Hollywood Park Specific Plan.

5.4.2.3 Minor Adjustment Time Limits

- (1) The Planning and Building Director shall, within thirty (30) days of the filing of a Minor Adjustment, approve the Minor Adjustment, if such Minor Adjustment complies with the findings in *Section 5.4.2.2*, above. This time limit may be extended up to thirty (30) days by mutual consent of the Project Applicant and the Planning and Building Director. The Planning and Building Director shall send notice of the determination to the Project Applicant by First Class Mail. Failure to receive notice shall not invalidate any action taken pursuant to this section.

5.5 SIGN PERMITS REQUIRED

A separate permit shall be required for each sign or set of signs to be installed or altered. The provisions of *Chapter 11* of the Inglewood Municipal Code governing the procedure in making application for permits and the payment of fees therefore (as the same may be amended from time to time) shall also be applicable.

See also Section 6.5.3

5.5.1 SUBMITTAL REQUIREMENTS.

- (1) *Plans*. Requests for approval of an Administrative Sign Permit shall be submitted to the Planning and Building Department with three (3) copies of the following:
 - Sign plan depicting structural details and sign details (lettering style, colors, materials, method of illumination).
 - Site plan of the entire site showing the proposed location of the sign.
 - Building elevations showing the proposed location of the sign.
 - Samples of colors and materials.
 - Other relevant information requested by the Planning and Building Director or his/her designee.
- (2) *Authorization for Submittal*. If plans are submitted by a person other than the property owner or manager, a letter signed by the property owner or manager shall be submitted authorizing the submittal of the plans for the proposed sign.
- (3) *Filing Fee*. The fee for the Administrative Sign Permit shall be the same as a "Sign Permit" in *Chapter 12, Article 29, Section 12-104.1* of the Inglewood Municipal Code, as the same may be amended from time to time.
- (4) *Appeals*. Decisions regarding an Administrative Sign Permit shall be final and effective five (5) days after the date the decision is rendered, unless the applicant files an appeal in writing as set forth in *Section 5.7.1—Minor Administrative Permit Appeal* of this Specific Plan.

5.5.2 ADMINISTRATIVE SIGN PERMIT

- (1) *Applicability*. The following types of signs shall be subject to approval by an Administrative Sign Permit:
 - Pylon signs
 - Monument signs
 - Wall signs
 - Projecting signs
 - New pageantry installations
 - New mural graphic installations
 - Marquee signs
 - Parking garage entry signs
 - Directional signage
 - Free-standing menu/product boards
- (2) *Review Procedure*. Upon submittal, requests for an Administrative Sign Permit shall be reviewed for compliance with the provisions *Chapter 2, Development Standards* and *Chapter 3, Design Guidelines* or this Specific Plan. Staff of the Planning and Building Department, as designated by the Planning and Building Director, shall be authorized to approve, approve with conditions, or disapprove requests for a sign permit clearance.
- (3) *Alternative Consideration through Sign Adjustment*. If it is determined that a request for an Administrative Sign Permit does not comply with the applicable sign design standards contained this Specific Plan and would otherwise be disapproved, the applicant may request review of the proposed sign through a Sign Adjustment pursuant *Section 5.5.3* of this chapter.

5.5.3 SIGN ADJUSTMENT

An adjustment may also be granted to modify the sign regulations of this Specific Plan if such regulations would result in practical difficulties in the use of the property. The Director of Planning and Building may grant an adjustment to the sign regulations to permit:

- The modification of area, height, number, location (other than roof signs), lighting, motion and other limitations on signs or conditions under which signs are permitted by no more than ten percent (10%);
- Temporary and promotion signs including real estate signs and contractor's signs; and/or
- The extension of time required for the removal of signs.

The administration, findings and conditions for a Sign Adjustment shall be the same as in *Article 26.1* of the Inglewood Municipal Code.

5.6 SPECIFIC PLAN AMENDMENTS

Any proposed changes to this document that would substantially alter the requirements contained in this document shall require an amendment to the Hollywood Park Specific Plan in accordance with the California Government Code.

5.7. MINOR ADMINISTRATIVE PERMIT

A Minor Administrative Permit is required for the following: (i) On-site service and consumption of alcoholic beverages as an accessory use for a maximum of ten (10) establishments, as provided in *Section 2.4.2*, (ii) one (1) beauty or cosmetology salon, as provided in *Table 2-3*, (iii) only one (1) Massage Therapy or Spa land use, as provided in *Table 2-3*; (iv) tenant improvements that include exterior façade alterations (including casino façade alternations), as provided in *Section 5.2.4*; and (v) approval of valet parking where a Plot Plan Review for the use(s) associated with the valet parking has already been approved, and that approved *Plot Plan* did not address valet parking. Uses and/or actions requiring a Minor Administrative Permit shall comply with the following procedure.

- (1) *Application.* An application for a Minor Administrative Permit shall be made on forms as prescribed by the Director of Planning and Building. The application shall include the details of the request and how it complies with the Specific Plan, any applicable application fees, and, if applicable, four (4) sets of plans containing a plot plan layout and elevations.
- (2) *Issuance.* The application shall be deemed complete within thirty (30) days of filing, unless the Director of Planning and Building notifies the applicant in writing specifying the reasons why the application is incomplete. The Director, or his or her designee, shall review a complete application and shall issue the Minor Administrative Permit within thirty (30) days after the application is deemed complete, subject only to the following findings:

- (a) The proposed use is consistent with the Inglewood General Plan.
 - (b) The proposed use and application is consistent with the Hollywood Park Specific Plan.
 - (c) The establishment and operation of the proposed use at the location proposed will not endanger or constitute a menace to the public health or safety of persons residing or working within or in the immediate vicinity of the Specific Plan site.
 - (d) The application does not include an increase in building square footage (unless with another, concurrent application).
- (3) *Extension of time.* This time limit may be extended up to thirty (30) days by mutual consent of the Project Applicant and the Planning and Building Director.
 - (4) *Notice.* The Planning and Building Director shall send notice of the determination to the Project Applicant by First Class Mail. Failure to receive notice shall not invalidate any action taken pursuant to this section.
 - (5) *Fees.* The fee for the Minor Administrative Permit shall be the same as a "Category 3" Permit established by the Permits and Licenses Committee in *Chapter 8, Article 3, Section 8- 53.3* of the Inglewood Municipal Code, as the same may be amended from time to time.

5.7.1 MINOR ADMINISTRATIVE PERMIT APPEAL

In the event the Project Applicant does not concur with the interpretation by the Planning and Building Director or his/her designee, pertaining to the requirements of the permit or with any correction or condition imposed upon the Project Applicant's plans by the Director, or his/her designee, the Project Applicant may appeal the

interpretation, decision, correction or condition by filing a written notification of appeal with the Planning and Building Director. The same fee as specified in *Chapter 8, Article 3, Section 8-37* of the Inglewood Municipal Code for “Appeals from Denial, Suspension or Revocation,” is required to cover the cost of processing the appeal. Appeals of Minor Administrative permits are subject to the notice and public hearing provisions set forth in *Chapter 12, Article 25, Section 12-96.2* of Inglewood Municipal Code. The Planning Commission shall consider the appeal at its next regular meeting held not less than thirty (30) days after the filing of the appeal. The determination of the Planning Commission may be appealed to the City Council.

5.8 SPECIAL USE PERMITS

Special Uses are those uses of property that may be allowed only if specifically authorized by prior approval pursuant to the this Specific Plan and the Inglewood Municipal Code. Special Uses are uses that possess unique or special characteristics that may adversely affect the occupants of the subject property, neighboring properties or the general public unless restrictions, site improvements and/or other conditions are imposed upon the subject property or use so as to satisfactorily mitigate, eliminate or prevent their potential adverse effects. Applications for Special Use Permits are subject to the notice and public hearing provisions set forth in *Chapter 12, Article 25, Section 12-96.2* of Inglewood Municipal Code.

5.8.1 SPECIAL USES REQUIRED

The uses identified in *Table 2-3—Land Use Table* requiring Special Use Permit approval require a Special Use permit to be granted pursuant to the this Specific Plan and the Inglewood Municipal Code prior to the initiation of any activity or development.

5.8.2 SPECIAL USE PERMIT FINDINGS

The Planning Commission may grant a Special Use Permit if it finds that:

- (1) The site for the proposed use is adequate in size and shape to accommodate the use and/or there exists, or there shall exist, adequate facilities and improvements on the site to accommodate the use.
- (2) The site for the proposed use is served by streets of appropriate width and function to carry the kind of traffic to be generated, and the site has or shall have sufficient parking facilities to comply with the provisions of this Specific Plan.
- (3) The site for the proposed use is suitably zoned or otherwise designated for such use and the proposed development or use shall conform with the purpose and intent of the Hollywood Park Specific Plan and Inglewood General Plan.
- (4) The proposed use will not adversely affect neighboring properties, the occupants thereof or the permitted uses thereon, or the general public in terms of noise, litter, traffic, parking availability, health, safety or any other factor causing potential detriment to neighboring properties or property values.

If the Planning Commission, or the City Council, determines that any finding cannot be made, or that, even with conditions imposed upon the use or development of the site, any finding cannot be made, or that any use specified in *Section 5.8.3*, below, cannot comply with any criteria or conditions applicable for that use, the request for the Special Use Permit shall be denied.

5.8.3 REQUIRED CONDITIONS

In authorizing the granting of a Special Use Permit, the Planning Commission or City Council may impose conditions, restrictions, and/or site improvements to assure that the proposed use or development of the site shall continually satisfy the findings required for the granting of the Special Use Permit. The conditions may, therefore, be more restrictive or exacting than the minimum zoning and development provisions specified in this Specific Plan. It shall be unlawful for any existing or new property owner, operator, licensee, landlord, tenant, manager, agent, independent contractor or employee to permit, encourage or maintain an establishment in violation of any of these conditions. The conditions that the Planning Commission or City Council may impose are located in *Section 12-95.4* of the Inglewood Municipal Code. Additional conditions pertaining to specific uses are listed below.

5.8.3.1 Conditions for Massage, Acupressure and Similar Establishments

In granting of a Special Use Permit for massage, acupressure and similar establishments, in addition to considering the conditions set forth in *Section 12.95.4* in the Inglewood Municipal Code, the Planning Commission shall impose additional mandatory conditions specified in *Section 12-95.4.1* of the Inglewood Municipal Code, except that:

- (1) There is no minimum distance requirement between a new massage or acupressure establishment and a residence, recreation, park, civic facility or school.

5.8.3.2 Conditions for Acupuncturist, Chiropractor, and Similar Establishments Providing On-Site Massage or Acupressure Therapy

In considering the granting of a Special Use Permit, any acupuncturist, chiropractor or similar establishments that offer any on-site massage or acupressure therapy must comply with all mandatory conditions set forth in *Section 5.8.3.1*, above, of this Specific Plan. In addition to any other conditions set, the Planning Commission shall make these conditions mandatory for such approval if on-site massage or acupressure therapy is offered.

5.8.3.3 Conditions for Large Counseling/Tutoring Group (Eleven [11] or More Members)

- (1) A detailed floor plan of the facility shall be submitted as part of the Special Use Permit application. The plan shall specify which rooms will be used for group counseling/tutoring or other instructional purposes and which rooms will be used only for office or other

instructional purposes. After approval of the permit, any change in the use of the rooms shall be subject to prior review by the Planning and Building Director to ascertain that such change will not permit an increase in the approved student capacity.

- (2) Each room in the facility shall be adequately posted with a sign specifying whether said room is approved for counseling/tutoring use or for another use.

5.8.3.4 Conditions for Game, Video or Film Arcade (More than Three [3] Machines)

- (1) An arcade shall not be located within three hundred feet distance of any elementary, junior high or senior high school.
- (2) The hours of operation shall be limited to between ten (10:00) a.m. and eleven (11:00) p.m. for all days.
- (3) No one under the age of sixteen (16) shall be permitted within the premises prior to two-thirty (2:30) p.m. on days when public schools are in session.
- (4) The number of game machines shall not exceed one (1) machine per each thirty (30) square feet of floor area.
- (5) An adult supervisor shall be positioned as to be able to readily observe all game machines and all areas of the business.
- (6) An adult supervisor shall be present at all times during hours of operation and, if the number of machines exceeds forty (40); there shall be two (2) adult supervisors present at all times during hours of operation.
- (7) There shall be bicycle storage racks maintained off the public sidewalk to adequately accommodate bicycles utilized by patrons.

- (8) No alcoholic beverages or cigarettes shall be sold or consumed on the premises. Appropriate notification of these restrictions shall be displayed within the premises.
- (9) All requirements of the Inglewood Fire Department and the Building and Safety Division including but not limited to exiting, fire extinguishers and occupancy requirements shall be met at all times.
- (10) The premises shall be fully and adequately lighted for easy observation of all areas of the premises.
- (11) There shall be no amplified music audible on the exterior of the premises.

5.8.3.5 Conditions for Bars, Live Performance Theaters and Similar Uses

- (1) Any business providing live entertainment and/or amplified music, inclusive of jukeboxes, shall be so designed or insulated so that the music or entertainment shall not be heard on the outside of the premises. Doors may be required to be self-closing; doors facing adjacent residences shall be used only as emergency exits and shall be provided with appropriate hardware and signs to be limited to such use.
- (2) The management personnel of the business shall be responsible for continuously supervising and maintaining both the interior and exterior of the premises to control noise, patron behavior, loitering, littering and related activities during and following business hours.

5.8.3.6 **Liquor Stores and All Other Businesses Selling Alcoholic Beverages for Off-Site Consumption**

- (1) Grocery Stores with a minimum floor area of ten thousand (10,000) square feet are excluded from these requirements.
- (2) The interior of the store shall be fully and adequately lighted and arranged for easy observation of all areas of the premises by a supervisor.
- (3) The management personnel of the business shall be responsible for continuously supervising and maintaining both the interior and exterior of the premises in terms of noise, patron behavior, loitering and related activities.
- (4) The management personnel shall be responsible for the continual removal of litter from the premises and for the removal from neighboring properties of littered objects initially purchased from the subject store.

5.8.3.7 **Commercial Broadcasting Antennas, Cellular Telephone, Antenna Installations and Telecommunication Facilities**

The additional conditions pertaining to commercial broadcasting antennas, cellular telephone, antenna installations and telecommunication facilities are located in *Section 12-95.5 (I)* of the Inglewood Municipal Code.

5.8.4 **RECORDATION OF CONDITIONS**

A covenant shall be recorded with the Los Angeles County Recorder by the owner of the subject property binding any subsequent owners of the property to any and all conditions of the Special Use Permit, necessary to run with the land, until such time that the use or development for which the Special Use Permit is required will be fully removed from the property.

5.8.5 **CONDITION LIMITATION**

Notwithstanding any provision of this article, no Special Use Permit shall be denied, nor shall any condition be imposed thereon, based upon any consideration to specifically preclude the exercise of a right guaranteed by the First Amendment of the United States Constitution.

5.8.6 **SPECIAL USE PERMIT PROCEDURE**

The procedure of the Special Use Permit in Hollywood Park shall be the same procedure as found in Inglewood Municipal Code.

5.9 **ADDITIONAL PERMITS**

Additional permits not described within this Chapter including, but not limited to, fencing permits, grading permits, building permits, parking permits and the like, shall be obtained through established procedures with the City where required.

5.10 **ROLE OF DEVELOPMENT AGREEMENT/CIVIC SITE**

The public amenities and benefits of the Hollywood Park Specific Plan are enhanced by an accompanying Development Agreement, which provides, among other things, for the conveyance of the four (4)-acre Civic site and the subsequent development of the Civic site by the City or another governmental or non-profit agency, for a public benefit oriented use, including but not limited to affordable housing as defined in the Development Agreement. Accordingly, in order to reserve sufficient units and capacity should the City choose to develop affordable housing on the Civic site within the time limits specified in the Development Agreement, the Development Agreement also restricts the use of the Development Equivalency Program provided in Section 2.3.1 of the Specific Plan, during the period of time the City is deciding on the ultimate use of the Civic site, as specified in the Development Agreement.

5.11 MAINTENANCE OF PROPERTY IMPROVEMENTS

Unless otherwise provided in the conditions of approval (for example, to accommodate construction phasing), all improvements, including landscape required by Plot Plan Review, shall be completed or otherwise satisfied prior to the issuance of the Certificate of Occupancy or comparable final approval for the subject property. Thereafter, all improvements shall be maintained in compliance with the approved plans, including the replacement of dead or diseased landscape materials, except when specific improvements are superseded by subsequently approved plans.

5.12 MAINTENANCE RESPONSIBILITIES

In order to ensure that all infrastructure improvements, common areas and public facilities are well-maintained, this section sets forth the long-term maintenance responsibilities of the various private and public facilities contemplated within the Hollywood Park Specific Plan area. The landowner will be held responsible for the maintenance of all areas and facilities listed in *Table 5-1–Maintenance Responsibility Matrix* until such time accepted by the appropriate entity.

As provided in this Specific Plan, various areas within the Specific Plan area are to be dedicated to the City for public use. As a condition to recording each final map for the Specific Plan area tentative maps, the Project Applicant shall submit and have approved by the City, ownership and maintenance agreements describing the various relationships between the City, the Project Applicant, various home owner’s associations and property owners regarding the shared use and maintenance of easements, paths and other public/common areas covered by the final map. These agreements shall submitted to the City for review as part of the final map application and shall be subject to approval by the City prior to the recordation of the final subdivision map for the phase of development that triggers the shared-use improvement. Reciprocal easements shall be established in the areas containing any privately maintained open space for the benefit of the adjacent lots and the public. The agreements shall be recorded in a manner approved by the City and referenced on the applicable final maps.

TABLE 5-1–MAINTENANCE RESPONSIBILITY MATRIX

Maintenance Area	City	HOA	Utility
Bluff Park		X	
Lake Park		X	
Champion Park		X	
Arroyo Park		X	
Promenades and Plazas (in the Mixed-Use Zone)		X ¹	
Public Streets	X		
Drainage	X		
Street Lights	X		
Street Signs	X		
Street Sidewalks	X		
Parkways	X		
Medians	X		
Storm Drains	X		
Private Streets		X	
Electricity			X
Water			X
Gas			X
Telephone			X
Cable			X

HOA = Home Owner’s Association(s)
¹ – To be maintained by HOA or property owner.

Stadium Alternative Project Standards

6.1

This Chapter 6 shall be the applicable zoning standards for land uses within the Hollywood Park Specific Plan area if the applicant elects to construct the stadium pursuant to the procedures set forth in Section 6.5.1; otherwise, the original Hollywood Park Specific Plan, as amended, shall continue to apply as if this Chapter 6 were never adopted. If the Stadium Alternative Project has been implemented, where this Chapter 6 is silent on or not in implicit or explicit conflict with a particular

development standard set forth in the previous chapters of the Hollywood Park Specific Plan, or any conditions of approval thereof, such previously adopted chapters shall also apply to the Stadium Alternative Project, and where this Chapter 6 is in implicit or explicit conflict with a particular development standard set forth in the previous chapters of the Hollywood Park Specific Plan or any conditions of approval thereto, this Chapter 6 shall apply to the Stadium Alternative Project.

CHAPTER 6
STADIUM ALTERNATIVE PROJECT STANDARDS

6.1 GENERAL PROVISIONS

As adopted in 2009, this Specific Plan tailored zoning rules for the 238-acre Hollywood Park Specific Plan area and permitted the incorporation of custom design guidelines and more extensive landscaping than required by the Inglewood zoning code. The Specific Plan included standards and guidelines both for the public realm (streets and streetscape, infrastructure, and parks and open space), as well as for the construction of private buildings. The Specific Plan also allowed for flexibility in the phasing of construction and the types and design of uses in order to respond to changes in market preferences in the long-term build-out of individual neighborhoods. The development standards and procedures established in the Specific Plan became the governing zoning standards for land uses within the Hollywood Park Specific Plan area.

Subsequently, the opportunity arose to incorporate an adjacent approximately 60-acre parcel into the Hollywood Park Specific Plan area and potentially incorporate a world-class, state-of-the-art stadium into the proposed development. This Chapter 6, subsequently adopted through the voter initiative process, presents a development alternative (the “Stadium Alternative Project”) that sites a stadium with up to approximately 80,000 fixed seats on the property, and rearranges and harmonizes the land uses and related development standards to accommodate the stadium and its supporting infrastructure. The stadium may be partially enclosed with a roof that may be transparent and/or able to be opened to the sky. The stadium may be used for a wide range of sporting and entertainment events. The area surrounding the stadium shall be further enhanced by an outdoor plaza space and other public concourses, publicly-accessible green space, and a lake and /or other water features. An ancillary, multi-purpose, enclosed performance venue of up to 6,000 fixed seats may also be located adjacent to the stadium, either nestled under an architectural extension of the stadium’s roof structure (if constructed) or as a stand-alone building.

This Chapter 6 shall be the applicable zoning standards for land uses within the Hollywood Park Specific Plan area if the applicant elects to construct the stadium pursuant to the procedures set forth in *Section 6.5.1*; otherwise, the original Hollywood Park Specific Plan, as amended, shall continue to apply as if this Chapter 6 were never adopted. If the Stadium Alternative Project has been implemented, where this Chapter 6 is silent on or not in implicit or explicit conflict with a particular development standard set forth in the previous chapters of the Hollywood Park Specific Plan, or any condition of approval thereto, such previously-adopted chapters shall also apply to the Stadium Alternative Project, and where this Chapter 6 is in implicit or explicit conflict with a particular development standard set forth in the previous chapters of the Hollywood Park Specific Plan or any condition of approval thereto, this Chapter 6 shall apply to the Stadium Alternative Project.

In accordance with the requirements of the Inglewood Municipal Code, the development standards and use restrictions throughout the City shall govern the development, use, and operation of the property within the Hollywood Park Specific Plan area, except as otherwise provided in this Specific Plan. In the case of a conflict between the applicable rules governing development in the Inglewood Municipal Code and the spirit, intent, or express requirements of this Specific Plan, this Specific Plan shall govern. Where this Specific Plan is silent or otherwise not in implicit or explicit conflict with the Inglewood Municipal Code, the Inglewood Municipal Code shall apply.

6.2 DEVELOPMENT STANDARDS

6.2.1 LAND USE PLAN

Exhibit 6-1–Stadium Alternative Project Land Use Plan identifies the various land uses within the Hollywood Park Specific Plan area, which include:

- Open Space
- Mixed-Use
- Residential
- Commercial and Recreation
- Civic
- Sports and Entertainment
- Interim Land Uses

The maximum development permitted within the Specific Plan area is described in *Section 6.2.2–Development Limitations*. Additionally, permitted uses within the above-mentioned land uses are described in *Section 6.2.3–Land Uses*.

6.2.2 DEVELOPMENT LIMITATIONS

In addition to the stadium and ancillary performance venue, this Specific Plan permits the maximum amount of development specified in *Table 6-1–Development Limitations Table*. In addition, different housing types are permitted within the Hollywood Park Specific Plan area, as shown in *Table 6-2 – Residential Development Table*.

TABLE 6-1 – DEVELOPMENT LIMITATIONS TABLE

Land Use Type	Maximum Aggregate Development
Residential*	2,500 dwelling units
Retail*	890,000 square feet
General Office*	780,000 square feet
Hotel**	300 rooms
Casino	120,000 square feet
Civic	Use and intensity to be determined***

* Live/Work or Shopkeeper units are considered one (1) dwelling unit. The work area within these units does not count toward retail or office square footage.

In an effort to maintain flexibility to respond to changing community needs and market conditions over the build-out duration of the Project, certain land uses may be converted from one use to another use. All land use conversions under this equivalency program shall apply the following factors for conversion of each use to another use (i.e., equivalency factor). For example, 1 residential unit may be converted to 97 square feet of retail OR 270 square feet of office OR 0.58 hotel rooms.

From	To Residential	To Retail	To Office	To Hotel
1 residential unit	--	97 SF	270 SF	0.58 rooms
1,000 SF retail	10.29 units	--	2,780 SF	5.98 rooms
1,000 SF office	3.7 units	360 SF	--	2.15 rooms
1 hotel room	1.72 units	167 SF	465 SF	--

** May include up to 100,000 square feet of ancillary meeting space.

*** The 2009 certified EIR analyzed impacts of an 800-pupil school, library, and community center for purposes of assessing a “worst-case scenario.” As part of its approval of the ultimate uses for the Civic site, the City will determine if the environmental impacts of the use are adequately addressed in the 2009 certified EIR or whether supplemental environmental review is required under applicable CEQA standards. The developer of the Civic site shall be responsible for implementing any additional mitigation for the final selected use, if required, provided, however, that if such final use approved by the City is a component of the Stadium Alternative Project (i.e. parking, ancillary office, practice fields, or transit center), then the Stadium Alternative Mitigation Measures (defined in the Amended and Restated Development Agreement) shall apply.

TABLE 6-2 – RESIDENTIAL DEVELOPMENT TABLE

Housing Type	Minimum Density (gross)	Maximum Density (gross)
Mixed-Use Residential*	N/A	85.0 du/ac**
Single-Family	N/A	15.0 du/ac
Townhome	15.0 du/ac	30.0 du/ac
Wrap/Podium*	15.0 du/ac	85.0 du/ac**

Note: A block may contain more than one use or product type; density on blocks with multiple uses or product types shall be calculated as an average over the block.

* Includes Live/Work and Shopkeeper units.

** If developed as a senior citizen development, the maximum density may be increased in accordance with Chapter 12, Article 33 of the IMC and State Density Bonus Law.

6.2.3 LAND USES

6.2.3.1 Permitted, Accessory and Special Uses

Table 6-3–Land Use Table indicates the permitted, accessory and special uses allowed within the Hollywood Park Specific Plan area. The letters on top of the table represent the different zoning designations within Hollywood Park. The designations are as follows:

- MU = Mixed-Use Land Use
- R = Residential Land Use
- C-R = Commercial and Recreation Land Use
- C = Civic Land Use
- OS = Open Space Land Use
- SE = Sports and Entertainment Land Use
- I = Interim Land Use

Uses unmarked or omitted within this table are considered prohibited uses, subject to the ability of the Economic and Community Development Department Director (or the director of any department subsequently charged with the oversight of planning and building, as determined by the City Manager) to interpret the intent of all uses, in accordance with Section 5.1.6–Interpretation.

Permitted uses are permitted by right and do not require any type of discretionary action. Accessory uses are permitted by right as long as it is not the primary use.

If a specific use category within the Sports and Entertainment zone or Mixed-Use zone has not been expressly considered in this Specific Plan, Table 6-3–Land Use Table may be amended administratively as a Technical Revision pursuant to Section 5.4.1 – Technical Revisions upon a finding by the Economic and Community Development Department Director (or the director of any department subsequently charged with the oversight of planning and building, as determined by the City Manager) that the addition of permitted land use categories would be reasonably consistent with the types of activities expected in or around a world-class sports and entertainment venue throughout the United States.

For additional information on processing or the determination of a certain use, refer to Section 6.5.2 – Implementation.

TABLE 6-3 – LAND USE TABLE

	MU	R	C-R	C	OS	SE	I
Acupressure Establishment	S						
Acupressure or Massage within Acupuncture or Chiropractor Establishment, Accessory	S						
Acupuncture or Chiropractor Establishment	X						
Agricultural and Horticultural Use	A				X	A	
Animal Shows, Exhibits and Competitions			PL			X	
Antique Store	X						
Art Gallery	X					A	
Assembly Use (including, but not limited to, Religious Facility)	S			S		X	
Athletic, Social, Entertainment, Dining, Recreation and Leisure Event	X		X		X	X	X
Auditorium	X		S ¹	X		X	
Automobile Retail Storefront	X					S	
Bar (on-site service of alcohol as primary use)	S ¹		S ¹			X	
Beauty or Cosmetology Salon ⁴ Up to 1 establishment Others	M S						
Bicycle Route	X	X	X	X	X	X	X
Bowling Alley	X					X	
Card Club (over 100,000 square feet)			X				
Carnival	PL		PL	S	PL	PL	PL
Catering Services	X					X	X
Check Cashing Service	S		A				
Child Care Center	X			X	X	X	
Civic Use	X			X		X	
Commercial Broadcasting Antennas, Cellular Telephone, Antenna Installations and Telecommunication Facilities	S		S	S	S	X	S
Community Center	X			X	X	X	
Community Garden	X	X		X	X		
Convention and Conference Facilities	A		X			X	
Counseling/Tutoring Group (10 or fewer students)	X						
Counseling/Tutoring Group (over 10 students)	S						
Day Care Facility (over 6 children)	X			X	X	X	
Detached Garage	A	A	A	A			
Dry Cleaning	X						
Farmer's Market	PL				PL	PL	PL
Freestanding Automated Teller Machine (ATMs)	X		X			X	
Financial Institution (excluding check cashing service)	X					X	
Game, Video or Film Arcade (3 or fewer machines)	X		A			X	
Game, Video or Film Arcade (over 3 machines)	X		S			X	
Gateway Element/ Entry Monument	X	X	X	X	X	X	X
Grocery Store	X						

	MU	R	C-R	C	OS	SE	I
		A					
Guest House, Accessory	X					X	
Gymnasium or Health Club		X			X	X	
Hiking Trail							
Sales or Home Finding Center	X	X				X	X
Home Occupation	X	X					
Hotel and Motel (100 rooms minimum)	X					X	
Hotel and Motel (under 100 rooms)	S					S	
Insurance Institution	X					X	
Jewelry Store	X						
Key Repair	X						
Library				X			
Live Performance Theater	S			X		X	
Live Telecast and Filming ³	X		X		X	X	
LiveWork Unit	X ^{2,3}						
Marketplace Retail	X						
Massage Therapy or Spa ⁴							
Up to 1 establishment	M						
Others	S						
Medical Office	X						
Movie Theater	X					X	
Multiple Dwelling (including residential condominiums)	X ³	X ³					
Multi-Tenant Shopping Center	X					X	
Mural	X		X		X	X	X
Museum	X			X		X	
Music Lounge/Night Club (i.e. Jazz or Salsa Club)						X	
Up to 1 establishment	X ¹					X	
Others	S					X	
Off-Site Sale of Alcohol (Liquor or Wine Store)	S ¹					S ¹	
Off-Site Sale of Alcohol in Grocery Stores Over 10,000 Square Feet in Area	A ¹					A ¹	
On-Site Service of Alcohol	M ¹		M ¹			M ¹	
Up to 10 establishments	S ¹		S ¹			N/A	
Over 10 establishments	S ¹		S ¹			N/A	
Within an Area of Undue Concentration		X					
One-Family Dwelling							
Other Uses Permitted in the "C1" Zone in the Inglewood Municipal Code, as amended	X					X	
Other Uses Permitted with a Special Use Permit in the "C1" Zone in the Inglewood Municipal Code, as amended	S					S	
Other Uses Permitted in the "C-R" Zone in the Inglewood Municipal Code, as amended, not otherwise addressed in this Table 6-3, but expressly excluding any Adult Oriented Business			X			X ⁹	X ¹¹
Outdoor Vendor	X				X ¹⁰		X
Outdoor Screening Area	X		X		X	X	X
Park	X	X	X	X	X	X	X

	MU	R	C-R	C	OS	SE	I
Parking Lot or Structure	X	A	X	X	A	X	X
Parkway	X	X	X	X	X	X	X
Pedestrian Paseo	X	X	X	X	X	X	X
Pet Sales and Grooming	X						
Pharmacy	X						
Playground	X	X		X	X	X	
Pool Hall	X					X	
Private Club	X				X	X	
Professional Office	X		X			X	
Public or Quasi-Public Use	X			X		X	
Public or Private Recreation Area	X	X		X	X	X	
Pyrotechnic Displays (e.g., Fireworks)					PL ⁷	PL ⁷	
Radio Broadcasting Facility	X					X	
Rest Home	X	X					
Restaurant, Cafe, Delicatessen or Bakery (Indoor and Outdoor)	X		A	A		X	
Retail Sales (Furniture, Apparel, Books, Groceries, Hardware, Paint, Automotive Parts, Prepared Food, Gifts, Flowers, Plants, etc.)	X		A			X	
Satellite Horse Race Wagering			X			X	
School (Public or Private)	X	X		X			
Senior Citizen Dwelling	X	X					
Shed		A			A	A	X ¹²
Shoe Repair	X						
Shopkeeper Unit	X ²						
Special Event	X ⁵		X ⁵	X ⁵	X ⁵	X	X ⁵
Stadium						X	
Tailgating ³	X		X	X	X	X	X
Tailoring	X						
Telecommunications Facilities	X		X	X		X	
Watch Repair	X						

1 - Subject to obtaining Alcoholic Beverage Control (ABC) License; minimum separation distances in the Municipal Code do not apply.

2 - Specific uses within these units are subject to *Section 2.4.5–Live/Work and Shopkeeper Unit Requirements*.

3 - Refer to *Exhibit 6-7–Housing Type Location Plan* for permitted location of units.

4 - Notwithstanding the location requirements under Chapter 12, Article 25, Section 12-95.4.1 of Inglewood Municipal Code.

5 - Subject to obtaining a permit or license that may be required under Chapter 8, Article 3 of the Inglewood Municipal Code. May include service of alcohol.

6 - Refer to *Section 6.2.3.2* below for applicable guidelines and restrictions for tailgating.

7 - Subject to FAA regulations.

8 - Time and location shall not require approval by the Department of Community Development and Housing.

9 - Gaming clubs per Section 12-27.1 of Article 10 of the Inglewood Municipal Code shall not be permitted in the SE zone.

10 - Champion Plaza only.

11 - Refer to *Section 6.2.3.3* below.

12 - Refer to Section 6.2.3.4(9) below.

A	=	Accessory Use
M	=	Minor Administrative Permit Required
PL	=	Permit and License approval required
S	=	Special Use Permit Required
X	=	Permitted Use

6.2.3.2 Accessory On-Site Service and Consumption of Alcohol; Tailgating

The provisions of Section 2.4.2 – Accessory On-Site Service and Consumption of Alcohol, and the limit on ministerial Minor Administrative Permits, shall apply to all zones within the Hollywood Park Specific Plan area other than the Sports and Entertainment Zone.

Within the Sports and Entertainment Zone, the on-site service and consumption of alcohol shall be subject to the following:

(A) Only a Minor Administrative Permit shall be required for alcoholic beverage sales within the Sports and Entertainment Zone. Only one (1) Minor Administrative Permit shall be required for the stadium and its related uses, and only one (1) Minor Administrative Permit shall be required for the ancillary performance venue.

(B) The stadium and its related uses, and the ancillary performance venue, shall each be treated as one establishment and shall not count against the maximum number of establishments that can be authorized pursuant to a Minor Administrative Permit for the on-site service and consumption of alcohol in accordance with Sections 2.4.2 and 5.7.

(C) The on-site service and consumption of alcohol shall be governed by the Alcohol Use Approvals set forth in Section 2.4.2.1 – Conditions for the Accessory Use for On-Site Service and Consumption of Alcohol (Alcohol Use Approvals) and the specific requirements of any applicable ABC license(s), provided that the following special rules shall apply to the Minor Administrative Permit for the stadium and its related uses and the Minor Administrative Permit for the ancillary performance venue:

1. Recommendations of the Los Angeles County Fire Department relative to fire safety in accordance with applicable code shall be incorporated into building plans.
2. Establishments may serve alcohol from 7:00 a.m. to 2:00 a.m. on days when games or events are being held at the stadium, plaza, or the performance venue, and from 10:00 a.m. to 2:00 a.m. on all other days.
3. Alcoholic beverages purchased within the Sports and Entertainment Zone may be consumed anywhere within the boundaries of the Sports and Entertainment Zone, and are not limited to the boundaries of a specific business establishment, but may not be consumed beyond the Sports and Entertainment Zone except in a designated Tailgating area.
4. A full-service kitchen and full menu shall not be a requirement of on-site alcohol sales within the Sports and Entertainment zone.
5. Except for the general signage provisions set forth in Section 6.2.14, there shall be no restrictions on signage in outdoor areas designated for alcohol consumption (such as beer gardens or designated tailgating areas); however, the restrictions on Tailgating set forth in Section 6.2.3.2(D) below would apply in these areas.
6. Alcohol may be served in the Sports and Entertainment Zone in disposable containers instead of non-disposable glassware.
7. The City’s remedies for violations of this Section 6.2.3.2 shall be as currently set forth in the Inglewood Municipal Code.

An applicant may apply to administratively amend the conditions set forth in this Section 6.2.3.2(C) as a Technical Revision pursuant to Section 5.4.1 – Technical Revisions, and such application may be approved upon a finding by the Economic and Community Development Department Director or his or her designee that such amended conditions are reasonably consistent with the policies and procedures of world-class sports and entertainment venues throughout the United States or procedures similar to the Los Angeles Coliseum and Pasadena Rose Bowl.

(D) Tailgating shall be permitted in (1) designated areas within the Sports and Entertainment Zone and (2) any surface parking lots elsewhere within the Hollywood Park Specific Plan area (but expressly excluding the Residential zone) that are designated for stadium visitors, notwithstanding Section 5-18 of the Inglewood Municipal Code, but subject in all cases to each of the following conditions. The conditions set forth in this Section 6.2.3.2(D) may be amended administratively as a Technical Revision pursuant to Section 5.4.1 – Technical Revisions upon a finding by the Economic and Community Development Department Director or his or her designee that such amended policies are reasonably consistent with comparable sports and entertainment venues in Los Angeles County, including without limitation the Rose Bowl and the Los Angeles Coliseum.

- a. Tailgating areas shall be continuously patrolled by uniformed personnel on foot, bicycle, or scooter during tailgating events to provide information and assistance and to ensure that tailgaters comply with established guidelines, including without limitation ensuring that tailgating activities do not interfere with the normal flow of traffic.
- b. Tailgating shall be allowed no earlier than four (4) hours prior to the stated event commencement time, as applicable, and tailgating must conclude no later than two (2) hours following the conclusion of the game or event. “In and out” privileges will not be granted for vehicles.

- c. Overnight storage of equipment by guests in tailgating areas shall be prohibited.
- d. Parking shall be first come-first served, unless specific parking privileges are included as part of the admission ticket. No saving of parking spaces by guests for other guests shall be permitted. Tailgating shall only be permitted in the space(s) for which the guest has paid, provided, however, that additional spaces may not be purchased solely for tailgating equipment such as tents, chairs, and grills.
- e. Roadways, aisles, and other parking areas shall be kept clear of tailgating equipment so that other vehicles and emergency personnel may park or pass through.
- f. Guests must tailgate in front of or behind their vehicle only, or within a designated tailgating area.
- g. A small tent (not larger than 10'x10') may be erected in front of or behind a vehicle only (subject to clause (e) above).
- h. Open flames are not permitted in any tailgate or parking area. Charcoal grills shall be permitted in tailgate areas. All barbecue grills must be raised off the ground.
- i. Use of glass containers shall be prohibited. All drinks shall be placed in plastic or other non-breakable cups or cans.
- j. Designated trash and recycling receptacles shall be provided in close proximity to the tailgate area for the disposal of trash and recyclables.
- k. Use of controlled substances and underage drinking shall be prohibited in accordance with local, state, and federal law.
- l. Selling of items or soliciting of any promotional or marketing activities by third-parties that have not been provided written authorization from the property owner and/or the event promoter shall be prohibited.
- m. Excessively loud amplified music originating from guests' cars or portable stereo equipment shall be prohibited in tailgating areas.
- n. In no event shall tailgating be permitted any closer than 100 feet from the nearest single family residential use.

6.2.3.3 Interim Uses

The following interim uses are permitted in the Interim Land Use zone and in all other zones within the Hollywood Park Specific Plan area until full build-out of such area in accordance with the Hollywood Park Specific Plan:

- Card club (over 100,000 square feet)
- Parking of automobiles, staging of buses and other transportation-related parking and uses
- Athletic practice and training facilities and playing fields
- Broadcast media staging areas
- All other uses permitted in the C-R zone which do not require issuance of a building permit
- Shade structures or canopies of a non-permanent nature
- Police Department and Fire Department training activities
- Any accessory or related use to support or complement the uses listed above

6.2.3.4 Temporary Uses

The following temporary buildings, structures and uses shall be permitted anywhere within the Hollywood Park Specific Plan area, including any streets, with the locations of such uses subject to the approval of the Director of Public Works.

- (1) *During Construction and Initial Leasing or Unit Sales.* The temporary buildings, structures, and uses set forth in Section 2.4.4.1, as well as temporary buildings or structures for leasing and sales activities related to the stadium.
- (2) *Holiday Sales.* Temporary holiday sales such as Christmas tree and pumpkin sales and Christmas markets.
- (3) *Open Air Festival.* The temporary use of premises for promotional or community events, as defined in the Appendix.
- (4) *Sponsor Exhibitions.* The temporary display of promotional merchandise from stadium sponsors and advertisers, such as new car displays, interactive kiosks, or pop-up retail tents.
- (5) *Broadcast Media Staging Areas.* Temporary staging areas related to media coverage of events at the stadium, including staging areas for news vans, camera crews, mobile satellite trucks, and journalist trailers and tents.
- (6) *Temporary Telecommunication Facilities.* Temporary wireless telecommunications facilities.

- (7) Temporary Covered Areas, Seats, Table and Stands. Shade structures, canopies, seats, tables, and/or stands of a non-permanent nature.
- (8) Temporary Fencing and Barriers. Temporary fencing and barriers for crowd and traffic control.
- (9) Temporary Transportable Enclosures. Trailers, mobile homes, recreational vehicles, cargo containers or similar transportable enclosures utilized for temporary commercial, office, or storage uses related to the temporary uses set forth above in this Section 6.2.3.4.

6.2.4 CIRCULATION

Exhibit 6-2—Vehicular Circulation Plan illustrates a backbone road system that may connect with transit options to provide efficient travel in and around the community. The vehicular circulation plan shall consist of a combination of public and private streets, for which the precise alignment and plan for public dedication may change as building plans are refined in the normal course of development and circulation patterns are optimized within the site. While not shown on Exhibit 6-2—Vehicular Circulation Plan, all internal public streets will have curb cuts and driveway intersections. Exhibit 6-3—Bicycle Circulation Plan illustrates a system of bicycle connections that will further enhance connectivity within the community and promote alternative, sustainable transportation strategies. As with the street alignments, the precise alignment for bicycle pathways may change as building plans are refined in the normal course of development and circulation patterns are adjusted to ensure the safety of cyclists and pedestrians.

6.2.4.1 Vehicular Circulation

The vehicular circulation system will be organized with a hierarchal street system, which will create a system of new collector and local streets.

Exhibit 6-4—Street Sections illustrates the cross-sections of the streets within the Hollywood Park Specific Plan area. The street layout promotes efficient circulation and encourages a traditional neighborhood streetscape and is designed to discourage cut-through traffic within the residential neighborhoods. None of the public streets shall be gated, except for temporary gates as may be required for crowd control in consultation with the Inglewood Police Department. All on-street parallel parking shall have a minimum length of twenty-two feet (22').

Private drives or streets will be privately maintained. Private drives or streets may be gated to create gated communities. The designation of any internal streets as private drives and the utilization of gates shall not prevent public access to any public park from dawn until dusk, 7 days per week, subject to any temporary closures permitted in accordance with the provisions of this Specific Plan or otherwise approved by the City. Roads bounding the stadium immediately to the north and south and roads adjacent to Lake Park (shown as Section C-1 on Exhibit 6-4) may use enhanced paving materials, have raised traffic tables, or have curbless portions, and/or may employ other techniques to integrate the Stadium, Lake Park, and other adjacent areas.

6.2.4.2 Non-Vehicular Circulation

Bike lanes and routes within the Hollywood Park development will connect to the larger city bike circulation network, as depicted on Exhibit 6-3.

6.2.4.3 Perimeter Improvements and Street Sections

The phasing for construction of the streets improvements identified in this section is set forth in the Amended Development Agreement.

6.2.4.3.1 Perimeter Improvements

Sidewalks abutting Century Boulevard, Prairie Avenue, and/or Pincay Drive on the perimeter of the Hollywood Park Specific Plan area may be increased into the existing parkway from five (5) feet to thirteen (13) feet.

6.2.4.3.2 All Other Street Sections

Exhibit 6-4 illustrates the cross-sections of the streets within the Hollywood Park Specific Plan area.

6.2.5 MINIMUM BUILDING SETBACKS

The required minimum building setbacks for the Hollywood Park Specific Plan area are shown in Exhibit 6-5—Minimum Building Setbacks. The intent of the setback requirements are to reinforce and protect the character of the public streets and to create a pedestrian-scaled streetscape. Also, the setbacks provide a landscape buffer from the surrounding development. In addition, any site developed with a casino/gaming facility shall have a thirty foot (30') minimum setback from the property line of any adjacent parcel, subject to encroachments permitted by Table 6-6 – Permitted Setback Encroachments of this Specific Plan. Buildings may be at "zero-lot" line if the setback and encroachment requirements in this section are met, so long as Fire Code separation distances are maintained.

6.2.6 BUILDING HEIGHT STANDARDS

There are four (4) height zones, as shown on Exhibit 6-6—Building Height Standards, to control building heights within the Hollywood Park Specific Plan area. The intent of the height standards is to concentrate height in the central and western portion of the site while complying with FAA regulations and providing a step-down in heights to the east as to be compatible with adjacent residential uses.

Development adjacent to the single-family homes to the north and east of the site will have the most restrictive building height of forty-five feet (45') and no more than three (3) stories from grade, measured at the front of the building. Most of the remaining site will have a maximum building height of seventy-five feet (75') and no more than six (6) stories from grade, measured at the front of the building, provided that within this area a "Varied Height Zone" shall allow for office or hotel uses to exceed that base height in limited areas. The height of the stadium shall not exceed two hundred ninety feet (290') above mean sea level ("AMSL"). For reference, the proposed average grade around the stadium is expected to range from one hundred fifteen feet (115') to one hundred forty-five feet (145') AMSL.

Within all height zones that have a height limitation of 75' or higher, the following height encroachments are permitted, although in no event will height encroachments be permitted that exceed FAA standards:

- Cupolas, steeples, flags, towers or other ornamental architectural features of an individual building (not to exceed 625 square feet in area per structure) shall be allowed to extend up to twenty-five feet (25') above the otherwise allowable height limit.
- A maximum of one (1) signature architectural feature on site of no more than 1,000 square feet may extend up to one hundred sixty feet (160') in height.

6.2.7 RESIDENTIAL ZONE DEVELOPMENT STANDARDS

This Specific Plan establishes the location where the Single-Family, Townhome, Wrap/Podium and Mixed-Use Residential Housing Types are permitted (*Exhibit 6-7–Housing Type Location Plan*). Although, these housing types reference to location and/or density, there is flexibility within these housing types in regards to the specific product types that may be built in these areas.

Specific development standards for the three housing types permitted within the "Residential" zone are located in *Table 6-4—Residential Zone Residential Zone Development Standards*.

TABLE 6-4-RESIDENTIAL ZONE DEVELOPMENT STANDARDS¹

	Standard	Single-Family Housing Type	Townhome Housing Type	Wrap/Podium Housing Type
	Maximum Density (gross)	Up to 15 du/ac	Up to 30 du/ac	Up to 85 du/ac
	Minimum Lot Size*	3,000 square feet*	None	None
	Minimum Lot Width*	40 feet*	None	None
	Public Street Facing/Perimeter Setback	Refer to <i>Exhibit 6-5</i>	Refer to <i>Exhibit 6-5</i>	Refer to <i>Exhibit 6-5</i>
	Interior Side and Rear Setbacks**	5 feet***	5 feet***	5 feet
	Maximum Lot Coverage	55%	75%	85%
	Building Separation	10 feet (per California Building Code)	10 feet (per California Building Code)	0 feet (per California Building Code)
	Location of Refuse Storage****	Within side yard or garage	Within garage or common area	Within garage or common area

- 1
- The Appendix section contains examples of how Residential Zone development standards are applied to the three housing types.
- * Minimum lot size and width applies to individual, one-family homes located on separate legal lots as designated on the Tract Map (as distinguished from condominiums).
- ** Interior setbacks apply to only legal lot lines, as designated on the Tract Map.
- *** The side yard setback may be reduced to 0' through a shared use easement as long as the 10' cumulative side yard setback/building separation is maintained.
- **** Refuse storage cannot encroach into required resident parking spaces within a garage. Refuse Storage areas can be within a side yard, provided that the side yard is at least 5' in width (see *Table 6-6*).

6.2.8 MIXED-USE AND NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS

This Specific Plan provides for a variety of commercial and retail opportunities, as well as a stadium and performance venue at the heart of the project. Mixed-use and non-residential land uses consist of five different zones. These zones are:

- Open Space
- Mixed-Use
- Commercial and Recreation
- Civic
- Sports and Entertainment

Specific development standards for these categories are located in *Table 6-5–Mixed-Use and Non-Residential Zones Development Standards*.

Additional mixed-use and non-residential zones development standards include:

- (1)
- Permitted setback encroachments are defined in *Table 6-6–Permitted Setback Encroachments*.
- (2)
- Residential dwelling units within the "Mixed-Use" zone (Mixed-Use Housing Type) shall be located in the areas indicated in *Exhibit 6-7–Housing Type Location Plan*.
- (3)
- Interior noise levels attributable to exterior sources shall not exceed forty-five (45) decibels in any habitable room of all residences within the Hollywood Park Specific Plan area. Exterior sources shall be measured as against a typical day, and not with respect to special events at the stadium.
- (4)
- The size and number of refuse areas shall be determined by the Planning and Building Safety Divisions of the Economic and Community Development Department, the Public Works Department and the City's waste management service provider. The project may integrate refuse compactors, thus reducing the need for a larger refuse area. All outdoor refuse areas shall be screened from public view.
- (5)
- A minimum of two (2) cubic feet of storage is required within each residential unit for the Mixed-Use Housing Type. This storage area shall be accessible only to the resident(s) of the respective unit. If located within a garage, the storage area must be a minimum of forty-eight inches (48") above ground. If located within a residential unit, the storage area must be in an area or closet separate from a wardrobe closet. Storage areas must be clearly designated on architectural plans.

(6) Outdoor storage shall be screened from view from public areas and shall be kept clear of junk (as defined in Article 3, Chapter 7, Section 7-15 of the Municipal Code) and nonworking automobiles.

TABLE 6-5-MIXED-USE AND NON-RESIDENTIAL ZONES DEVELOPMENT STANDARDS

Standard	Mixed-Use	Commercial and Recreation	Civic	Open Space	Sports and Entertainment
Maximum Density (gross)	85 du/ac****	N/A	N/A	N/A	N/A
Min. Lot Size	None*	1 acre	None	None	1 acre
Min. Lot Width/Depth	None	100 feet / 100 feet	None	None	None
Public Street Facing/Perimeter Building Setback	Refer to Exhibit 6-5	Refer to Exhibit 6-5	Refer to Exhibit 6-5	Refer to Exhibit 6-5	Refer to Exhibit 6-5
Interior Side and Rear Building Setbacks**	0 feet	Refer to Exhibit 6-5	Refer to Exhibit 6-5	0 feet	Refer to Exhibit 6-5
Building Separation from Single-Family Housing Type*****	25 feet	200 feet	25 feet	10 feet	180 feet
Max. Lot Coverage	90% (including hotels)***	None	None	15%	None
Building Separation	0 feet (per California Building Code)	10 feet (per California Building Code)	Per California Building Code	0 feet (per California Building Code)	Per California Building Code

* A site developed as a hotel/motel use shall have a minimum lot area of 20,000 square feet.
** Interior setbacks apply to only legal lot lines, as designated on the Tract Map. Multiple lots that share the same parking and/or access shall be considered as one lot.
*** A maximum of three (3) lots within the Mixed-Use zone may have 100% lot coverage.
**** If developed as a senior citizen development, the maximum density may be increased in accordance with Chapter 12, Article 33 of the IMC and State Density Bonus Law.
***** Minimum distance from building face to building face.

6.2.9 SETBACK ENCROACHMENTS

All permitted encroachments within the project are described on Table 6-6 – Permitted Setback Encroachments. In all cases, encroachments shall comply with the California Building Code. Notwithstanding the permitted setback encroachments as set forth in Table 6-6, encroachments in the Sports and Entertainment zone (1) shall be permitted for 100% of the Public Street Facing Setback so long as such encroachments do not include any permanent building structures, and (2) may include ADA ramps, stairs or overhangs that are integral to the design or required for the operation of the stadium.

TABLE 6-6- PERMITTED SETBACK ENCROACHMENTS

Encroachment Type	Product Type(s)	Permitted Distance and Location(s)
Entry door swing	Non-Residential Mixed Use	18" into public right of way or Public Street Facing Setback
Projecting basements, underground cisterns, and subterranean garages and tunnels* provided there is space for plant material to grow above them (2' minimum)	Mixed-Use and Wrap/Podium Housing Types	5' into Public Street Facing Setback and 100% to interior property lines
ADA accessible ramps (may include a trellis or other architectural feature that does not exceed the first floor plate height) and unenclosed stairwells	All Building Types	5' into Public Street Facing Setback
Balconies, porches, stairs, stoops, and/or terraces	All Building Types	6' into Public Street Facing Setback
Fireplaces and bay windows	All Housing Types	30" or per California Building Code, whichever is more stringent, into Public Street Facing Setback
Cornices, eaves, sills, buttresses, and other architectural features	All Building Types	100% of Public Street Facing Setback.
Awnings, lighting fixtures, and canopies	All Building Types	3' into Public Street Facing Setback
Porte cochere, transformers, private outdoor patios, sidewalks, and building overhangs	Commercial and Recreation	15' into any Setback
Parking, loading, driveways, and sidewalks	All Building Types	10' into Public Street Facing Setback along Prairie Avenue, Century Boulevard, and Pincay
Walls and fences	N/A	Provided in Section 2.13
Entry monuments / project entrance gates	N/A	Provided in Section 6.2.14
Signs	N/A	Projecting Signs, Pageantry and Directional Signs (<i>Table 2-10-Permitted Sign Matrix</i>)
Trash cans and refuse areas	Single-Family Housing Types	3' into Interior Side Setback if Interior Side Setback is a minimum of 5 feet

* Subterranean loading dock access tunnel may extend beyond the Sports and Entertainment zone and into the Mixed-Use zone.

6.2.10 PARKING STANDARDS

Street parking shall be permitted on all public streets within the Hollywood Park Specific Plan area. In addition, valet parking may be used as a means to meet required parking spaces, except within the Residential zone.

Within the Residential zone, units other than single-family homes on three thousand (3,000)-square foot lots, shall have one (1) guest/visitor parking space per three (3) dwelling units provided as follows: one (1) guest/visitor space for six (6) dwelling units shall be provided off-street in a garage or in a parking lot or an on-site designated parking area, and another one (1) guest/visitor space for six (6) dwelling units shall be provided either off-street, or by utilizing public or private on-street parking, or a combination of off-street and public or private on-street parking. Notwithstanding the foregoing, if public on-street parking is utilized to meet a portion of the required guest/visitor parking, at no point shall the total number of public street parking spaces used to meet the requirements exceed fifty percent (50%) of the total number of the then available public street spaces. Single-family homes on three thousand (3,000)-square foot lots (or greater) shall have one (1) guest/visitor space per dwelling unit provided off-street in a designated parking area.

To serve the Sports and Entertainment zone, no less than nine thousand (9,000) spaces located throughout the Hollywood Park Specific Plan area shall be made available for uses within the Sports and Entertainment zone. The 9,000 spaces may either be dedicated to Sports and Entertainment zone uses or demonstrated to be available through a shared parking study that examines parking supply within the Mixed-Use and Civic zones. Any shared parking study shall be approved provided that it is prepared by a qualified traffic engineer and that it employs the objective methodologies set forth at Section 2.11.3 of this Specific Plan. Valet parking also may be used as a means to meet required parking spaces for Sports and Entertainment zone uses, regardless of where on the site the parking is located.

With respect to the Casino Property (as defined in the Amended Development Agreement), the applicant may elect not to submit a shared parking study to determine required parking, and instead may treat the casino as a stand-alone use, in which case parking shall be provided in accordance with IMC Section 12-47.

Surface parking areas within the Hollywood Park Specific Plan area that are interim in nature shall meet the following standards:

- (1) Parking lot surfaces devoted to vehicular traffic can be constructed with paving materials such as asphalt, concrete, concrete pavers, gravel, decomposed granite, grass, or grass pavers.
- (2) Trees can be planted in containers, such as planters or nursery boxes, so that they can easily be relocated and subsequently planted in areas that correspond with future development phases. Temporary tree planting areas will be clearly marked, but are not required to have raised concrete curbs.
- (3) To allow maximum flexibility for event parking requirements, not all parking spaces need to be striped, provided, however, that all ADA parking spaces will be clearly marked as required by applicable law.

(4) A five foot (5') wide landscape buffer between public rights of way and any parking zone is recommended but not required. Perimeter masonry walls are not required.

6.2.11 RESERVED

6.2.12 WALL AND FENCE STANDARDS

A separate fence permit shall not be required for the construction or installation of any wall or fence within the Hollywood Park Specific Plan area that is in conformance with Section 2.13 – *Wall and Fence Standard*.

6.2.13 HOLLYWOOD PARK IDENTITY ELEMENTS

The provisions of Section 2.14 – *Hollywood Park Identity Elements* (including, without limitation, Table 2-9 – *Permitted Hollywood Park Identity Elements*) shall not apply to development of the Stadium Alternative Project set forth in this Chapter 6, and instead all signage, monumentation, and identity elements shall be governed by the provisions of Section 6.2.14 – *Signage*.

6.2.14 SIGNAGE

6.2.14.1 Intent

This Specific Plan contemplates greater flexibility for modern, vibrant signage within the Sports and Entertainment Zone at the center of the Hollywood Park Specific Plan area, in light of the scale and character of the active sports and entertainment uses within this zone. The Sports and Entertainment zone shall include appropriate signage that uses clear graphics and that coordinates with the architectural elements of the building(s) on or near which the signage is located. Outside of the Sports and Entertainment zone, the coordinated plan for signage remains largely unchanged, except for required adjustments to the plan to harmonize the stadium with other commercial uses and to locate and scale identity elements along the perimeter of the site and at points of ingress and egress.

6.2.14.2 Signage Outside of the Sports and Entertainment Zone

Signage standards for the portions of the Hollywood Park Specific Plan area located outside of the Sports and Entertainment zone shall be governed by the provisions of Section 2.15 – *Signage* and Section 3.6 - *Signage*, except as modified by the following:

- (a) The following additional sign types shall be permitted, in accordance with design standards set forth in Table 6-7– *Additional Permitted Signage Outside of the Sports and Entertainment Zone*.

TABLE 6-7 – ADDITIONAL PERMITTED SIGNAGE OUTSIDE OF THE SPORTS AND ENTERTAINMENT ZONE

Sign Type	Number of Permitted Signs	Maximum Sign Area	Maximum Height (Free-standing)	Other Design Guidelines
Primary Identity Signage	2	No limit on number of sign faces; not to exceed a total aggregate maximum of 3,165 sq. ft. for each sign	100 feet	May be illuminated, subject to Section 6.2.14.4. May include Digital Displays, subject to Section 6.2.14.5.
Entry Monuments / Project Entrance Gates	12	No limit on number of sign faces; not to exceed a total aggregate maximum of 600 sq. ft. for each sign	30 feet	May be illuminated, subject to Section 6.2.14.4. May include Digital Displays, subject to Section 6.2.14.5.

- (b) The following permitted signs and/or sign structures are exempt from the permit requirement of Section 12-72 of the Inglewood Municipal Code.

- Portable Signs.* Bi-faced, free-standing signs, not to exceed four (4) feet in height at fully-open standing position, if such signs may be readily removed from public view at the end of each business day and if such signs are not placed upon any public right-of-way, in any on-site parking space, or in any landscaped planter area.
- Temporary Decorations.* Temporary graphics and decorations for holiday seasons or special events (e.g., Super Bowl, NBA All-Star game, Summer Olympics), provided that such graphics and decorations are installed not more than sixty (60) days before the holiday or holiday season or event and removed not later than two (2) weeks after the holiday or holiday season or event.
- Changeable Copy Signs.* The changing of advertising copy or message on theater boards, marquees, bulletin boards, mural graphics, pageantry, and contemporary public art installations (so-called “plop art”), when the basic board, marquee, mural graphic, pageantry, or art installation is otherwise permitted. Notwithstanding Section 12-75(G) of the Inglewood Municipal Code, plop art signage may be constructed of nondurable materials if such signs are changed out on a regular basis.
- String Pennants.* Notwithstanding Section 12-74(J) of the Inglewood Municipal Code, string pennants may be displayed to activate public spaces for temporary events, provided that such string pennants are displayed in an orderly and well-maintained condition.
- Public and Community Notices and Signs.* Public notices posted pursuant to law, signs erected by governmental agencies and public utilities, warning or information signs required by law for public health and safety, and public service announcements.

6. *Parking and No Trespassing Signs.* Signs such as “no trespassing” or parking signs that do not exceed six (6) square feet in area and which do not advertise merchandise or services.
7. *Temporary Promotional Advertising.* Signs for such purposes as promoting an opening or a closure of an event.
8. *Temporary Construction Signs.* Construction signs, provided that such signs are removed not later than one (1) week after issuance of a certificate of occupancy.
9. *Flags.* National, state or other governmental flags, or flags depicting logos of, and displayed by, public institutions or nonprofit service organizations. Additionally, flags may be displayed in the same circumstances that string pennants may be displayed. All flags shall be maintained in a non-deteriorated condition.

6.2.14.3 Signage within the Sports and Entertainment Zone.

All permitted signage set forth in *Table 2-10 – Permitted Sign Matrix* shall be permitted within the Sports and Entertainment Zone, but with no limit on the number of permitted signs and no maximums on sign area per sign face or height (subject to FAA regulations). All signage set forth in *Section 6.2.14.2(b)* above also shall be permitted within the Sports and Entertainment Zone and is exempt from the permit requirement of Section 12-72 of the Inglewood Municipal Code. In addition, the following additional sign types shall be permitted, with no limit on the number of permitted signs of each type and no maximums on sign area per sign face or height:

- (a) *Building Banner Graphics.* A sign, consisting of an image projected onto a building face or wall or printed on vinyl, mesh or other material with or without written text, supported and attached by an adhesive and/or by using stranded cable and eye-bolts and/or other materials or methods.
- (b) *Rooftop Graphic.* A sign erected or projected upon the roof of a building. A Rooftop Graphic may be a Digital Display.
- (c) *Building Top Signs.* A sign that is applied or placed upon the roof surface, approximately perpendicular with the roof plane.
- (d) *Interactive Sign.* A Digital Display, Light Projection, or Architectural Sign with which a human may interact to obtain information or entertainment, such as a touch-screen or motion-activated display.
- (e) *Architectural Sign.* A sign that highlights, accentuates, or illuminates vertical, horizontal, or other elements of the structure’s architecture, and that is both decorative and functional by providing either information or illumination.
- (f) *Light Projection.* An image projected on the face of a delineated wall, sidewalk, plaza, or screen from a distant electronic device, such that the image does not originate from the plane of the wall.
- (g) *Digital Display.* A sign face, building face, and/or any building or structural component that displays still images, scrolling images, moving images, or flashing images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of or attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely through electronic means.
- (h) *Off-site Sign.* A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, sponsor, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located.
- (i) *Pole Sign.* A freestanding sign that is erected or affixed to one or more poles or posts.

6.2.14.4 Sign Illumination

If signage is illuminated, spotlight devices shall not shine directly upon any public right-of-way or upon properties adjacent to the Hollywood Park Specific Plan area. The maximum brightness level for signage and lighting within the Hollywood Park Specific Plan area shall be limited as set forth in the Stadium Alternative Mitigation Measures attached as Exhibit M to the Development Agreement.

6.2.14.5 Sign Refresh Rate

For any digital signage located outside of the Sports and Entertainment Zone that faces out onto Century Boulevard, Prairie Avenue, or Pincay Drive, the refresh rate of the message on a sign, exclusive of any change in whole or in part of the sign image, shall be no more frequent than one refresh event every eight (8) seconds, with an instant transition between images. For all other digital signage, including without limitation all signage located within the Sports and Entertainment Zone, there shall be no restriction on sign refresh rates, and digital signage may stream live video.

6.2.14.6 Special Sign Design Principles in the Sports and Entertainment Zone

Notwithstanding anything to the contrary set forth in the Inglewood Municipal Code, the following design standards shall apply to all signs located within the Sports and Entertainment Zone:

- (a) Structural bracing for signs or for their supporting structures may be visible if such bracing is integrated into the design of the sign and is a decorative feature of the sign installation.
- (b) There shall be no limit on the size of business logos or symbols incorporated into wall signs.
- (c) The vertical height of letters located on a marquee sign shall not be limited so long as the sign structure otherwise complies with the requirements of this Specific Plan.
- (d) A mural shall not be limited to 1,000 square feet in area and shall not require a separate design approval. A mural may cover a maximum of one exterior building wall, or one side of a freestanding wall. Mural signs may have exposed illumination (such as neon or fiber optics) if such illumination is integrated into the design of the mural sign.

(e) There shall be no restrictions on the location of signs on the facade of the stadium building if the signage is integrated into the overall architectural design of the building.

(f) There shall be no limit on the number of colors used in any one sign.

6.3 DESIGN GUIDELINES

6.3.1 LOCATION OF PARKS AND OPEN SPACE

Under the Stadium Alternative Project, the approximately 25 acre park and open space system in Hollywood Park is comprised of three (3) individual parks (Lake Park, Arroyo Park, and Bluff Park), and a designated civic plaza area (Champion Plaza) within the Sports and Entertainment zone. The parks include a large lake and lake-front park with active and passive recreation, a neighborhood park that acts as a storm water conveyance system, and a moderately-sized active recreation park located on the eastern edge of the site. *Exhibit 6-8—Park Location Map* depicts the proposed park and open space system.

6.3.2 PARK CHARACTERISTICS

6.3.2.1 Champion Plaza

Champion Plaza is a large open plaza designated within the Sports and Entertainment zone. The plaza provides a variety of amenities that contribute to the overall character of the surrounding development. Mandatory program amenities shall include:

- Outdoor steps and terraced seating
- Interactive water feature
- Central gathering area for events
- Water efficient irrigation system

A series of planting areas and a water feature will help reduce ambient heat, creating a more comfortable environment for visitors. Champion Plaza offers a unique civic experience and is integral to the open space network at Hollywood Park.

6.3.2.2 Lake Park

Lake Park is the central public open space of Hollywood Park, with a civic quality providing acres of multi-use programming. It contains terrace seating along the lake edge, barbecue pavilions, open lawns for picnic and play, multipurpose paths, and an active wetland. Mandatory program amenities shall include:

- Open lawns for picnic and play
- Lake edge walking path
- Water-efficient irrigation system

Lake Park acts as a retention basin for the majority of the site. Runoff enters through Arroyo Park and is recirculated through a series of wetlands, which cleanses the water of pollutants. The wetlands also provide habitat for a variety of plant and animal species. Impermeable hardscape surfaces are to be kept to a minimum to further encourage storm water infiltration. Lake Park along with the other open spaces at Hollywood Park will contribute to a significant improvement in microclimate quality that will benefit residents and visitors alike.

6.3.2.3 Arroyo Park

Arroyo Park is a naturalistic park organized around shallow, vegetated swales that also provide stormwater management with park amenities to create a comprehensive landscape infrastructure. The network of walkways optimizes the space of this linear park, carving out areas to accommodate programs including nature education, a naturalistic play area, game tables, and intimate meadows. Mandatory program amenities shall include:

- Stormwater detention
- Shallow vegetated swale
- Pedestrian trail
- Nature education
- Natural play space
- Games tables
- Water-efficient irrigation system

Arroyo Park acts as the first response to runoff infiltration before water reaches Lake Park to the west. A series of innovative techniques such as earthen check dams, setting basins, and use of boulders to diffuse storm water velocity will allow much of the site runoff to permeate the soil rather than being released directly into the storm sewer network. The urban forest created within the park will significantly cool the surrounding area by providing shade and air filtration, as well as habitat for wildlife.

6.3.2.4 Bluff Park

Bluff Park is an active recreation park. In addition to publicly accessible amenities, Bluff Park may include a Home Owners' Association-controlled "Community Center." Bluff Park provides a venue for outdoor activity and recreation that contributes to an overall improvement in the health and quality of life of park visitors. A wide variety of program amenities addresses the many needs of the community contributing to the longevity of Hollywood Park. As a part of a cohesive network of open space, Bluff Park adds community well-being and activity to a long list of benefits collectively offered by the parks located within Hollywood Park.

Mandatory program amenities for the publicly accessible, active recreation park are the following:

- Picnic space
- Restroom
- Tot-lot
- Open field for informal sports

- Parking
- Dog park with pet waste disposal containers
- Water-efficient irrigation system

Potential program amenities for the Community Center include the following:

- Community center
- Pools, tennis courts, or other active amenities
- Restroom
- Outdoor fireplace and seating area

6.3.3 BUILDING PLANNING AND ARCHITECTURE

“Buildings” in this section refer to all residential, commercial or mixed-use buildings unless a specific building type is referenced.

- Buildings should be arranged to create a variety of outdoor spaces including courtyards, plazas, squares, eating areas, arcades, and/or usable open spaces.
- Buildings should be oriented toward streets, pedestrian pathways, and/or active spaces.
- Outside of the Sports and Entertainment zone, open areas (residential, commercial, or mixed-use) shall be designed large enough to be usable, but, not so large as to appear empty or barren. Within the Sports and Entertainment zone, open areas shall contribute to the overall architectural identity of the stadium area, and may be large in scale for both aesthetic and functional purposes.
- Architectural treatments, structures, and/or landscape sheltering pedestrian walkways, such as arbors or pergolas, are encouraged.
- Pedestrian and vehicular circulation routes shall be intuitive, well-defined, and easily discernible for appropriate and functional maneuverability and activity levels.

6.3.4 STADIUM AND PERFORMANCE VENUE DESIGN PARAMETERS

The stadium shall be located within the Sports and Entertainment zone of the Hollywood Park Specific Plan area as shown on *Exhibit 6-9 – Stadium Design (Aerial View)*. The stadium shall contain up to approximately 80,000 fixed seats, and may be partially enclosed with a roof that may be transparent and/or able to be opened to the sky. The stadium shall be designed to accommodate a wide range of sporting and entertainment events. As depicted on *Exhibit 6-10 – Stadium Height Measurement Example*, the height of the stadium shall not exceed two hundred ninety feet (290') AMSL. For reference, the proposed average grade around the stadium will range from one hundred fifteen feet (115') to one hundred forty-five feet (145') AMSL. The depth of the stadium shall be no lower than twenty feet (20') AMSL. Excavation of the stadium may result in grading quantities that are not able to be balanced on-site. Export of excess fill, if any, is permitted. The area surrounding the stadium shall be further enhanced by an outdoor plaza space and other public concourses, publicly-accessible green space, and a lake and/or other water features. An ancillary, multi-purpose, enclosed performance venue of up to approximately 6,000 fixed seats may also be located adjacent to the stadium, either nestled under an architectural extension of the stadium's roof structure (if constructed) or as a stand-alone building.

6.4 INFRASTRUCTURE

Hollywood Park is located in a developed area currently supported by existing urban infrastructure. The Stadium Alternative Project involves various on- and off-site infrastructure improvements to facilitate the development of the stadium and surrounding master planned community. Such infrastructure improvements include the installation of potable and recycled (California Title 22 tertiary treated irrigation water) water lines, sanitary sewers, a stormwater detention and conveyance system, electricity infrastructure, and natural gas lines, in each case sized and sited appropriately for the proposed development. Such infrastructure is permitted, subject to approval by the Public Works Department to ensure compliance with applicable code. All proposed dry utilities shall be underground.

6.5 IMPLEMENTATION

6.5.1 GENERAL PROVISIONS

The provisions of *Chapter 5 – Implementation* shall govern the development of the Stadium Alternative Project set forth in this *Chapter 6*, except as set forth in this Specific Plan.

The form of “Design Guidelines Checklist” to be used for Plot Plan Review submittals in respect of development pursuant to this *Chapter 6* is attached as *Appendix 6-1*. To the extent the materials required to be reviewed in accordance with the checklist are different that the requirements of *Section 5.3.3*, the checklist shall govern.

The form of “Sustainability Checklist” to be used for Plot Plan Review submittals in respect of development pursuant to this *Chapter 6* is attached as *Appendix 6-2*. The project developer is required to implement a “Sustainability Checklist” that will incorporate a number of mandatory sustainability strategies. Among others, the topics addressed in the Sustainability Checklist include:

- Site Planning and Design
- Energy Efficiency
- Water Conservation
- Sustainable Resources and Materials
- Indoor Air Quality
- Social and Economic Sustainability

The Plot Plan Review and Building Permit process is the vehicle for the implementation of the Sustainability Checklist, which is the menu of sustainability measures expected to be incorporated into the Specific Plan development. As part of the Plot Plan Review or Building Permit application for development within the Specific Plan area, the project applicant shall provide a completed Sustainability Checklist specifying those sustainability measures to be included in the development that is the subject of the Plot

Plan Review/Building Permit. Proposed measures on the Sustainability Checklist can be added, deleted or modified from time to time by the project applicant, with the approval of the Economic and Community Development Department Director or his or her designee and without needing to amend this Specific Plan. The Sustainability Checklist shall not be utilized in connection with review of the building permits for the stadium or performance venue because the stadium and performance venue will separately meet LEED certification standards, and the Sustainability Checklist is geared to office, retail and residential development.

Any appeal of a Plot Plan Review pursuant to this Specific Plan may only be filed by the applicant.

In order for this *Chapter 6* to become effective the owner(s) of the property encompassing the Sports and Entertainment zone must evidence an election to proceed with the Stadium Alternative Project by submitting a notice to the City of such election prior to or concurrently with the first application for either a grading or building permit in respect of any grading, foundation or improvements that would not otherwise be permitted under Chapters 1 through 5 of this Specific Plan (the “First Stadium Alternative Project Permit”), together with plan check drawings for same. The election to undertake the Stadium Alternative Project and develop the Specific Plan area in accordance with this Chapter 6 shall be revocable until commencement of construction pursuant to the First Stadium Alternative Project Permit.

6.5.2 IMPLEMENTATION

6.5.2.1 Mapping and Phasing

The first step in implementing this Specific Plan was obtaining a vesting tentative subdivision map. All final subdivision maps may be approved on a phased basis. The Specific Plan area has also been divided into several parcels to facilitate financing of the development. As the project develops, subsequent tentative maps further parcelizing the site or individual buildings may be submitted for approval. In addition, legal lots may be created or adjusted through the use of a ministerial lot line adjustment procedure provided in *Section 6.5.2.2* below.

The infrastructure needed to serve a particular lot shall be subject to approval by the Public Works Department to ensure compliance with applicable code. In addition, as each final map is recorded, there must be sufficient park land dedications made to satisfy the requirements associated with the total number of residential units provided for in the final map. The phasing of infrastructure associated with each lot and final map shall be as set forth in the Amended Development Agreement.

6.5.2.2 Merger of Parcels and Lot Line Adjustment

Any contiguous lots, parcels or units of land may be merged or have their lot lines adjusted at the request of the property owner(s), pursuant to the procedure in this section and the requirements of the California Subdivision Map Act, and such action shall be a ministerial approval. If any proposed structures or improvements cross over one or more legal lots, then issuance of a building permit for the structures or improvements shall be conditioned on the recordation of an associated lot line adjustment or lot merger. The Economic and Community Development Department Director or his or her designee shall approve a lot line adjustment or lot merger if the Economic and Community Development Department Director or his or her designee finds that: (i) dedications or offers of dedication which are necessary for present or future public purposes are preserved on the merged or adjusted lots, parcels or units of land, (ii) the merged or adjusted lot conforms with all provisions of the California Subdivision Map Act and this Specific Plan and (iii) all owners of an interest in the subject real property have consented to the lot line adjustment or lot merger. Upon recordation of the notice of lot line adjustment or merger, the regulations of this Specific Plan shall apply to the merged or adjusted lot or parcel, and the lot lines shall be as shown in the recorded notice of merger or lot line adjustment.

6.5.2.3 Review Process for Development of the Stadium Alternative Project

The Stadium Alternative Project arose from the confluence of two factors: over five years of detailed planning work by the City of Inglewood, community stakeholders, and the owners of the Hollywood Park Specific Plan area to create a comprehensive long-range vision for a mixed-use, master planned community, and significant public input and support from Inglewood residents through the initiative process regarding the best direction for the Hollywood Park site today – namely, the insertion of a world-class sports and entertainment complex into the original vision of the Hollywood Park master plan. Inglewood voters have expressed a strong desire for a state-of-the-art stadium and its related infrastructure, in order for such stadium to serve as the economic driver of the larger mixed-use development at Hollywood Park, and more broadly as a catalyst of national and international investment in the revitalization of Inglewood. In order to most efficiently implement the will of the voters, and to meet a timeline for stadium development that allows Inglewood to realize these extraordinary community benefits in the earliest possible timeframe, while at the same time addressing legitimate planning concerns, this Specific Plan provides for three development areas depicted on *Exhibit 6-11—Review Process for Development of Stadium Alternative Project*, each of which shall have a review and implementation process that is tailored to the specific planning issues associated with such increment of development. This *Section 6.5.2.3* shall supersede any provision of *Chapter 5—Implementation* of this Specific Plan that is in express or implicit conflict with the implementation procedure set forth below.

(A) Grading and Building Permit Only

Those portions of the site which are depicted within the “Permit Issuance Only” development area on *Exhibit 6-11* shall be improved with the core elements of the Stadium Alternative Project, including the stadium itself, the ancillary performance venue adjacent to the stadium, surrounding public plaza areas and all other backbone roads, utilities, and related infrastructure necessary to deliver the stadium project to Inglewood residents. The stadium development shall be consistent with the Stadium Design Guidelines set forth at *Section 6.3.4* and the concepts presented in *Exhibit 6-9* and approved by the voters, and if applications for grading and building permits are presented for development that is consistent with those standards, and the Stadium Alternative Mitigation Measures, then the applications shall be ministerially granted, and each permit shall be considered a ministerial approval. Certificates of occupancy shall also issue ministerially provided only that construction conforms to the development standards set forth in this Specific Plan, the Stadium Alternative Mitigation Measures, and applicable building codes. Similarly, provided that construction conforms to the development standards set forth in this Specific Plan, the Stadium Alternative Mitigation Measures, and applicable building codes, no additional approvals or entitlements, including but not limited to plot plan review, design or architectural review, conditional use permit, minor administrative permit, special use permit, planned development, variance, zoning clearance, or any other review or entitlement or discretionary approval purporting to regulate or guide land use or development shall be required by the City to construct the improvements described in such applications.

(B) Ministerial Plot Plan Review Only

Those portions of the site which are depicted within the “Ministerial Plot Plan Review Only” development area on *Exhibit 6-11* shall be built-out with a mix of residential, commercial, and open-space uses, including a lake feature. Building and grading permits shall be issued for any applications for development within this area provided only that the applications for such permits comply with the objective standards set forth on *Appendices 1* and *2*, which will be examined as part of the ministerial plot plan review process and which are intended to ensure conformance with the express design requirements of this Specific Plan. The Economic and Community Development Department Director or his or her designee shall approve a plot plan if it is consistent with this Specific Plan and the Stadium Alternative Mitigation Measures. If the Economic and Community Development Department Director or his or her designee does not approve the Plot Plan, he or she must provide a determination of the provisions of the Specific Plan or Stadium Alternative Mitigation Measures with which the application does not comply, and provide an opportunity for the correction and resubmittal of the application.

The Economic and Community Development Department Director or his or her designee shall have the following time limits for the review of a Plot Plan Review application:

- (a) Applications for fifty (50) units or less: within sixty (60) days of the filing of a Plot Plan Review application;
- (b) Applications for fifty-one (51) or more units but less than one hundred one (101) units: within ninety (90) days of the filing of a Plot Plan Review application; and
- (c) Applications for more than one hundred one (101) units: within one hundred twenty (120) days of the filing of the Plot Plan Review application.

These time limits may be extended up to forty-five (45) days by the City.

- (1) The Economic and Community Development Department Director or his or her designee shall send notice of the determination to the Project Applicant by first class mail. Failure to receive notice shall not invalidate any action taken pursuant to this section.
- (2) Unless otherwise provided in any Development Agreement, a Plot Plan Review approval shall expire one (1) year after the date of plot plan approval by the Economic and Community Development Department Director or his or her designee. If a building permit is not issued prior to this expiration date, and construction does not proceed with due diligence thereafter, the Plot Plan Review approval shall expire and a subsequent new application and approval shall be required.
- (3) Within sixty (60) days prior to the Plot Plan Review approval expiration date, the Project Applicant may request a time limit extension of an additional one (1) year by written request to the Economic and Community Development Department Director or his or her designee. The Director shall have the discretion to approve, approve with conditions, or deny the extension request. A maximum of two (2) extensions may be granted.
- (4) Subsequent revisions to the plans, granted after Plot Plan Review approval, shall not be cause for postponement or extension of the expiration date.

Minor Plot Plan revisions, which involve changes to or deviations from the previously approved Plot Plan that do not involve a change of use, reduction in parking, or alteration of an applicable design element requirement or standard by more than ten percent (10%), all as determined by the Economic and Community Development Department Director or his or her designee, may be requested by the Project Applicant at any time prior to the expiration of the approved Plot Plan. Major alterations to Plot Plans shall require a new application and shall be made according to the procedures as set forth herein for the review and approval of Plot Plans.

In the event the applicant does not concur with the interpretation by the Economic and Community Development Department Director or his or her designee, pertaining to the requirements of the Plot Plan Review or with any correction imposed upon the Project Applicant's plans by the Director or his or her designee, the Project Applicant may appeal the interpretation, decision or correction by filing a written notification of appeal with the Director. The same fee as specified in Article 29, Chapter 12 of the Inglewood Municipal Code for a “Special Use Permit Appeal” (as the same may be updated from time to time) is required to cover the cost of processing the appeal. The Planning Commission shall consider the appeal at its next regular meeting held not less than thirty (30) days after the filing of the appeal, subject to a thirty (30) day extension period which the City may exercise in its sole discretion. The determination of the Planning Commission may be appealed to the City Council in the same procedural manner as a Special Use Permit, provided that in each case on appeal the review shall be limited to a determination of whether the proposed plot plan is consistent with this Specific Plan and the Stadium Alternative Mitigation Measures, and if not, the precise actions or corrections that must be made to make the application consistent.

(C) Specific Plan Amendment Required

Those portions of the site which are depicted within the “Specific Plan Amendment Required” development area on *Exhibit 6-11* lie within the Interim Use zone of this Specific Plan. The long-term development potential of this area has not yet been fully studied, and will require further input as part of a public planning process to guide the Planning Commission and City Council in their approval of future construction. Accordingly, any development within this area other than construction of interim uses (e.g. parking lots, canopies, and other interim uses set forth in *Section 6.2.3.3*) shall require the owner of the property as applicant to process an amendment of this Specific Plan and is subject to full compliance with the California Environmental Quality Act.

6.5.3 SIGN PERMITS

No separate sign permits shall be required for signage permitted by this Specific Plan and located within the Sports and Entertainment zone that is fully integrated into the architectural design of the stadium and covered by the applicable building permit, in recognition of the fact that the stadium development and its attendant signage are interrelated in terms of design, function, and overall aesthetic cohesion.

6.5.4 PERFORMANCE-BASED APPROACH FOR CODE COMPLIANCE

Applicable building codes provide for alternative design procedures for satisfying seismic design and other code requirements. The buildings codes attempt to provide a minimum level of safety through a series of prescriptive provisions. These prescriptive provisions are broadly applied to all types of buildings, from one-story to the tallest. These building code provisions result in the application of requirements that are not specifically applicable to design of tall buildings and buildings with complex structural systems, and which may result in designs that are less optimal and less safe. Advances in performance-based design methodologies and capacity design principles allow for a more direct, non-prescriptive, and rational approach to analysis and

design. The use of performance-based design requires a detailed assessment of how a building will most likely perform. Accordingly, at the request of the applicant, City may apply performance-based criteria as set forth in the 2014 edition of “An Alternative Procedure for Seismic Analysis and Design of Tall Buildings Located in the Los Angeles Region,” prepared by the Los Angeles Tall Buildings Structural Design Council. The City’s cost (including the retention of any third-party consultants or peer reviewers) in implementing performance-based review pursuant to this *Section 6.5.4* shall be borne by the owner/applicant and shall be independent of the plan check and permitting fees otherwise required by the City.

6.6 GLOSSARY OF TERMS

As used in this Specific Plan, unless the context otherwise clearly indicates, the words and phrases used in this Specific Plan are defined as set forth in the Glossary of Terms, with the exception of the following words and phrases, which have the meanings set forth below:

CIVIC LAND USE

“Civic Land Use” shall mean community facilities, municipal offices, district headquarters, theaters, museums, galleries, libraries, schools, educational facilities, transit centers, and shuttle-bus staging areas, and other similar gathering places for the purpose of public services, meetings, or events.

SQUARE FOOTAGE /SQUARE FEET

“Square Footage/Square Feet” shall mean the total floor area within a building or structure (other than a parking structure), except for inner courts, public areas not usable for rental space (restrooms, hallways, stairs, parking and elevators) and mechanical or electrical equipment rooms when used primarily for lighting, heating, or air conditioning the building or structure. Such total area shall be calculated by measuring along the outside dimensions of the exterior surfaces of such building or structure, excluding the items listed above.

TOWNHOME (HOUSING TYPE)

“Townhome” shall mean a multiple dwelling unit product type that may be detached or attached by common walls to adjacent units. A Townhome housing type is typically less than four (4) stories tall and may include, but is not limited to: small lot single family, duplexes, triplexes, townhouses, brownstones, attached homes oriented around a common drive or paseo (i.e. motor court or green court), lofts, condos, and flats.

APPENDIX

GENERAL PLAN CONSISTENCY STATEMENT

The City of Inglewood’s General Plan describes the long-term plan for future development within the City. Chapters 1-5 of this Specific Plan were determined to be consistent with the General Plan when they were approved in 2009 and again in 2014. Chapter 6 adds the possibility of additional sports and entertainment-related uses, and in doing so adds other uses that are consistent with the goals and policies for the future development of the City. Overall, the development contemplated by Chapter 6 of this Specific Plan will further the objectives and policies of the General Plan and not obstruct their attainment.

Exhibit 6-1- Stadium Alternative Project Land Use Plan

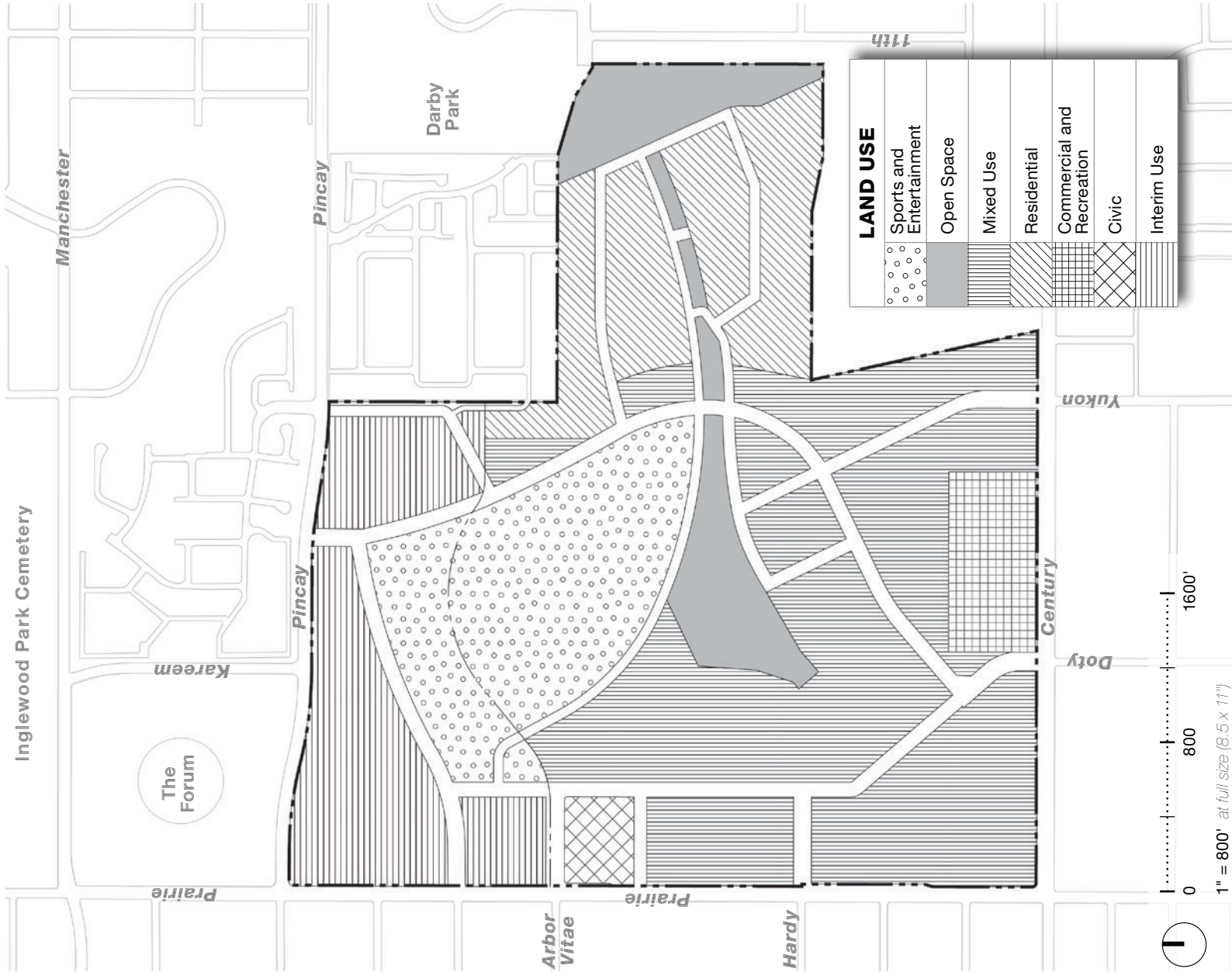


Exhibit 6-2- Vehicular Circulation Plan

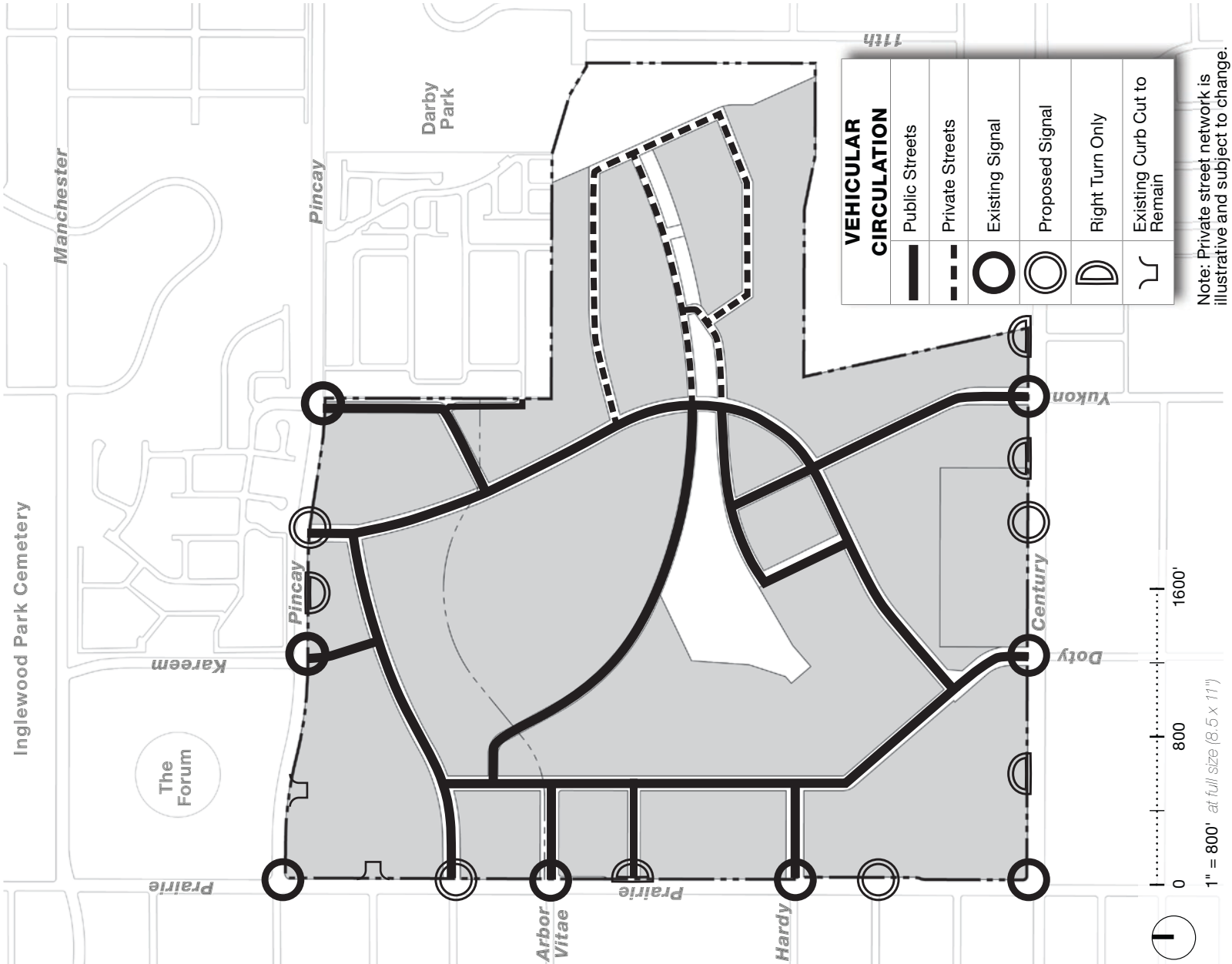


Exhibit 6-3- Bicycle Circulation Plan

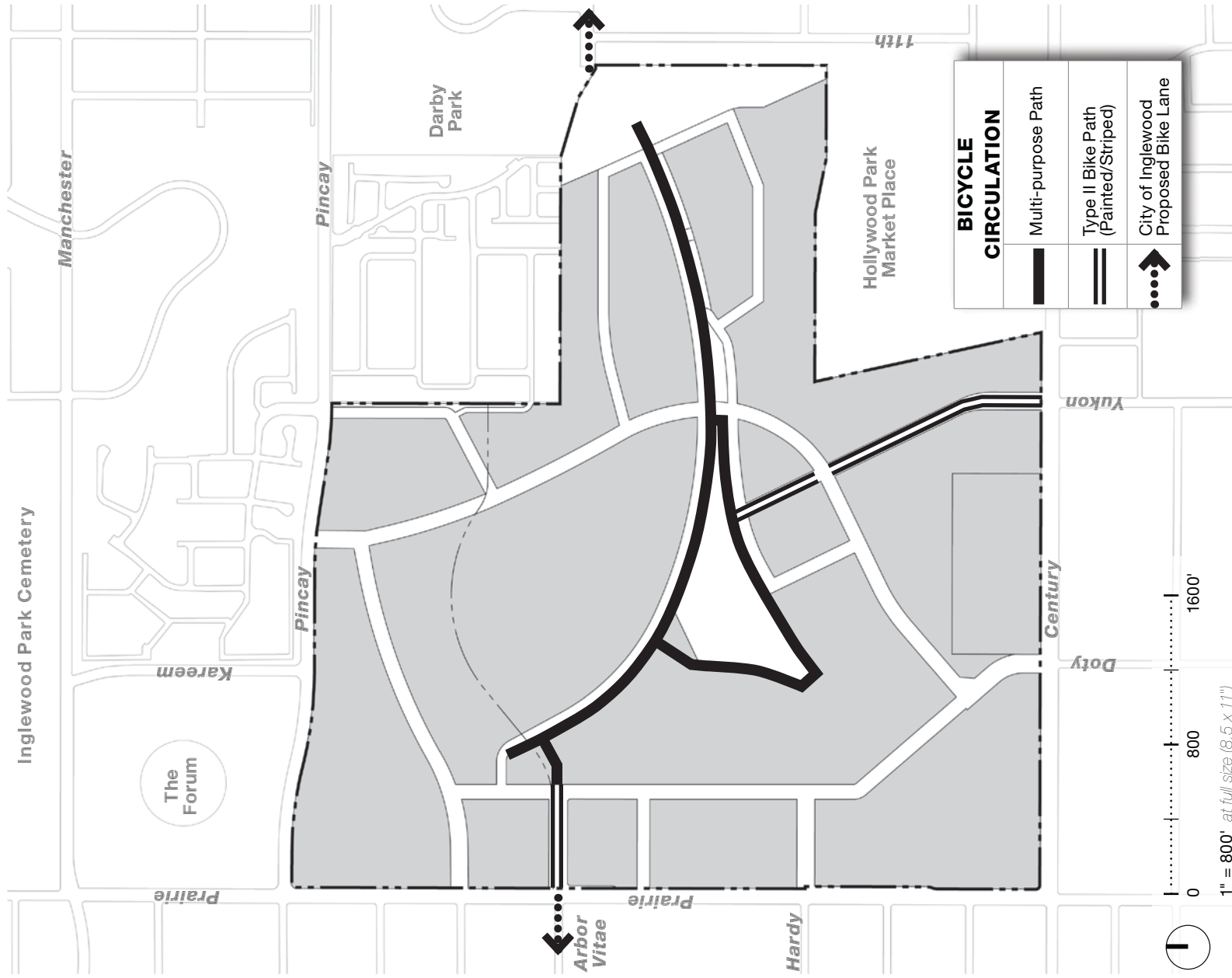


Exhibit 6-4- Street Sections - Index Map

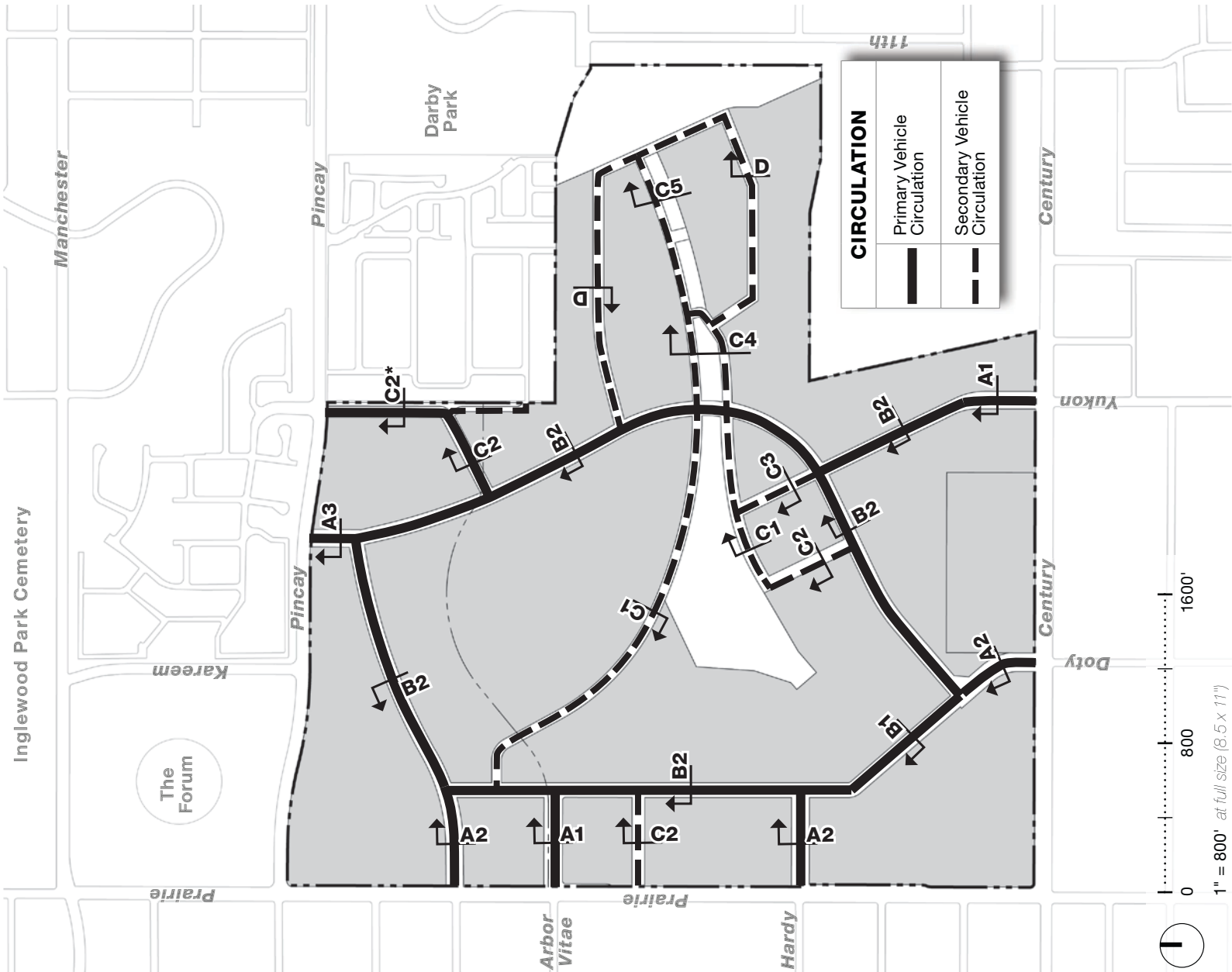
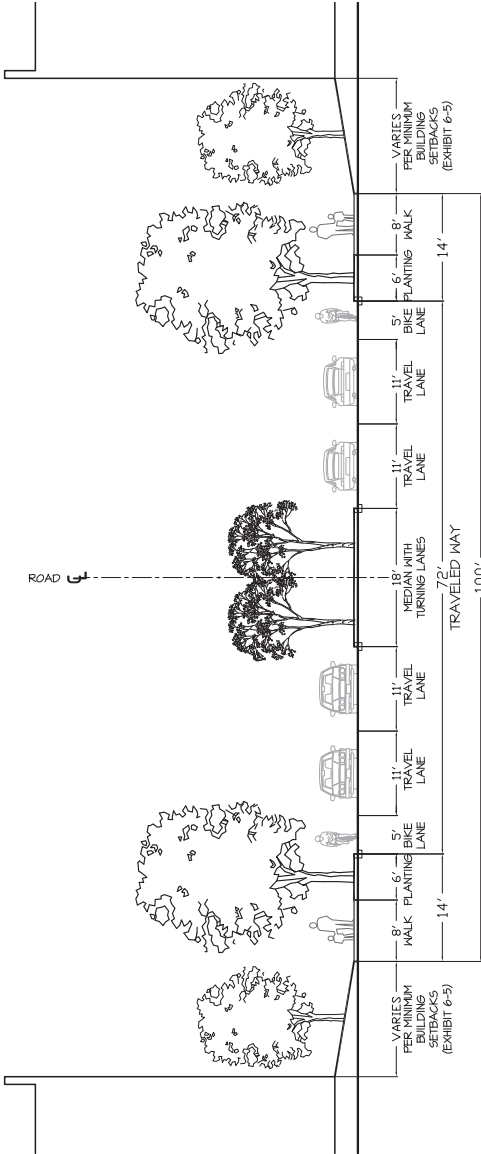
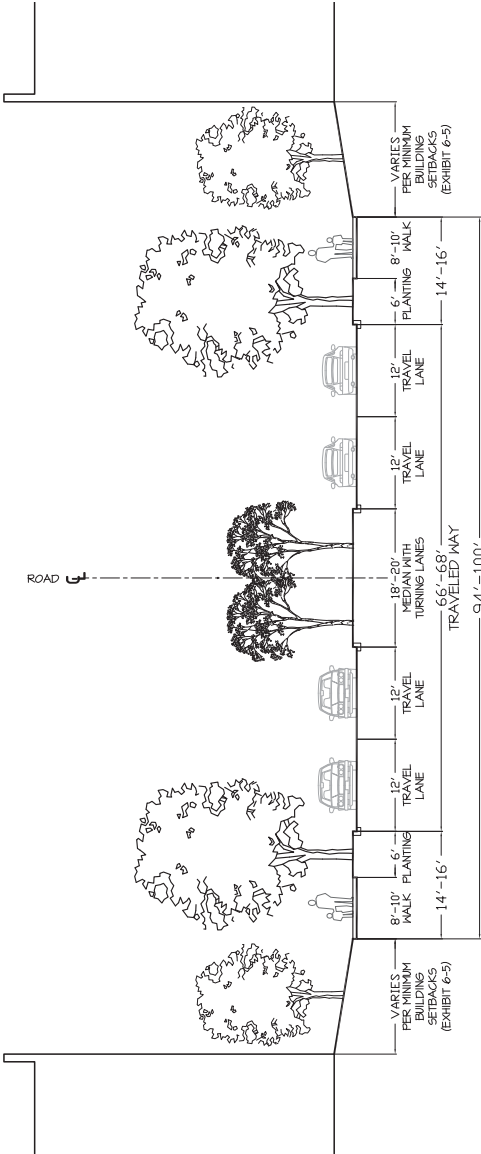


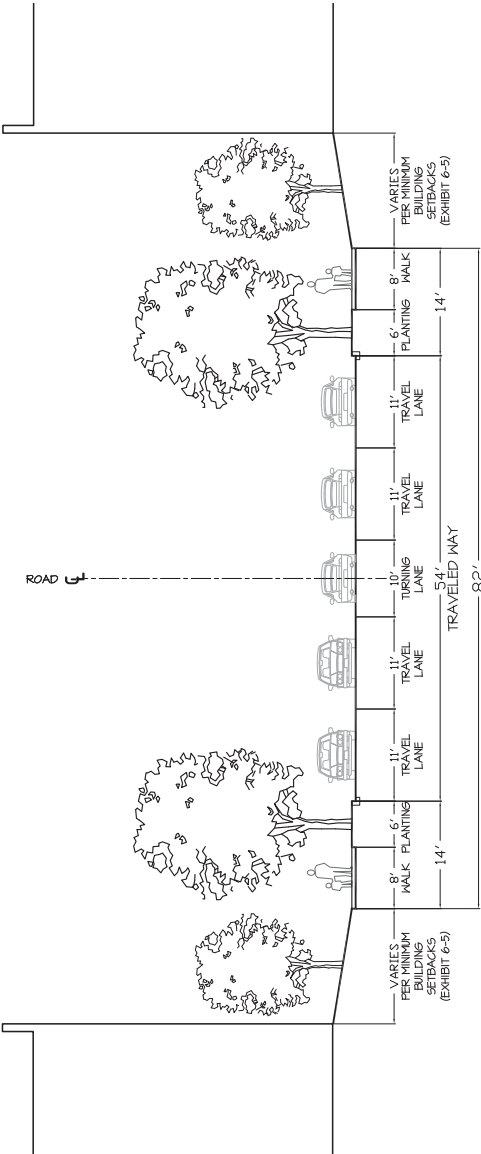
Exhibit 6-4- Street Sections



A1



A2



A3

Exhibit 6-4- Street Sections

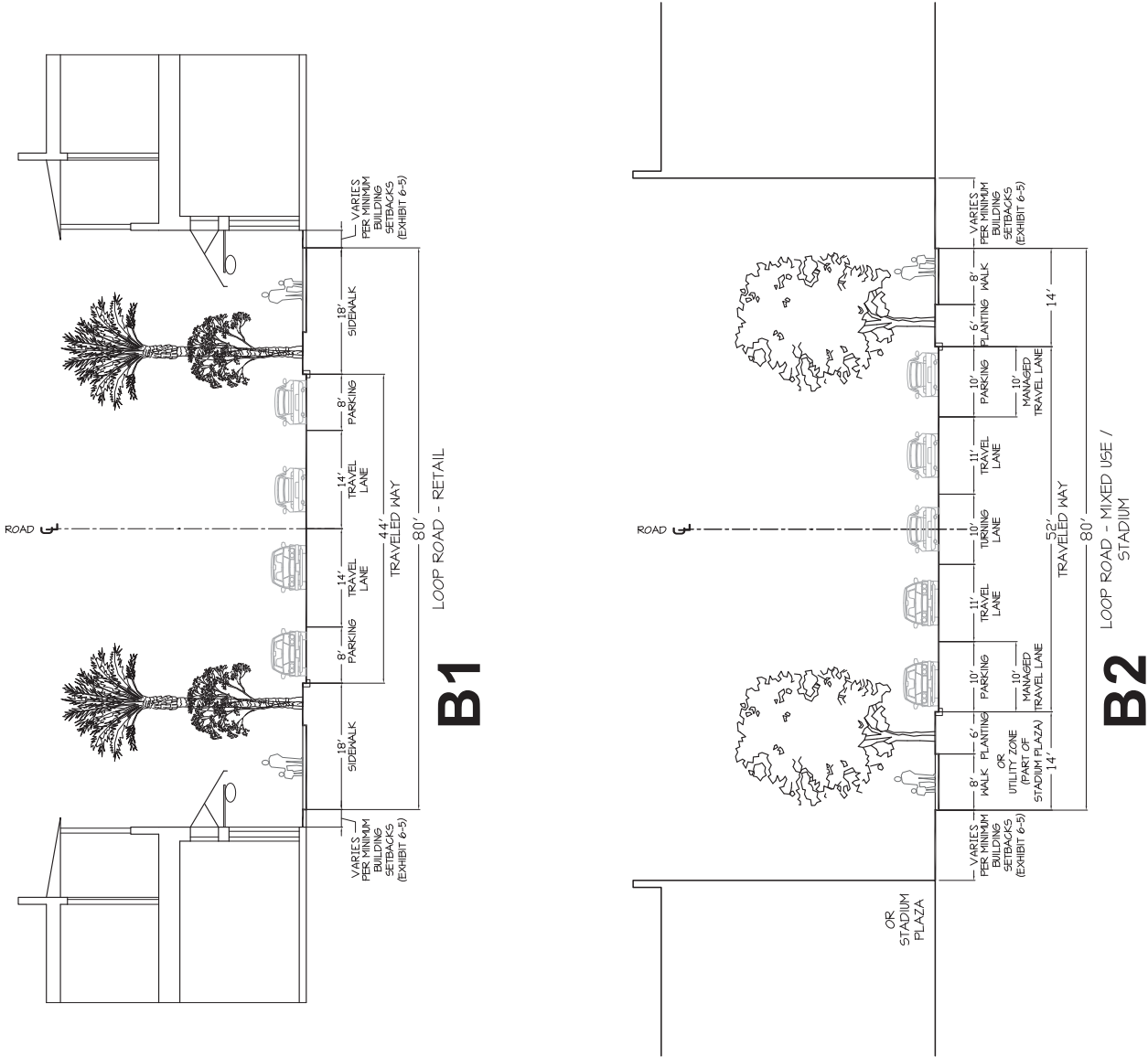


Exhibit 6-4- Street Sections

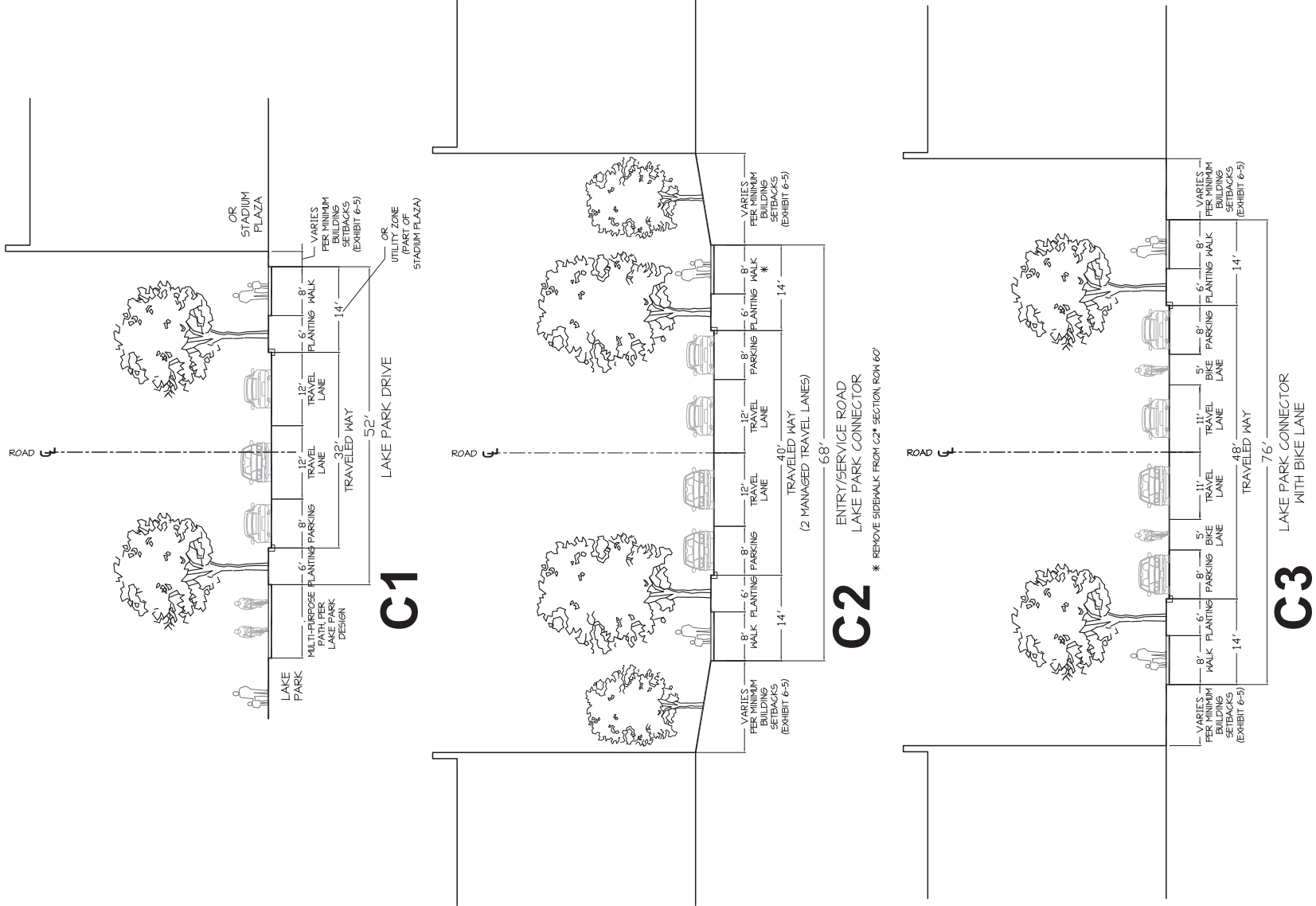


Exhibit 6-4- Street Sections

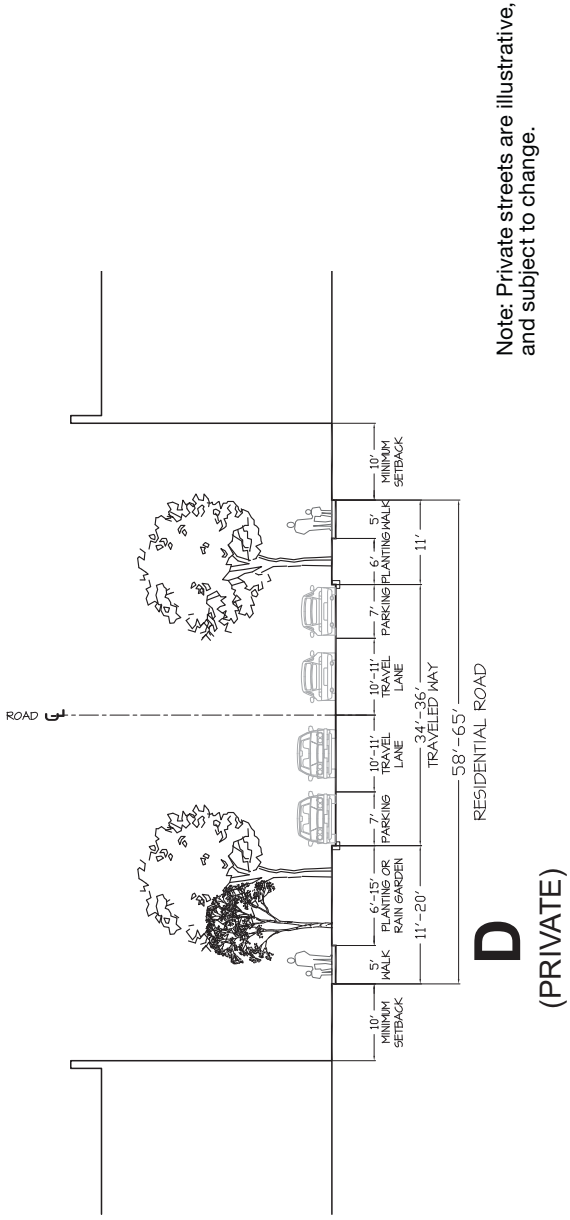
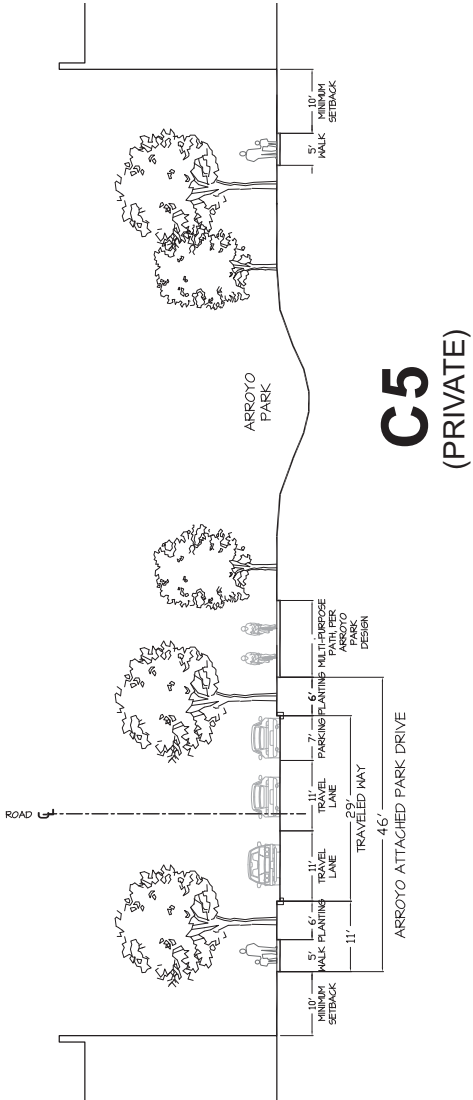
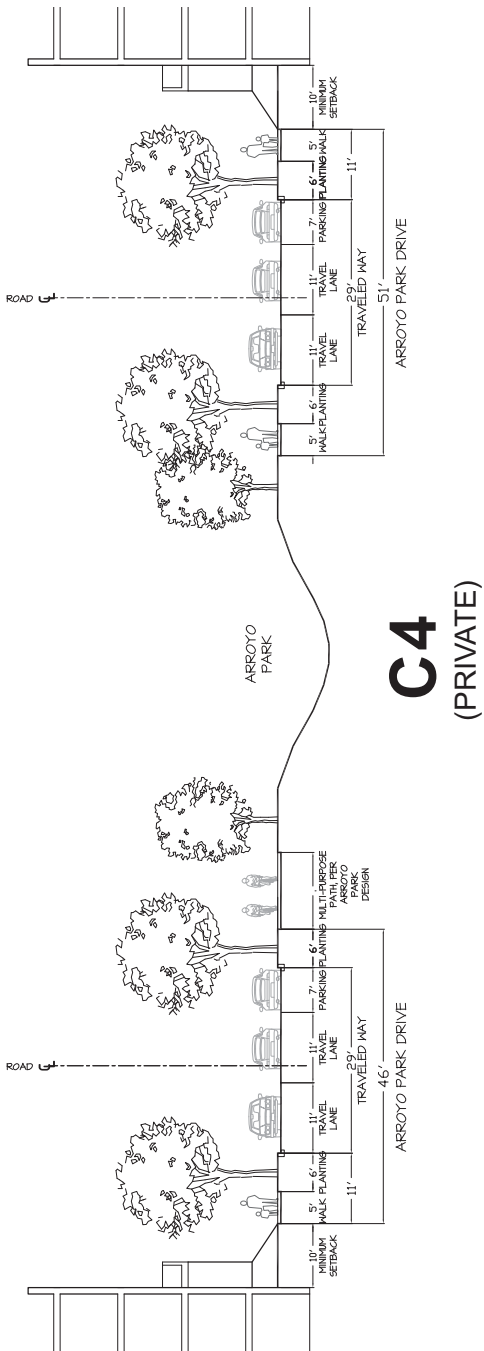


Exhibit 6-5- Minimum Building Setbacks

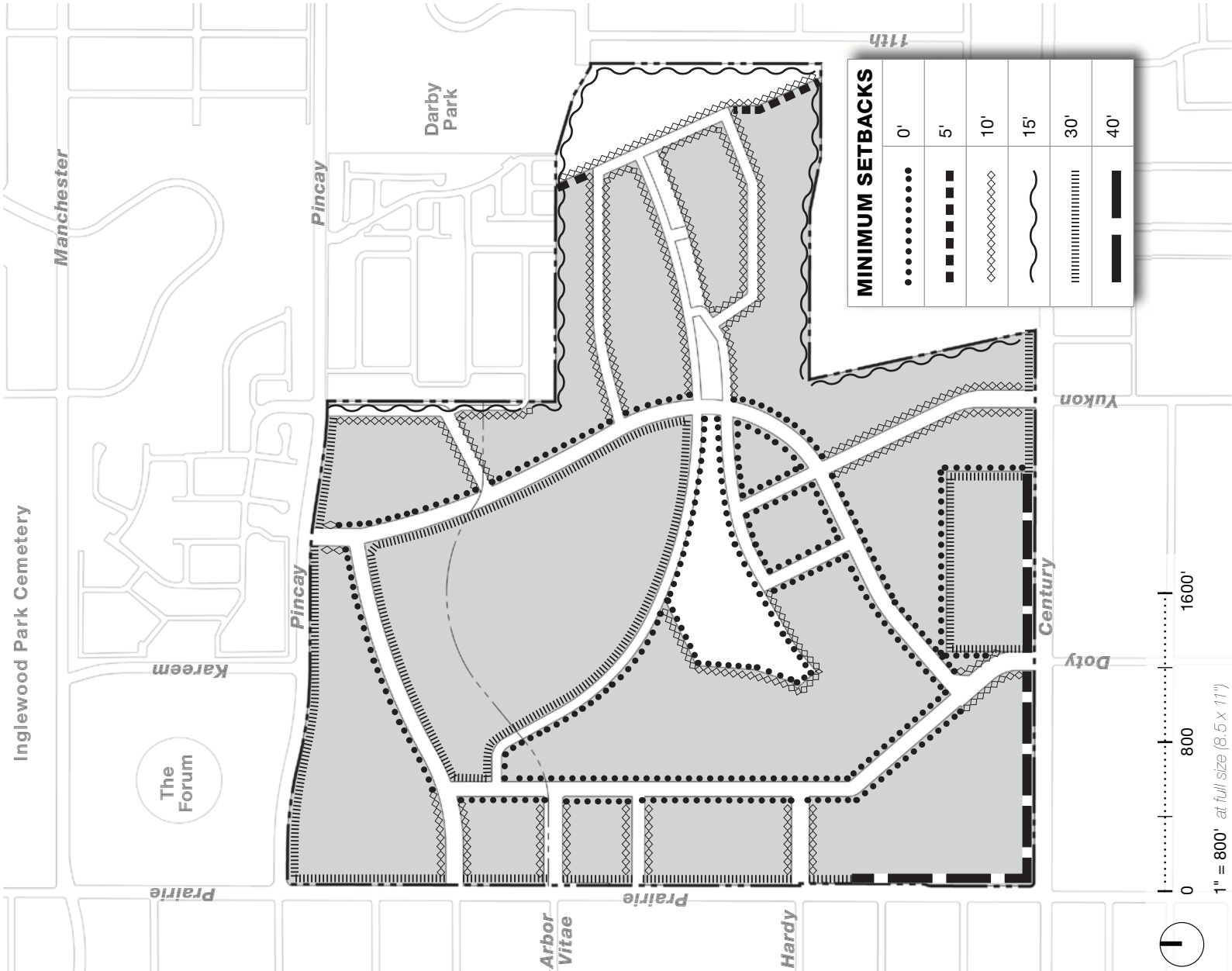


Exhibit 6-6- Building Height Standards

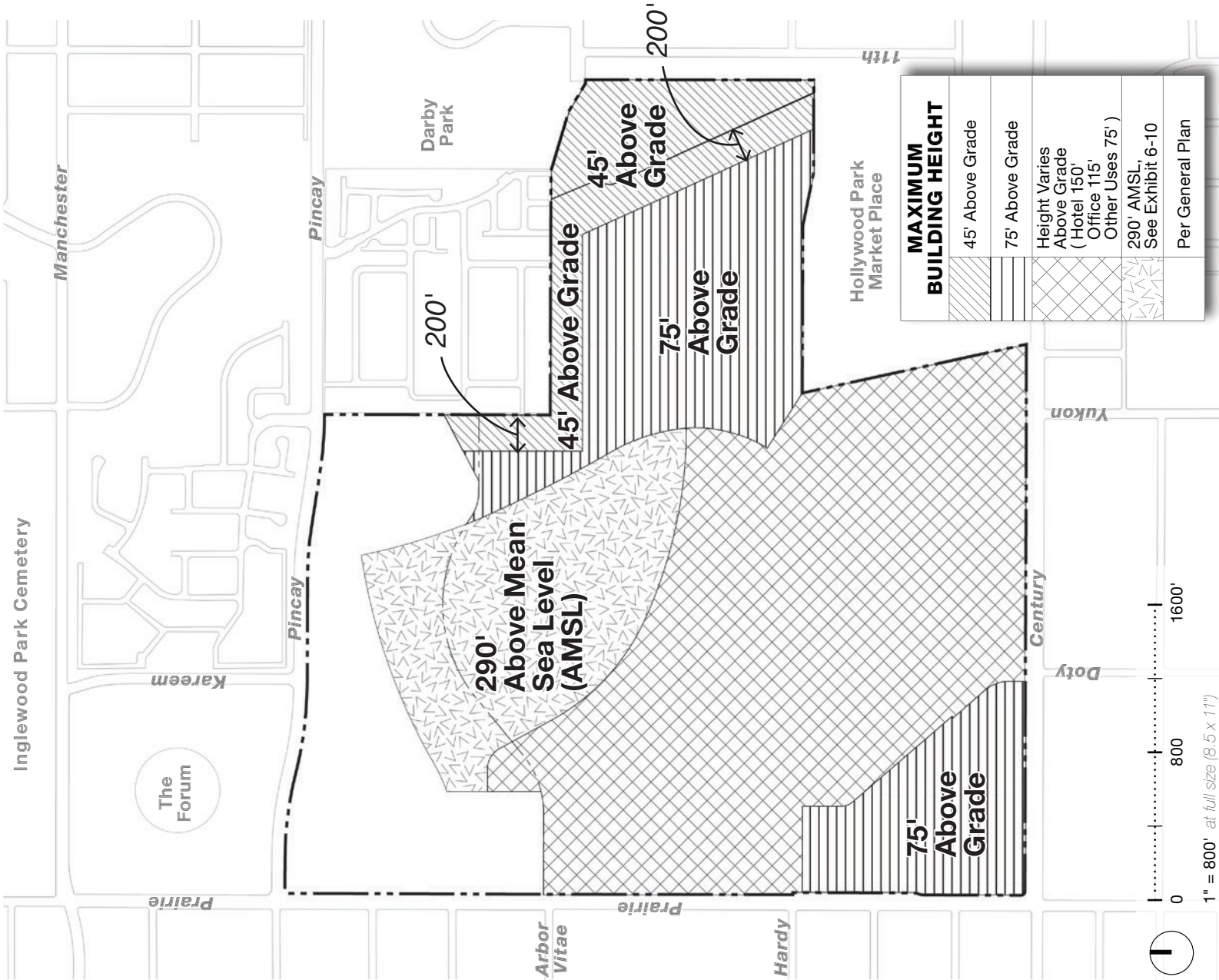


Exhibit 6-7- Housing Type Location Plan

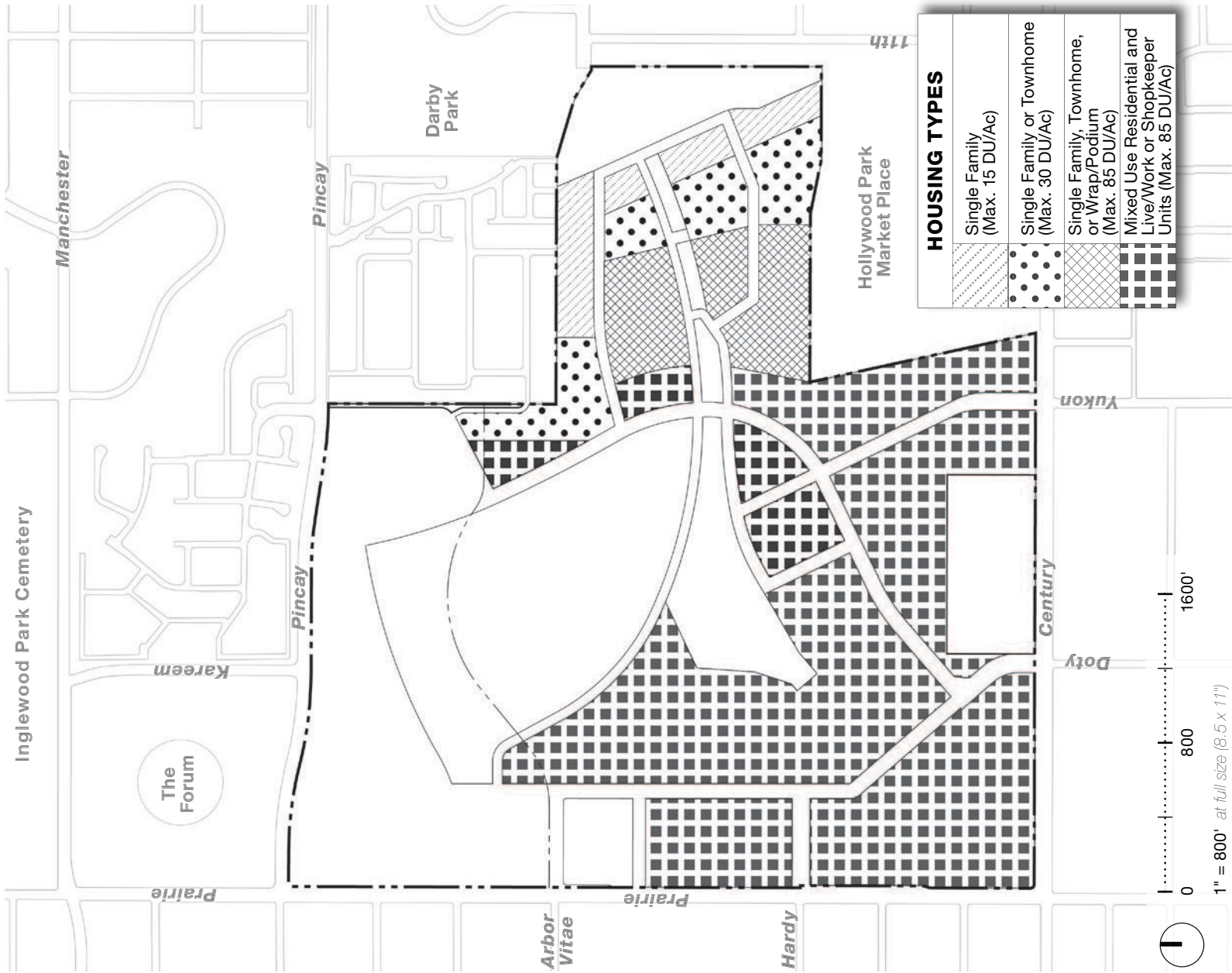


Exhibit 6-8- Park Location Map

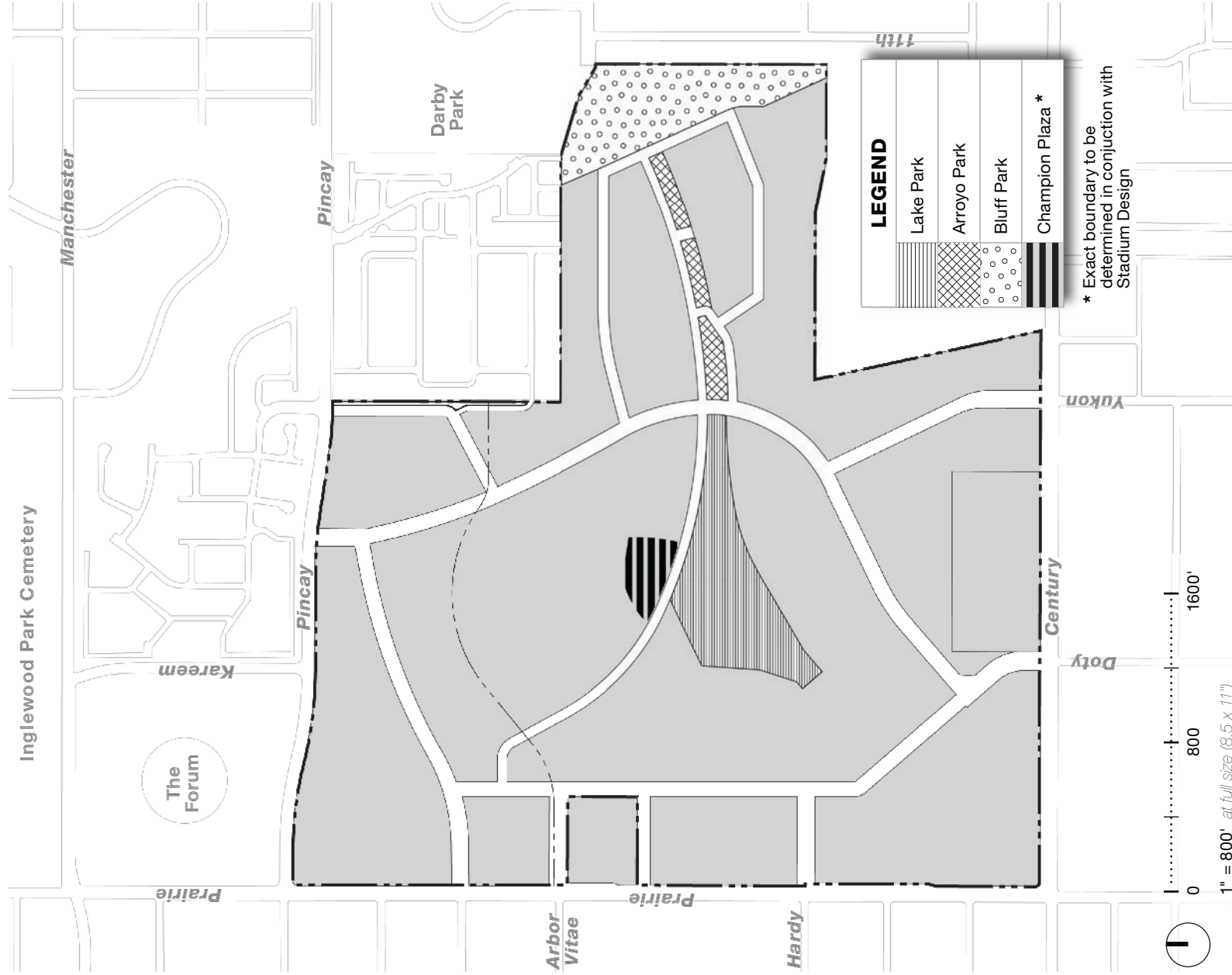
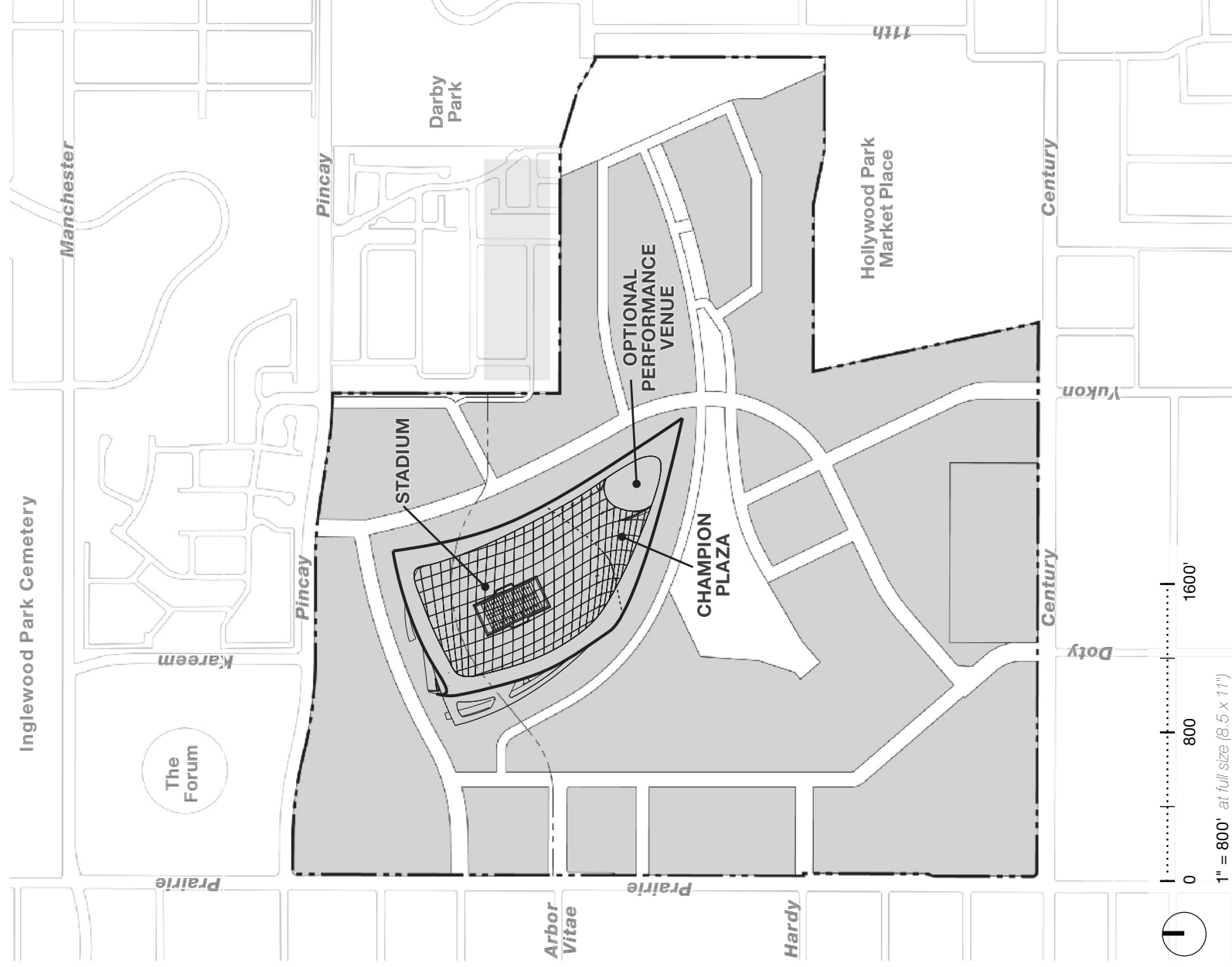


Exhibit 6-9- Stadium Site Plan



NOTE: Optional roof subject to final design and engineering

Exhibit 6-10- Stadium Height Measurement Example

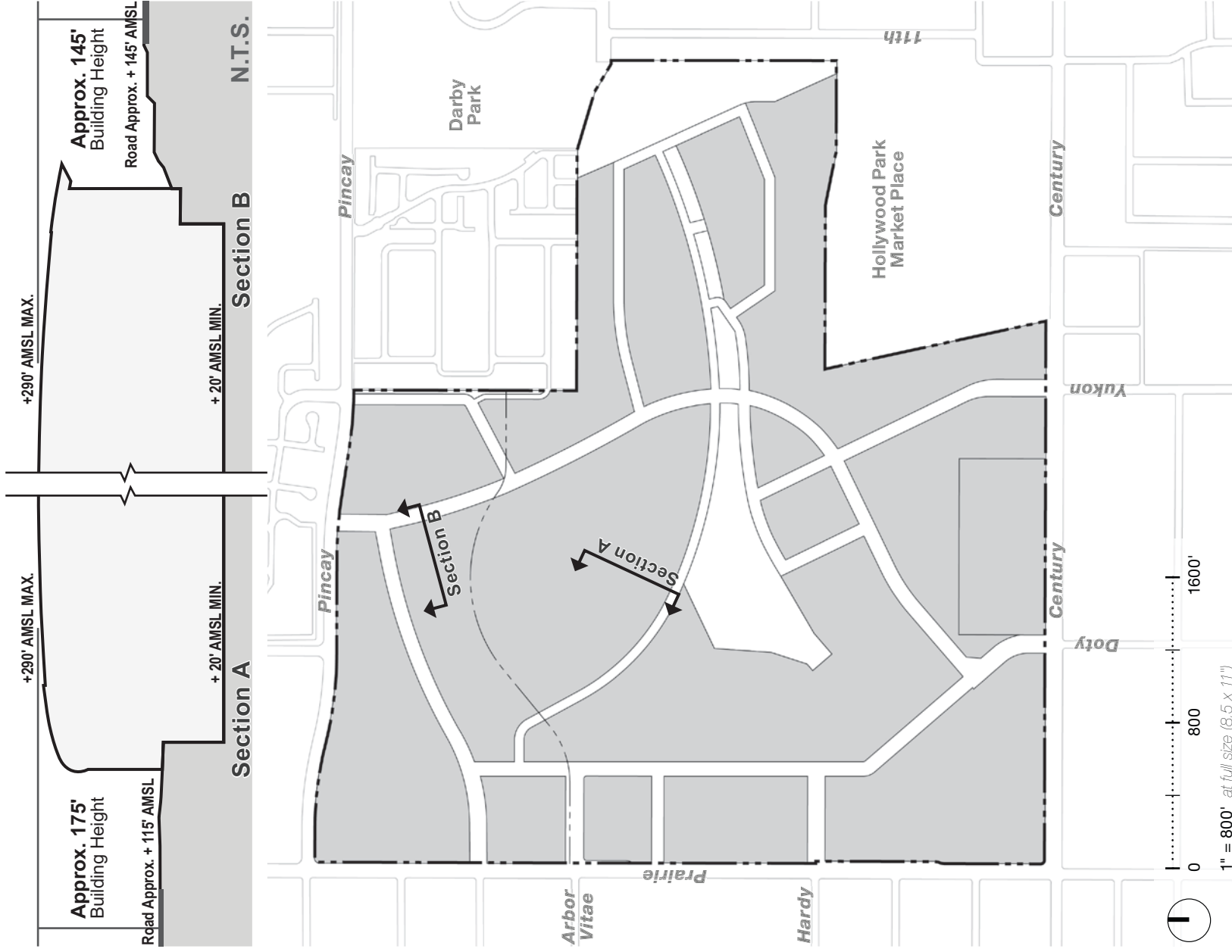
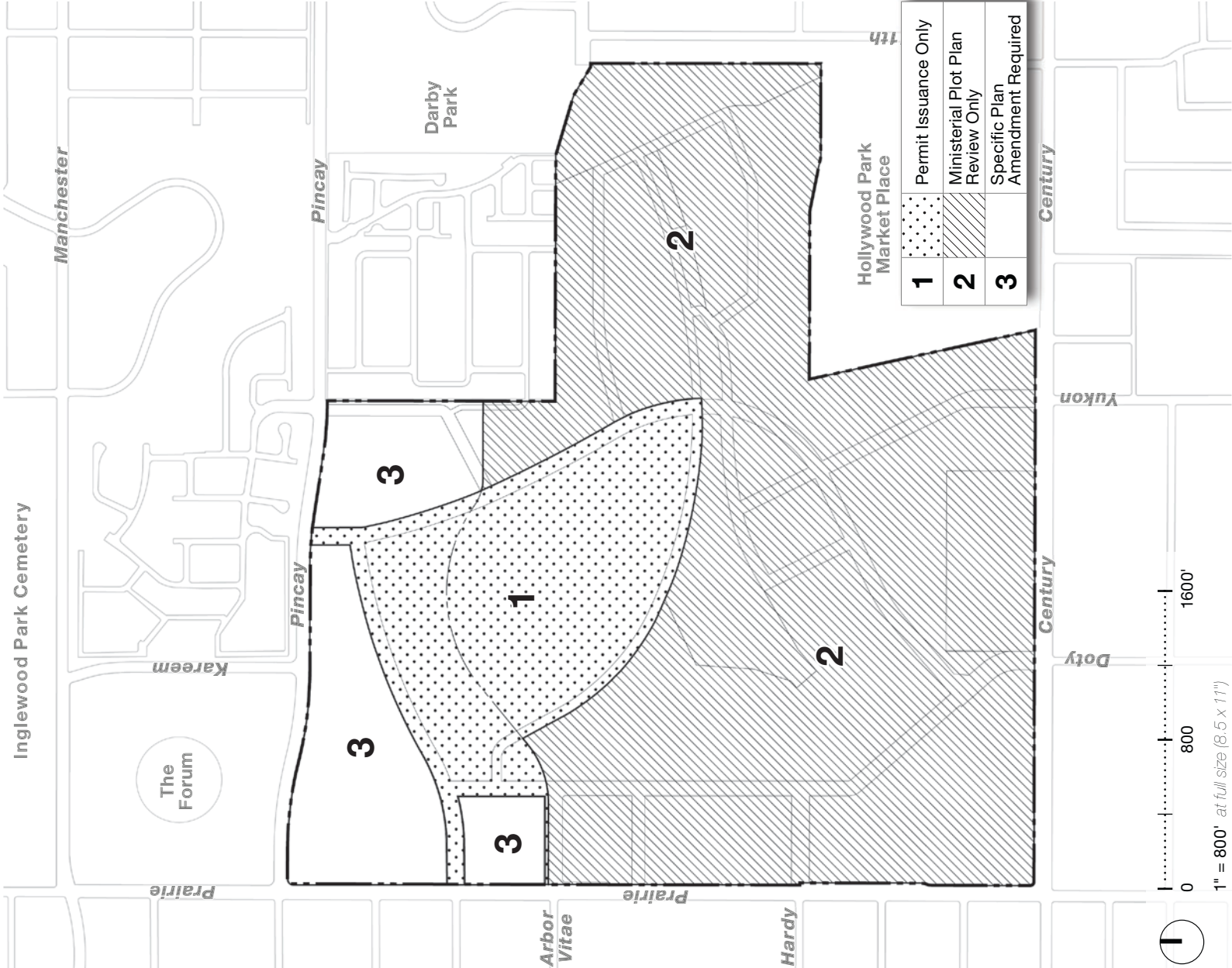


Exhibit 6-11 - Review Process for Development of Stadium Alternative Project



Appendix 1 - Hollywood Park Specific Plan – Plot Plan Review – Design Guidelines Checklist

The purpose of the Plot Plan Review is to assure that future development within the Hollywood Park Specific Plan area is consistent with the mandatory standards of the Hollywood Park Specific Plan. The Planning and Building Director shall approve the submitted plot plan if it conforms to the requirements of the Hollywood Park Specific Plan, as set forth in this Checklist. The Planning and Building Director shall deny the plot plan if it does not conform to the requirements of the Hollywood Park Specific Plan, as provided for in this Checklist. The scope of the Plot Plan review is limited to reviewing design issues and verifying conformance with the applicable provisions of this Specific Plan and the applicable provisions of the Inglewood Municipal Code. Review of any proposed development does not involve the exercise of judgment or deliberation but is merely a determination of whether the proposed plans conform to the applicable requirements of this Specific Plan.

- ☐ Fee as specified in Article 29, Chapter 12 of the Inglewood Municipal Code for a “Site Plan Review”
- ☐ Ten (10) copies of the following drawings to the Planning and Building Department:
 - ☐ (1) A plot plan, drawn to scale, showing the proposed layout of structures and other improvements, including, where applicable:
 - ☐ Driveways
 - ☐ Pedestrian walkways
 - ☐ Paved areas including striping
 - ☐ On- and off-street parking and loading areas including parking spaces and loading berths
 - ☐ Fences and walls
 - ☐ Refuse areas and access to the refuse areas
 - ☐ Locations of entrances and exits with vehicle queuing areas (if applicable) and direction of traffic flow
 - ☐ Areas for turning and maneuvering vehicles
 - ☐ Areas proposed for valet parking, if any
 - ☐ Facilities provided for the handicapped
 - ☐ Location and direction of exterior lighting
 - ☐ Statistical inventory of the square footage devoted to buildings, parking, landscape, paving and other improvements
 - ☐ (2) Exterior elevations of a minimum size of 11” x 17” and a minimum scale of 1” = 10’-0” to show architectural detail, including the following information:
 - ☐ Illustrative elevations of all sides of all buildings and structures
 - ☐ All building materials labeled
 - ☐ Heights of all structures
 - ☐ Elevations of all walls and fences
 - ☐ (3) Interior floor plans shall be required for residential areas and shall be of a minimum size of 11” x 17” and a minimum scale of 1”=10’-0” to show interior details, including any required storage areas.
 - ☐ (4) A landscape plan, prepared by a licensed landscape architect and drawn to scale, showing the locations of:
 - ☐ Existing trees (proposed to be removed and proposed to be retained on the site)
 - ☐ Location and design of landscaped areas
 - ☐ Varieties and sizes of plant materials to be planted therein
 - ☐ Means of permanent irrigation
 - ☐ Other relevant landscape features
 - ☐ (5) A shared parking study showing the parking spaces and land uses served, where applicable. With respect to the Casino, a shared parking study is not required, and if one is not provided the Casino shall provide parking to the Specific Plan standards as a stand-alone use. The shared parking study shall use the standards in *Section 2.11.3—Shared Parking Study* and, where applicable, *Section 6.2.10—Parking Standards*.
 - ☐ (6) Design requirements checklist
 - ☐ (7) Sustainability plan and checklist
 - ☐ (8) Utility plan including service, backflow, drainage and connection locations
 - ☐ (9) Plot Plan build-out tabulation including totals for:
 - ☐ Building square footage
 - ☐ Number of units
 - ☐ Uses previously approved

Required
Should
Encouraged

Building Planning and Architecture		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Buildings shall be arranged to create one or more of the following outdoor amenities: courtyard, plaza, square, garden or other planted area, outdoor eating areas, arcades and/or building overhangs, sheltered pedestrian walkway, or fountain or other water feature. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Buildings shall be oriented toward streets, pedestrian pathways and/or the outdoor amenities described above such that the building's primary public entrance shall be located such that customers, guests or residents can enter directly from the street, pedestrian pathway, or other outdoor amenity into the building. <input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Architectural treatments, structures and/or landscape sheltering pedestrian walkways, such as arbors or pergolas shall be allowed, but are not mandated. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Pedestrian and vehicular circulation routes shall comply with all requirements of the Americans with Disabilities Act (ADA), and include one or more of the following design elements along all or a portion of all streets or pedestrian pathways: (1) pedestrian pathway includes a pattern, color, or paving material that is differentiated from surrounding landscaping or paved areas; (2) way-finding signage; (3) the streets and pathways are oriented such that they include verifiable lines of sight that will allow both pedestrians and vehicles to see any one or more of the following: (a) Stadium, (b) performance venue, casino, retail or residential gateway, or (c) Champion Plaza, Lake Park, Arroyo Park, or Bluff Park. <input type="checkbox"/> Included
Corner Plans (minimum 1)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Buildings located on corners shall include one (1) of the following: <input type="checkbox"/> Front and side façade articulation using materials that wrap around the corner-side of the building <input type="checkbox"/> Awning on corner side <input type="checkbox"/> Feature window on corner side <input type="checkbox"/> Entry on corner side <input type="checkbox"/> Stepped massing
Alley Treatments (minimum 2)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Design of alleys shall include at least two (2) of the following design elements: <input type="checkbox"/> Stepped massing, recessed or cantilevered with offsets of not less than one (1) foot <input type="checkbox"/> Window trim, colors and a material from the front elevation of the building <input type="checkbox"/> Rear privacy walls with pedestrian gates that allow pedestrians to enter units directly from the alley <input type="checkbox"/> Garage door patterns or finishes that utilize either painted or natural wood or a decorative (i. e. not-flat) pattern <input type="checkbox"/> Planting areas between garages

Required		
Should		
Encouraged		

Building Form and Relief	
Architectural Projections	
<input checked="" type="checkbox"/>	<input type="checkbox"/> All residential building forms shall include one or more of the following elements: <input type="checkbox"/> Bermuda shutters <input type="checkbox"/> Awnings (cloth, metal, wood) or Eave overhangs <input type="checkbox"/> Balconies <input type="checkbox"/> Eave overhangs <input type="checkbox"/> Projecting second- or third-story elements <input type="checkbox"/> Tower elements <input type="checkbox"/> Window/door surrounds <input type="checkbox"/> Recessed windows <input type="checkbox"/> Bay windows or dormers <input type="checkbox"/> Trellis elements <input type="checkbox"/> Shed roof elements <input type="checkbox"/> Porch elements
Offset Massing Forms (minimum 1)	
<input checked="" type="checkbox"/>	<input type="checkbox"/> Wrap and podium buildings shall have varying or layered wall planes which shall be defined as inclusion of one or more of the following as much fully described in the Specific Plan: <input type="checkbox"/> Cantilevered masses or balconies <input type="checkbox"/> Recessed masses or inset balconies <input type="checkbox"/> Volume spaces <input type="checkbox"/> Common open spaces
<input checked="" type="checkbox"/>	<input type="checkbox"/> Front and street-facing elevations shall have offset masses or wall planes (horizontally or vertically), which shall be defined as inclusion of one or more of the following: <input type="checkbox"/> Offsets shall be incorporated as a functional element or detail enhancement. <input type="checkbox"/> Buildings that are adjacent to one another or directly face one another shall not include an identical mix of colors and architectural features.
Lower Height Elements (minimum 1)	
<input checked="" type="checkbox"/>	<input type="checkbox"/> At least 1 plan per single-family or townhome neighborhood shall include 1 of the following lower height elements: <input type="checkbox"/> Interior living spaces <input type="checkbox"/> Porches <input type="checkbox"/> Entry features <input type="checkbox"/> Bay windows <input type="checkbox"/> Courtyards <input type="checkbox"/> Pergolas

Required	Should	Encouraged	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Balconies, where provided: <input type="checkbox"/> May be covered or open, recessed into or projecting from the building mass. <input type="checkbox"/> Shall not be plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).
Roof Considerations on Podium Residential Buildings (minimum 2)				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Podium buildings shall have at least two (2) distinct parapet or roof heights. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Podium buildings shall include parapet and / or cornice treatments when flat roofs are used. <input type="checkbox"/> Included
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof overhangs (eaves and rakes) shall be allowed as projections <input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Nothing in this Checklist or Specific Plan shall be construed to prohibit the use of hip, gable, shed and conical roof forms, either separately or together on the same roof or length of street submitted for approval. <input type="checkbox"/> Included
Podium Courtyards				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Courtyards, gardens or plazas, within podium buildings (if such are provided) shall include at least two of the following recreational or leisure amenities accessible by residents: (1) an unobstructed grassy area at least 20’ in diameter, (2) a pedestrian pathway, (3) a planted garden or landscaped strip, and (4) benches or other sitting area. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Open spaces shall allow sunlight to enter units facing the courtyard, garden or plaza within a podium building via windows or doors leading to the unit, and provide a view of landscaping, a water feature, sculpture, or the recreational or leisure amenity directly from a window or door of each unit that faces the courtyard, garden, or plaza. <input type="checkbox"/> Included
Facade Treatment				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The exterior entryways of buildings shall include one or more of the following: (1) a trim or border of a different color or material than other portions of the façade; (2) an integral porch; (3) an awning; (4) an articulated entryway offset from the immediately adjacent façade by not less than one foot; or (5) an arched opening. <input type="checkbox"/> Included
Windows (minimum 1)				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one of the following feature window treatments shall be present per building on all front- and street-exposed elevations: <input type="checkbox"/> A window that is of a different shape than the other windows or is at least 50% larger than all other windows on that elevation <input type="checkbox"/> A bay window <input type="checkbox"/> A surround of not less than 4” in width or recess of 4” or greater <input type="checkbox"/> Decorative iron window grilles <input type="checkbox"/> Decorative head or sill treatments <input type="checkbox"/> Grouped or ganged windows with complete trim surrounds or uniform head and/or sill trim <input type="checkbox"/> A Juliet balcony

Required
Should
Encouraged

Materials and Details		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Material changes occurring at the inside corners of buildings and fully-wrapped architectural elements shall be allowed. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	When using more than one material on a façade (except as a trim or offset portion of the façade or as an entry or window treatment), the variation in materials shall continue to all side and rear elevations that are visible from the front or corner lot line. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Each building shall include one or more of the following: <input type="checkbox"/> Entry or window trim/surrounds <input type="checkbox"/> Horizontal banding <input type="checkbox"/> Corner quoins <input type="checkbox"/> Balconies (supported, cantilevered or Juliet) <input type="checkbox"/> False, shuttered windows <input type="checkbox"/> Awnings <input type="checkbox"/> Change in material or color
Exterior Structures		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Railings shall be constructed of wood, wrought iron, or other material, such as stucco, that is used to construct the façade or entry or window trim on the same building. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exposed gutters and downspouts shall be colored or painted, and shall not be constructed of unpainted aluminum, copper or zinc. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	If visible from the front or corner-side lot line, the visible elevation shall be considered a front elevation and meet all requirements of the Specific Plan and this Checklist. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stairs shall be constructed of the same material as the deck and landing. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Columns and posts shall be constructed of stone, stucco, or wood (or other material painted or molded to look like one of the allowed materials) and shall be not less than four inches in diameter if round, or four inches on each side if rectangular. <input type="checkbox"/> Included

Mixed-Use Requirements (Except for Hotel/Casino)

Required	Should	Encouraged	
Building Planning and Architecture			
X			Buildings shall be arranged so as to create one or more of the following outdoor amenities: courtyard, plaza, square, garden or other planted area, outdoor eating areas, arcades and/or building overhangs, sheltered pedestrian walkway, or fountain or other water feature. <input type="checkbox"/> Included
X			Buildings shall be oriented toward streets, pedestrian pathways and/or the outdoor amenities described above such that the building's primary public entrance, which shall remain unlocked during business hours, shall be located so that customers, guests or residents can enter directly from the street, pedestrian pathway, or other outdoor amenity into the building. <input type="checkbox"/> Included
	X		Architectural treatments, structures and/or landscape sheltering pedestrian walkways, such as arbors or pergolas shall be allowed, but are not mandatory. <input type="checkbox"/> Included
X			Pedestrian and vehicular circulation routes shall comply with all requirements of the Americans with Disabilities Act (ADA), and include one or more of the following design elements along all or a portion of all streets or pedestrian pathways: (1) pedestrian pathway includes a pattern, color, or paving material that is differentiated from surrounding landscaping or paved areas; (2) way-finding signage; (3) the streets and pathway are oriented such that they include verifiable lines of sight that will allow both pedestrians and vehicles to see any one or more of the following: (a) Stadium, (b) performance venue, casino, retail or residential gateway, or (c) Champion Park, Lake Park, Arroyo Park, or Bluff Park. <input type="checkbox"/> Included
Building Form and Relief			
X			The main entrance of each building shall be from sidewalks, plazas, or other pedestrian areas, rather than a parking lot or structure. <input type="checkbox"/> Included
X			At least two (2) of the following shall be incorporated into each structure: <input type="checkbox"/> Planter walls <input type="checkbox"/> Seating areas (i.e., benches, planter benches, etc.) <input type="checkbox"/> Lighting <input type="checkbox"/> Focal objects (water, murals, sculpture, or topiary) <input type="checkbox"/> Outdoor dining spaces <input type="checkbox"/> Awnings <input type="checkbox"/> Building overhangs <input type="checkbox"/> Bay windows <input type="checkbox"/> Openings and entryways
X			At least one pedestrian paseo or sidewalk shall be provided on each block to connect parking areas to the street/commercial frontage <input type="checkbox"/> Included
X			Buildings shall comply with the following requirements: <input type="checkbox"/> Wall planes shall vary in vertical height, horizontal projection, or materials not less than once every twenty-five (25) feet. <input type="checkbox"/> Massing at intersections of publicly dedicated streets, project entries, building entries, pedestrian nodes and intersections shall do one (1) or more of the following: <input type="checkbox"/> Increase massing so as to exceed the average height of buildings on the block by not less than 10%. <input type="checkbox"/> Step down massing elements so that the height of the building at the corner is less than the average height of buildings on the block by not less than 5%. <input type="checkbox"/> Vary building masses and heights between adjacent buildings. <input type="checkbox"/> Provide a covered porch, a seating area, an awning, a change in façade material from adjacent buildings, an offset building entrance, or a building material on the façade that extends only to the first story of the structure (banding).
Roof Considerations			
		X	Vertical roof plane breaks, changes in building/ridge height or other accent roof forms shall be allowed within a building. <input type="checkbox"/> Included
X			Parapets, when used, shall be contiguous and incorporate side/rear elevation returns. <input type="checkbox"/> Included

Design Guidelines Checklist

Required
Should
Encouraged

Façade Treatment		
X		Blank walls along adjacent streets or walkways shall not exceed ten feet in length. <input type="checkbox"/> Buildings of a single form and height shall include one or more of the following: (1) layered wall planes, (2) banding, (3) architectural details, or (4) multiple façade materials. <input type="checkbox"/> The street frontage of every block shall include either (a) multiple buildings, or (b) not fewer than three variations in height, exterior building materials, and roof form or material.
X		At least two (2) of the following techniques shall be used in the design of retail tenant façades: <input type="checkbox"/> Color change/color variation <input type="checkbox"/> At least two (2) different exterior materials <input type="checkbox"/> Change in texture <input type="checkbox"/> Vertical/horizontal wall plane projections/recesses <input type="checkbox"/> Variation of roofline (height or form) <input type="checkbox"/> Engaged pilasters <input type="checkbox"/> Architectural elements different from those of main building in mass or height <input type="checkbox"/> Projections <input type="checkbox"/> Balconies <input type="checkbox"/> Window groupings or treatments
X		No two (2) adjacent mixed-use buildings shall have identical architectural appearance or use the same materials or color palette, unless a licensed architect certifies, in writing, that mirrored architecture is an integral feature of the project design Vocabulary, in which case such mirrored architecture shall be approved. <input type="checkbox"/> Included
X		Entries shall be articulated by architecture and/or marked by signage. <input type="checkbox"/> Included
X		At least one (1) entry shall be provided for retail/commercial tenants from the main pedestrian frontage. This provision shall not be interpreted to prohibit commercial tenants or retail stores larger than 800 sq. ft. from having a secondary entrance from an off-street parking lot.
Loading and Service Areas		
X		Loading and service areas shall be: <input type="checkbox"/> Located on the side or rear of the building (not adjacent to a public sidewalk). <input type="checkbox"/> Screened by the use of walls, berms or landscape from public sidewalks, plazas, parks, residences, and outdoor seating areas.
Parking Garages		
X		Parking lots and garages shall be screened from public right-of-way by retail, residential, landscape and/or other decorative elements. <input type="checkbox"/> Included
Lighting		
X		All exterior lighting (that is not included within signage elements, street lights, perimeter landscaping, or gateways to Hollywood Park) shall be shielded to reduce visibility from any location outside of the Hollywood Park Specific Plan area. <input type="checkbox"/> Included
Mechanical Equipment, Service, Waste and Utility Areas		
X		Screening of mechanical equipment, waste enclosures, service areas and other service-oriented building necessities shall be integrated into the site and building design. <input type="checkbox"/> Included
X		All roof-mounted equipment shall be screened by parapets, screen walls, fencing, equipment wells, structural enclosures or similar features. <input type="checkbox"/> Included
X		Exterior, on-site utilities shall be installed underground, where authorized by the public utility. <input type="checkbox"/> Included
X		Electrical equipment shall be mounted on the interior of a building whenever authorized by the building code and utility. <input type="checkbox"/> Included
X		When interior mounting is impractical, electrical equipment shall be screened from public view with walls, berms or landscape. <input type="checkbox"/> Included
Walls and Fences		
X		All fence and wall materials shall be finished with the same materials as the adjacent buildings, or shall include vertical plantings (such as vines or shrubs), or another decorative finish proposed by the applicant. <input type="checkbox"/> Included
X		Chain link, barbed wire and other wire material are prohibited material for fences. <input type="checkbox"/> Included

Required
Should
Encouraged

Hotel/Casino Requirements			
<div><div></div><div>X</div><div></div></div>			<div><div>New hotel and casino buildings shall meet all of the following standards:</div><div><div><input type="checkbox"/> Windows shall include trim elements such as false shutters, balconies, or other decorative elements or utilize a curtain wall.</div><div><input type="checkbox"/> Landscaping and / or an architectural feature that is unique (i.e., is not identical to any other landscape or architectural feature within the Hollywood Park Specific Plan area) to the hotel and casino, respectively.</div><div><input type="checkbox"/> Building orientation, parking and walkways shall include way-finding signage identifying the pathways to retail amenities, parks, and the Sports and Entertainment zone.</div><div><input type="checkbox"/> Pedestrian routes shall be provided from parking areas to the buildings.</div><div><input type="checkbox"/> Not less than one loading and service area shall be provided for each building.</div><div><input type="checkbox"/> Service and loading areas shall not take access directly off of a public street frontage.</div><div><input type="checkbox"/> Service and loading areas shall be shielded from public streets and pedestrian walkways with architecture or landscape features.</div></div></div>

Appendix 2 - Hollywood Park Specific Plan – Plot Plan Review – Sustainability Checklist

		Type of Development			
	Completed	Master Plan	Residential	Retail	Permit Stage
KEY: R – Required, O – Optional, PP – Plot Plan, SP – Specific Plan (incl. mandatory mitigation measures), BP – Building Permit					
GOAL 1: CREATE A MORE SUSTAINABLE COMMUNITY					
1-1	Implement land use strategies to encourage jobs/housing proximity, promote transit-oriented development, and encourage high density development along transit corridors	R	--	--	SP
1-2	Encourage compact, mixed-use projects, forming urban villages designed to maximize affordable housing and encourage walking, bicycling and use of public transit systems	R	--	--	SP
1-3	Encourage infill, redevelopment, and higher density development	R	--	--	SP
1-4	Encourage integration of housing, civic and retail amenities (jobs, schools, parks, shopping opportunities) to help reduce VMT from discretionary automobile trips	R	--	--	SP
1-5	Apply advanced technology systems and management strategies to improve efficiency of transportation systems and movement of people, goods and services	R	--	--	SP
1-6	Incorporate features into the project design that accommodate the supply of frequent, reliable and convenient public transit	R	--	--	SP
1-7	Implement street improvements designed to relieve pressure on the region's most congested roadways and intersections	R	--	--	SP
1-8	Provide public parks and green space	R	--	--	SP
1-9	Create a project that supports local economic development	R	--	--	SP
1-10	Actively involve the community in the project implementation	R	--	--	SP
1-11	Plant trees and vegetation near structures that will shade buildings (thus having the effect of reducing energy requirements for heating/cooling)	R	--	--	SP/PP
1-12	Create bicycle lanes and walking paths connecting schools, parks, mixed-use, residential, and or other destination points	R	--	--	SP/PP
1-13	Create new open public spaces and public plazas	R	--	--	SP/PP
GOAL 2: RESPECT THE SITE					
2-1	Design landscape in areas that are approved by the Specific Plan	R	R	R	SP/PP
2-2	Protect soil during construction per building code requirements	R	R	R	BP
2-3	Use plants that are drought-resistant as authorized by the Specific Plan	O	R	R	SP/PP
2-4	Use recycled rubble for backfill drain rock	R	R	R	SP/PP
2-5	Provide shading of surface parking	R	R	R	SP/PP
GOAL 3: SAVE WATER AND REDUCE LOCAL WATER IMPACTS					
3-1	Comply with on-site stormwater management requirements through landscaping and bio-swales and on-site detention of the lake	R	--	--	SP/PP
3-2	Use rainwater harvesting	O	O	O	SP/PP
3-3	Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones	R	R	R	SP/PP
3-4	Provide stormwater quality treatment to meet local stormwater quality control standards	R	--	--	SP/PP
GOAL 4: REDUCE, REUSE, RECYCLE					
4-1	Reuse a building (renovate) instead of tearing down and rebuilding (Casino)	--	--	O	SP/PP
4-2	Deconstruct old buildings for materials reuse (salvage)	R	--	--	SP/PP
4-3	Provide a management plan to reduce and recycle construction waste	R	R	R	BP
4-4	Design for durability and eventual reuse in accordance with CalGreen requirements	--	O	O	SP/PP
4-5	Provide space for storing and handling recyclables	R	R	R	SP/PP
4-6	Use recycled asphalt from the existing parking lots	O	O	O	SP/PP
GOAL 5: MAKE CONCRETE WITH SUSTAINABLE MATERIALS					
5-1	Use flyash in concrete	O	O	O	SP/PP
5-2	Use recycled aggregate in road base	O	O	O	SP/PP
5-3	Use prefabricated forms or save and reuse wood form boards	O	O	O	SP/PP
GOAL 6: DESIGN TO SAVE WOOD AND LABOR					

Sustainability Checklist - Page 1 of 3

INITIATIVE PETITION PAGE 60

			Type of Development			
KEY: R – Required, O – Optional, PP – Plot Plan, SP – Specific Plan (incl. mandatory mitigation measures), BP – Building Permit		Completed	Master Plan	Residential	Retail	Permit Stage
6-1	Use engineered lumber or metal stud framing to replace solid-sawn lumber		--	--	O	BP
GOAL 7: SUPPORT SUSTAINABLE FORESTS						
7-1	Use sustainably harvested (FSC certified) lumber for wood framing		--	O	O	BP
7-2	Use FSC certified lumber for wood siding material		--	O	--	BP
7-3	Use FSC certified wood for decking materials		--	O	--	BP
7-4	Use reclaimed/salvaged, sustainably harvested (FSC certified) or engineered wood for flooring and trim, or use wood alternatives such as bamboo and cork		--	O	O	BP
GOAL 8: MAKE A SUSTAINABLE ROOF						
8-1	Use roofing materials that comply with building code requirements		--	O	O	BP
8-2	Use a green or living roof, or a cool roof, as defined in the CalGreen Code		--	O	O	BP
GOAL 9: SAVE ENERGY THROUGH PASSIVE DESIGN						
9-1	Plan windows and window treatments that allow daylight to enter indoor areas		--	R	R	SP/PP
9-2	Choose window sizes, frame materials, insulation, and glass coatings that comply with energy code requirements		--	R	R	BP
9-3	Supplement air conditioning with natural ventilation and passive cooling		--	R	O	BP
9-4	Use ceiling fans for comfort cooling, or use a whole-building fan for night-time cooling		--	R	O	BP
9-5	Upgrade wall, floor and ceiling insulation to exceed minimum State requirements		--	O	O	BP
9-6	Use weather-stripping to prevent air leakage at doors and windows		--	R	R	BP
GOAL 10: SAVE WATER AND ENERGY IN PLUMBING SYSTEMS						
10-1	Use “smart” irrigation controllers		--	R	--	BP
10-2	Use rotating nozzles for pop-up spray heads		--	O	--	BP
10-3	Use water-conserving plumbing fixtures		R	R	O	BP
10-4	Use high-efficiency toilets		--	R	--	BP
10-5	Use high-efficiency clothes washers		--	O	--	BP
10-6	Use water saving appliances and equipment		--	R	R	BP
10-7	Insulate hot water pipes		--	R	R	BP
10-8	Use tankless water heaters and/or demand hot water circulation pumps		--	O	O	BP
10-9	Pre-plumb for future graywater use for landscape irrigation		R	O	O	BP
GOAL 11: SAVE ENERGY IN LIGHTING						
11-1	Use energy-efficient lamps and lighting fixtures		R	R	R	BP
11-2	Use lighting controls that save energy such as occupancy sensors		--	R	R	BP
GOAL 12: SAVE ENERGY IN EQUIPMENT USE						
12-1	Use ENERGY STAR appliances		--	R	R	BP
12-2	Use a building energy management system		--	O	O	BP
12-3	Use high-efficiency equipment including furnaces, boilers, fans and pumps		--	O	O	BP
12-4	Place ductwork within conditioned space, seal joints properly, and clean before occupancy		--	O	O	BP
12-5	Zone mechanical systems for more efficient heating and cooling		--	O	R	BP
12-6	Use radiant and hydronic systems for increased efficiency, health and comfort		--	O	O	BP
12-7	Use equipment without ozone-depleting refrigerants		--	R	R	BP
GOAL 13: CREATE HEALTHY INDOOR ENVIRONMENTS						
13-1	Use recycled-content, formaldehyde-free fiberglass insulation, cellulose insulation, or other green insulation products		--	O	O	BP
13-2	Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality		--	O	O	BP
13-3	Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives		--	R	R	BP
13-4	Use low- or no-VOC carpets, furniture, particleboard and cabinetry		--	O	O	BP
13-5	Use natural materials such as wool and sisal for carpets and wall coverings		--	O	O	BP
13-6	Use FSC-certified wood or recycled materials for flooring, trim, and interior surfaces		--	O	O	BP

			Type of Development			
KEY: R – Required, O – Optional, PP – Plot Plan, SP – Specific Plan (incl. mandatory mitigation measures), BP – Building Permit		Completed	Master Plan	Residential	Retail	Permit Stage
13-7	Do not utilize wood-burning fireplaces		--	R	R	BP
GOAL 14: REPLACE FOSSIL FUEL USE WITH ALTERNATIVES						
14-1	Generate clean electricity onsite using solar photovoltaics		--	O	O	BP
14-2	Use solar hot-water systems for domestic use and swimming pools		O	O	O	BP
14-3	Use solar hot-water systems for space heating		--	O	O	BP
14-4	Pre-plumb for a solar hot water system		--	O	O	BP
GOAL 15: SUPPORT MARKET FOR RECYCLED MATERIALS						
15-1	Use recycled-content floor tile, carpets and pads, cabinets, and countertops		--	O	O	BP
GOAL 16: USE CREATIVITY AND INNOVATION TO BUILD SUSTAINABLE ENVIRONMENTS						
16-1	Use insulated concrete forms		--	O	O	BP

Exhibit E - Amendment and Restatement of Hollywood Park Development Agreement

[Attached. New text shown as underlined, and deleted text shown as ~~strike through~~.]

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Inglewood
One Manchester Blvd.
Inglewood, CA 90301
Attn: City Clerk

AMENDED AND RESTATED DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF INGLEWOOD
AND ~~HOLLYWOOD PARK LAND COMPANY, LLC~~
THE LANDOWNERS OF THE PROPERTY (AS DEFINED HEREIN)

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER’S USE)

Appendix

GENERAL PLAN CONSISTENCY

The City of Inglewood's General Plan describes the long-term plan for future development within the City. This Specific Plan is developed in conformance with both the City of Inglewood General Plan and the State of California Government code. This Section describes how the Hollywood Park Specific Plan complements and reinforces Inglewood's General Plan. The General Plan includes seven elements discussed below: Land Use, Conservation, Housing, Noise, Safety, Circulation and Open Space.

The current City of Inglewood General Plan was adopted in January 1980. It sets forth goals and policies for the future development of the City and designates the location of desired future land uses within the City. The General Plan Land Use designation is proposed to be amended concurrently with adoption of the Hollywood Park Specific Plan to change the current land use designation from "Commercial/Residential" and "Commercial-Recreation" to "Major Mixed-Use and Commercial-Recreation with a Major Mixed-Use Overlay." *Exhibit A-1–Existing General Plan* depicts the existing General Plan designations and *Exhibit A-2–Proposed General Plan* depicts the proposed General Plan designation for the Hollywood Park Specific Plan area.

See also Chapter 6 Appendix

This section of the Specific Plan provides a brief overview of how the Hollywood Park development is consistent with the City of Inglewood General Plan. Exact details of the General Plan consistency are provided in a separate document, which will be reviewed by the City of Inglewood City Council.

See also Chapter 6 Appendix

It should be noted that the City of Inglewood General Plan is currently in the process of being updated. Six of the seven elements were adopted in the 1980s and 1990s and have not been updated since that time.

LAND USE ELEMENT

The Inglewood Land Use Element presents a long-range plan for the distribution and future use of land within the City of Inglewood. The Land Use Element analyzes population, existing and future land use requirements, and proposes implementation techniques; it provides a framework upon which the development of public and privately owned land can be based. The general goals and objectives of the City of Inglewood's Land Use Element are as follows:

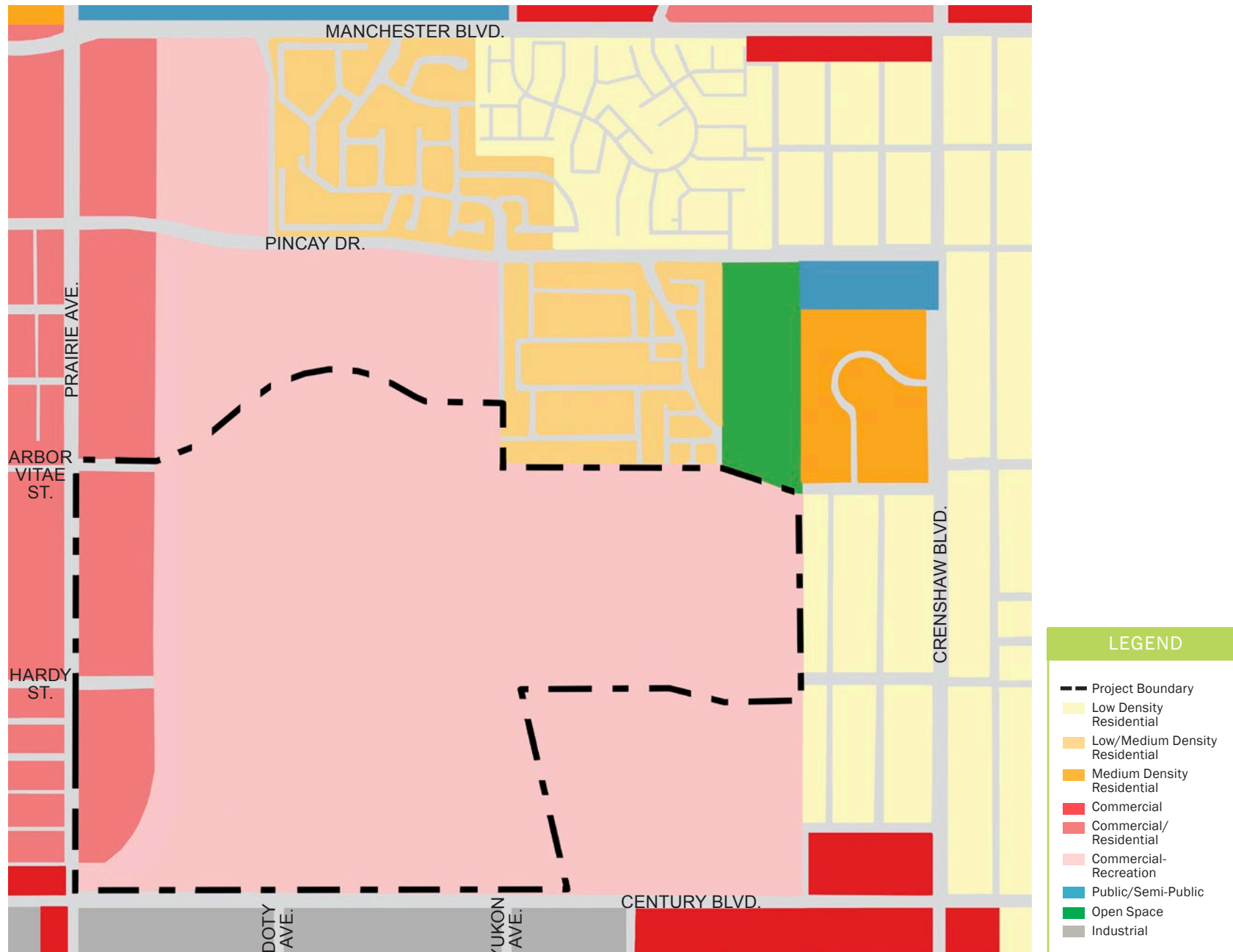
- Provide for the orderly development and redevelopment of the City while preserving a measure of diversity among its parts. Allocate land

in the City to satisfy the multiple needs of residents but recognize that land is a scarce resource to be conserved rather than wasted;

- Help promote sound economic development and increase employment opportunities for the City's residents by responding to changing economic conditions;
- Maximize the use and conservation of existing housing stock and neighborhoods and also facilitate development of new housing to meet community needs;
- Develop a land use element that facilitates the efficient use of land for conservation, development and redevelopment;
- Promote Inglewood's image and identity as an independent community within the Los Angeles Metropolitan area.

Additional goals and objectives for the commercial land uses are as follows:

- Create and maintain a healthy economic condition within the present business community and assist new businesses to relocate within the City;
- Protect local businessmen and encourage the importance of maintaining a strong commercial district in the downtown;



LEGEND

- Project Boundary
- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- Commercial
- Commercial/Residential
- Commercial-Recreation
- Public/Semi-Public
- Open Space
- Industrial

- Improve the visual appearance and economic condition of the existing arterial commercial development along Inglewood's major streets;
- Encourage the continued development and promotion of existing commercial centers as Crenshaw-Imperial and Morningside Park;
- Continue to promote the development of high quality commercial office space at appropriate locations within the City through the redevelopment process;
- Promote the development of commercial/recreational uses which will complement those which already are located in Inglewood.

The Hollywood Park Specific Plan provides for the construction of a new, mixed-use development:

- 620,000 square feet of retail space
- 75,000 square feet of office/commercial space
- 300-room hotel including 20,000 square feet of related meeting space
- 10,000 square feet of community serving uses for the Home Owners' Association
- 2,995 dwelling units
- A new casino/gambling facility between 100,000 and 120,000-square feet in size.
- A four-acre Civic site is proposed to be made available to a public entity for civic uses, per a Development Agreement.
- 26 acres of parks

EXHIBIT A-1—EXISTING GENERAL PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

CONSERVATION ELEMENT

The Conservation Element of the City of Inglewood General Plan, adopted October 21, 1997, addresses the plan for conservation, development and utilization of natural resources found within the jurisdiction of the City.

Key goals, objectives, and policies of the Conservation Element include:

- Protect aquifers and water sources (which includes prevention of contamination of groundwater by surface contaminants leaching into the soil);
- Reduce the ever-increasing demand being placed on the aquifers and on the statewide water sources (with the greatest opportunity to reduce water demand will be a greater utilization of reclaimed water);
- Compliance with the National Pollutant Discharge Elimination System (NPDES);
- Compliance with the Air Quality Management Plan (AQMD).

Groundwater quality will be protected through implementation of site design, source control and treatment control design features prior to discharge of runoff into the groundwater.

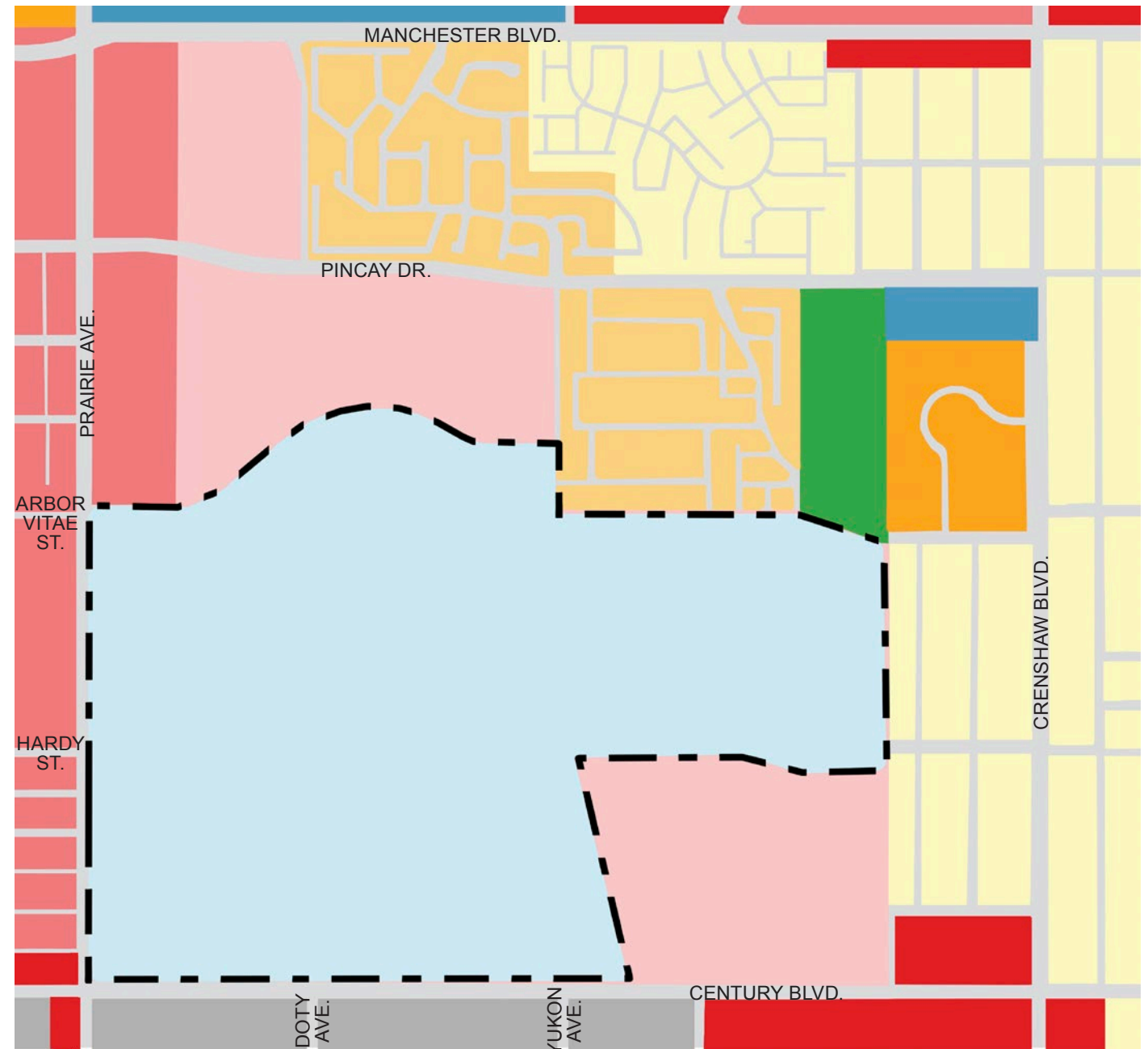
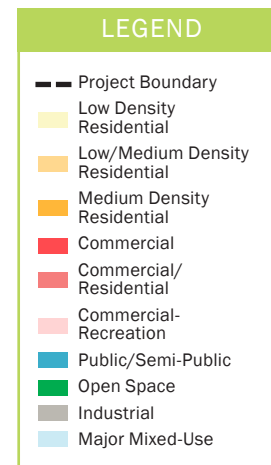


EXHIBIT A-2—PROPOSED GENERAL PLAN

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015

Hollywood Park includes a number of features intended to reduce or avoid water quality and hydrologic impacts. The majority of the Specific Plan area will be treated by the Arroyo and Lake Park stormwater treatment system.

Additionally, Hollywood Park features a number of sustainable elements. These elements are detailed in the Environmental Impact Report (EIR).

HOUSING ELEMENT

The Housing Element of the City of Inglewood General Plan, which was adopted by the California Department of Housing and Community Development (HCD) in 2005, provides additional guidance on housing and economic development issues against which potential development must be considered.

The Hollywood Park Specific Plan provides for a variety of housing types, density and prices open to all individuals in a cohesive master plan setting. The residential product types will include one-family dwellings, townhomes and multiple family dwellings throughout the development.

NOISE ELEMENT

The Noise Element of the City of Inglewood General Plan, adopted September 1, 1987, is designed to manage noise within the city and to protect sensitive uses from excessive noise-related impacts. Noise sensitive uses generally include residential dwellings, medical care facilities, hotels, houses of worship, parks and schools, among others. The goals of the Noise Element, applicable to the Hollywood

Park Specific Plan, are to protect and maintain those areas having acceptable noise environments and to provide sufficient information concerning the community noise levels so that noise can be objectively considered in land use planning decisions. The Noise Element also contains several objectives and policies on noise management pertinent to Hollywood Park Specific Plan identified below:

- Incorporate noise considerations into land use planning decisions;
- Ensure acceptable noise levels near schools, hospitals, convalescent homes, and other sensitive areas; and
- Encourage acoustical design for new construction.

The Hollywood Park development provides a plan where the more sensitive land uses (Single-Family Housing Type) are located away from adjacent major arterials roads and the less sensitive uses (commercial and office) are located near these roads. Additionally, all residences will be designed with measures to minimize noise impacts and all residences within the 65 db noise contour shall comply with the conditions found in the Noise Element of the City of Inglewood General Plan. Some noise reduction measures include:

- Use of interior sound-rated walls
- Appropriate building placement
- Use of perimeter walls

Furthermore, during the construction phase, all construction equipment will be equipped with mufflers or other sound reduction devices, as appropriate.

SAFETY ELEMENT

The Safety Element of the City of Inglewood General Plan, adopted July 1995, contains goals, objectives and policies designed to ensure that the citizens of Inglewood can be protected from unreasonable risks caused by natural and man-made disasters. The purpose of the Safety Element is to:

“...minimize the dangers associated with natural and man-made hazards by implementing standards, regulations and laws that will reduce loss of life, injuries and property damage resulting from disasters, and to provide for the continuity of government operations and civilian life during and after a major disaster.”

The Safety Element has several objectives and policies pertinent to the Hollywood Park Specific Plan:

- Provide measures to reduce seismic impacts;
- Restrict new structures for human occupancy from being constructed across active faults; and
- Require geological and soils engineering investigations in high risk fault areas.

Hollywood Park is located within a seismically active region of Southern California. Additionally, the Portero Fault is considered an active surface fault and crosses a portion of the Specific Plan area. The rupture zone of the Portero Fault is unsuitable for the construction of most buildings used for human occupancy, but it is suitable for recreational development (i.e. storage facilities, recreation facilities, surface parking lots and roads). No structures intended for human occupancy will be located in this area. Additionally,

any structures built within the rupture zone are required to incorporate appropriate engineering design to mitigate from seismic activity.

All other structures within the Hollywood Park Specific Plan area will have well-designed buildings that are designed to resist ground shaking through the use of shear walls and reinforcements. All construction will comply with all applicable provisions of the City of Inglewood Building Code, as well as, the seismic design criteria found within the California Building Code.

The proposal is not expected to expose people or structures to adverse effects from seismic-induced settlement and/or liquefaction. The site is not located within a State of California Liquefaction Hazard Zone (CDMG1998).

CIRCULATION ELEMENT

The Circulation Element of the City of Inglewood General Plan, adopted December 15, 1992, is designed to require that adequate street access and traffic capacity is considered for current and future land use needs. There are three broad themes running throughout the Circulation Element which include presenting and analyzing existing street measures and possible corrective measures, a discussion of additional modes of transportation, and an evaluation of Inglewood's street environment and its possible enhancement.

The Hollywood Park Specific Plan provides a safe and efficient network of roadways, providing for pedestrian trail systems and bicycle circulation in conjunction with the street network. A hierarchy of bicycle connections is incorporated throughout the development to encourage the use of walking, jogging and bicycling. In addition, there will be an interconnected system of private drives to access the individual residential parcels. These private drives will connect into the public street system and will be privately maintained by the Home Owner Associations (HOAs).

OPEN SPACE ELEMENT

The Open Space Element of the City of Inglewood General Plan, adopted December 1995, is a plan to address the current and future recreation needs of the City for parkland and recreational facilities and for the conservation of open space.

The purpose of the Open Space Element is two-fold: First, it is a plan to address the current and future recreation needs of the community for park and recreation facilities. Second, it is a plan for the conservation or creation of open space to mitigate the effects of the increasing urbanization of Inglewood.

The Hollywood Park Specific Plan provides extensive open space within four parks to accommodate the recreational needs of the project's residents, employees and visitors/patrons. Approximately, 26 acres will be designated for recreation/open space.

See also Section 6.6

GLOSSARY OF TERMS

As used in this Specific Plan, unless the context otherwise clearly indicates, the words and phrases used in this Specific Plan are defined as follows:

ACCESSORY

“Accessory” shall mean a building, part of building or structure or use, which is subordinate to, and the use of which is incidental to that, of the main building, structure or use on the same lot. Where the wall of an accessory building is a part of, or joined to, the wall of the main building, such accessory building shall be counted as part of the main building.

ACCESSORY GUEST HOUSE

“Accessory Guest House” shall mean living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises, having no kitchen, and not rented or otherwise used as a separate dwelling.

ACUPRESSURE ESTABLISHMENT

“Acupressure Establishment” shall mean any establishment having a fixed place of business or any individual, firm, association, partnership, corporation or combination of individuals engaged in providing or permitting acupressure, which is where a massage therapist who uses manipulation rather than penetration to alleviate pain or other symptoms. Also known as shiatsu, acupressure is administered by pressing with fingertips, and sometimes with knees and elbows, along a complex network of trigger points in the patients’ body.

ACUPUNCTURE ESTABLISHMENT

“Acupuncture Establishment” shall mean any establishment having a fixed place of business or any individual, firm, association, partnership, corporation or combination of individuals engaged in providing or permitting acupuncture, which is where a licensed individual provides stimulation of a certain point or points on, or near the surface of the body, by the insertion of needles to prevent or modify the perception of pain or to normalize physiological function, including pain control, for the treatment of certain diseases or dysfunctions of the body and includes the techniques of electro acupuncture, cupping and moxibustion.

ALCOHOLIC BEVERAGE

“Alcoholic Beverage” shall include any liquid or solid material, whether or not combined with any other substance, which is intended to be ingested by a person which contains ethanol, also known as ethyl alcohol, drinking alcohol, including malt beverage, beer, wine, spirits, liqueur, whiskey, rum, vodka, cordials, gin and brandy. Any mixture containing one or more alcoholic beverages ingested separately, or as a mixture, and which contains one-half of one percent or more of alcohol.

ALLEY

“Alley” shall mean a public or private way typically reserved as a secondary means of access to abutting property. For homes oriented on a paseo or alley (green court or motor court), the alley is typically the primary means of access.

ARCADE, GAME, VIDEO OR FILM

“Game, Video or Film Arcade” shall mean any business containing more than three (3) electronic game machines, pinball machines and/or film or video machines, and similar commercial entertainment devices, except jukeboxes.

ASSEMBLY USE

“Assembly Use” shall mean a use conducted in a structure or portion of a structure for the purpose of a civic, education, political, religious, or social function. Assembly use includes, but is not limited to, churches and other places of religious assembly.

ATTENDEE

“Attendee,” for the purposes of parking, shall mean a person who is present at or attends a function.

AUTOMOBILE RETAIL STOREFRONT

An “Automobile Retail Storefront” shall mean an auto showroom without the sale of mechanical parts or automobile repairs or service, but permitting the sale of branded merchandise.

BASEMENT

“Basement” shall mean a story having one-half (1/2) or more of its height below the average ground level of adjacent property. This is determined by how the average level of undisturbed ground measured near the adjacent property lines shall be used; except that if any property line is more distant than twenty-five (25) feet from the building, the average elevation of undisturbed grade measured on a

line twenty-five (25) feet from, and parallel to, the building shall be used. A basement, when designed for occupancy, shall be considered to be a story in determining the height of the building.

BEAUTY OR COSMETOLOGY SALON

“Beauty or Cosmetology Salon” shall mean any location, place area, structure, or business, which provides all or any combination of the following services to its patrons:

- (1) Trimming, arranging, dressing, curling, waving, machineless, permanent waving, cleansing, curring, shampooing, relaxing, singeing, bleaching, tinting, coloring, straightening, dyeing, applying hair tonics to, beautifying or otherwise treating, by any means, the hair of any person.
- (2) Massaging, cleaning or stimulating the scalp, face, neck, arms, or upper part of the human body, by use of cosmetic preparations, antiseptics, tonics, lotions or creams.
- (3) Beautifying the face, neck, arms, or upper part of the human body, by use of cosmetic preparations, antiseptics, tonics, lotions or creams.
- (4) Removing superfluous hair from the body of any person by the use of depilatories or by the use of tweezers, chemicals, preparations or by the use of devices or appliances of any kind or description, except by the use of light waves, commonly known as rays.
- (5) Cutting, trimming, polishing, tinting, coloring, cleansing or manicuring the nails of any person.
- (6) Massaging, cleansing, treating or beautifying the hands or feet of any person.

- (7) Skin care including giving facials, applying makeup, giving skin care, removing superfluous hair from the body of any person by the use of depilatories, tweezers or waxing, of applying eyelashes to any person; beautifying the face, neck, arms or upper part of the human body, by use of cosmetic preparations, antiseptics, tonics, lotions, or creams; massaging, cleaning, or stimulating the face, neck, arms, or upper part of the human body, by means of the hands, devices, apparatus, or appliances, with the use of cosmetic preparations, antiseptics, tonics, lotions or creams.
- (8) Nail care including the practice of cutting, trimming, polishing, coloring, tinting, cleansing, or manicuring the toenails, fingernails, or cuticles of any person or massaging, cleansing, or beautifying the hands or feet of any person.

BEDROOM

“Bedroom” shall mean any room, which may be used for sleeping purposes. A den, living room, loft, study and dining room do not constitute a bedroom.

BONA FIDE RESTAURANT

“Bona Fide Restaurant” shall mean the same as a bona fide public eating place, as defined in *Sections 23038* and *23038.1* of the Business and Professions Code of the State of California.

BUILDING

“Building” shall mean a permanently located structure having a roof (all forms of vehicles excluded).

BILLIARD HALL

“Billiard Hall” shall mean the same as “Pool Hall” for permitted use and parking requirements.

BOARDING HOUSE

“Boarding House” shall mean a building where lodging and meals are provided for compensation for five (5), but not more than fifteen (15) persons, not including rest homes. The lodging may be in individual rooms or in a group setting.

BUILDING FRONTAGE

“Building Frontage” shall mean that side thereof which faces upon a public or private street, common open space (such as a paseo) or parking area between such building and the street. Where a building faces two (2) or more streets, the frontage containing the principal entrance to the building shall be considered to be the building frontage.

BUILDING HEIGHT

“Building Height” shall mean the vertical distance, measured from the average finished grade of the site covered by the building, to the ceiling of the uppermost story. The number of stories is measured from the front of the building, to the ceiling of the uppermost story.

BUILDING PRODUCT IDENTIFICATION SIGN

“Building Product Identification Sign” shall mean a sign containing the Builder product (residential or commercial), information, name and/or address of a building or development.

BUSINESS FRONTAGE

“Business Frontage” is the length of exterior wall of a particular business that contains its principal entrance or faces the street on which the address of the business is located.

BUSINESS OR COMMERCE

“Business or Commerce” shall mean the purchase, sale or other transaction involving the handling or disposition of any article, substance or commodity for profit or livelihood, or the ownership or management of office buildings, offices, recreational or amusement enterprises or the maintenance and use of offices by professions and trades rendering services.

CARD CLUB

“Card Club” shall mean a facility that is operated for gaming purposes and that meet the regulations pursuant to *Section 19800* et. seq., “Gaming Control Act,” of the California Business and Professions Code.

CHECK CASHING SERVICE

“Check Cashing Service” shall mean any business where checks are cashed for an additional fee or surcharge, excluding banks, savings-and-loans and credit unions that are licensed or chartered by the state or federal government.

CHIROPRACTOR ESTABLISHMENT

“Chiropractor Establishment” shall mean any establishment having a fixed place of business or any individual, firm, association, partnership, corporation or combination of individuals engaged providing chiropractic care, as licensed by the state of California.

CIVIC LAND USE

“Civic Land Use” shall mean community facilities, municipal offices, district headquarters, theaters, museums, galleries, libraries, schools, educational facilities, and other similar gathering places for the purpose of public services meetings or events. *See also Section 6.6*

CLUB

“Club” shall mean an association of persons for some common nonprofit purpose, but not including groups organized primarily to render a service, which is customarily carried on as a business.

COMMUNITY FACILITY

A building or site used for recreational, social, educational and cultural activities, owned and operated by a nonprofit group, governmental agency, quasi-governmental agency or commercial entity.

COMMUNITY GARDENS

“Community Gardens” shall mean 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.

CONVALESCENT HOMES

“Convalescent Homes” shall mean the same as “Rest Homes.”

COUNSELING/TUTORING GROUP

“Counseling/Tutoring Group” means a use where members receive counseling, tutoring or similar services that are provided for personal, family, educational, health, employment or other considerations.

COURT

“Court” shall mean any space where the boundaries of the space is formed by three (3) or more exterior walls of a single building or enclosed by multiple buildings on three (3) sides, and which space is open and unobstructed from the ground to the sky.

COVERED PARKING SPACE

“Covered Parking Space” shall mean a parking space that is located underneath a permanent structure having a roof.

DAY CARE

“Day Care” shall mean the supervision and non-medical care of persons, at a facility that is not the primary residence of such persons, for periods less than twenty-four (24) hours each day.

DEVELOPMENT AGREEMENT

“Development Agreement” shall mean an agreement between the owner of Hollywood Park and the City of Inglewood in accordance with *Section 65865* of the California Government Code.

DIRECTOR

“Director” shall mean the Director of the Planning and Building Department or his or her designee.

DRIVING RATIO

“Driving Ratio” is the ratio of residents, visitors, patrons and/or employees that arrive at a development by a car.

DWELLING, MULTIPLE

“Dwelling, Multiple” shall mean a building or portion thereof, designed for, or occupied by, two (2) or more families living independently of each other. Multiple dwellings have at least one (1) common wall. Townhome and Wrap/Podium Housing Types, condominiums and apartments are considered multiple dwellings.

DWELLING, ONE-FAMILY

“Dwelling, One-Family” shall mean a detached building designed for, or occupied exclusively by, one (1) family.

DWELLING UNIT

“Dwelling Unit” shall mean two (2) or more rooms in a dwelling or apartment hotel designed for, or occupied by, one (1) family for living or sleeping purposes and having only one (1) kitchen.

ENCLOSED PARKING SPACE

“Enclosed Parking Space” shall mean a parking space that is located within a permanent structure having a roof, concrete floor, opaque floor-to-ceiling walls on all sides (not including windows or vents) and doors to close both vehicle and pedestrian entrances. Parking spaces to be “enclosed” may also be located in a parking structure with an entry gate and opaque floor-to-ceiling exterior walls (not including windows or vents).

FARMER’S MARKET

“Farmer’s Market” shall mean an outdoor area where produce, other specialty food items and specialty retail items may be sold on a weekly, semi-weekly, or other occasional basis. Food items may include fresh or dried fruits, vegetables and flowers, but shall not include canned or commercially packaged food items.

GARAGE

“Garage” shall mean an accessory building or an accessory portion of the main building, designed and used for the shelter and parking of vehicles and interior residential storage, where applicable. Additionally, a garage shall have a roof, opaque floor-to-ceiling walls on all sides (not including windows or vents) and a garage door.

GATEWAY ELEMENT

“Gateway Element” shall mean a major identity facility at locations visible from an arterial street. The gateway element may include, but is not limited to, items such as signage, fountains, water features, light shows and mural graphics.

GRADE, EXISTING

“Existing Grade” shall mean the grade prior to proposed construction activities.

GRADE, FINISHED

“Finished Grade” shall mean the expected grade after construction activities.

GRADE, NATURAL

“Natural Grade” shall mean the grade unaffected by construction, fill or landscape.

GROCERY STORE

“Grocery Store” shall mean any retail business selling food items for consumption off the premises and devotes no more than fifteen percent (15%) of the store floor area for display and storage of alcoholic beverages. A small portion of the store’s floor area, not to exceed fifteen percent (15%), may be used for in-store consumption of food items.

GUEST HOME

“Guest Home” shall mean the same as “Rest Home.”

GUEST/VISITOR PARKING

“Guest/Visitor Parking” shall mean a parking space or area that is intended for the guests or visitors of a residential area. These spaces may be on- or off-street parking spaces.

HOME FINDING CENTER

“Home Finding Center” shall mean a sales center that may consist of a sales office, a children’s play area, landscape and off-street parking designed and used only for the marketing of dwellings or lots within the Hollywood Park Specific Plan area.

HOME OCCUPATION

“Home Occupation” shall mean any activity, business, trade or craft in which, goods, commodities, merchandise or services are prepared, assembled, constructed, offered for sale, performed or conducted, for financial gain, in any residentially or mixed-use zoned property.

HOTEL

“Hotel” shall mean a building designed for, or occupied as, the temporary abiding place of individuals who are lodged, with or without meals, and in which no provision is made for cooking in any individual room or suite. A hotel also includes ancillary conference, meetings and convention uses. Jails, hospitals, asylums, sanitariums or orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint are specifically not included.

JEWELRY STORE

“Jewelry Store” shall mean any retail business that devotes at least seventy-five percent (75%) of floor area for the exclusive selling of ornaments made of precious and semi-precious metals, gems, stones, gem substitutes or other imitation materials used as adornment.

LIQUOR STORE

“Liquor Store” shall mean any retail business selling distilled spirits (excluding beer and/or wine only) for consumption off the premises, except grocery stores in which less than fifteen percent (15%) of the store floor area is utilized for the storage and display of the distilled spirits.

LIVE/WORK UNIT

“Live/Work Unit” shall mean a unit within a Mixed-Use or Wrap/Podium Housing Type that is designed to accommodate non-residential work areas combined with a dwelling unit. Live/Work units, suitable for home occupation uses, have specialized workplaces that can accommodate more intensive work activities than would not be appropriate for a dwelling unit.

LIVE ENTERTAINMENT

“Live Entertainment” shall mean any performance on the premises by an individual, group of individuals, band or orchestra for purposes of entertaining patrons. (Pre-recorded music, jukeboxes, dancing by patrons to same, televised entertainment, pool, billiards or arcade games do not, by themselves, constitute live entertainment.)

LOT

“Lot” as used in this Specific Plan does not mean, or include, a condominium, but does include:

- (1) A parcel of real property when shown as a delineated parcel of land with a number or other designation on a plat recorded in the office of the County Recorder; or
- (2) A parcel of land, the dimensions or boundaries of which are defined by a record of survey recorded pursuant to

the provisions of the Subdivision Map Act of the State, as amended, in the office of the County Recorder; or

- (3) A parcel of real property not delineated as in (1) or (2) above and containing not less than the prescribed minimum square footage required in this Specific Plan and which abuts at least one public street.

LOT AREA, GROSS

“Lot Area, Gross” shall mean the total horizontal area within the lot lines of a lot inclusive of any parks, right-of-ways or any other portion of the lot that is, or will be, dedicated to the City.

LOT AREA, NET

“Lot Area, Net” shall mean the total horizontal area within the lot lines of a lot exclusive of any parks, right-of-ways or any other portion of the lot that is, or will be, dedicated to the City.

LOT, CORNER

“Lot, Corner” shall mean a lot situated at the intersection of two (2) or more streets (not including alleys), having an angle of intersection of not more than one hundred thirty-five (135) degrees.

LOT COVERAGE

“Lot Coverage” shall mean the percentage of a lot covered by a fully enclosed habitable structure. Above-ground parking structures shall be excluded from this calculation.

LOT DEPTH

“Lot Depth” shall mean the horizontal distance between the front and rear lot lines, measured in the mean direction of the side lot lines at a point midway between the side property lines.

LOT FRONTAGE

“Lot Frontage” shall mean the line separating a lot from a street in a non-residential zone. In the case of a developed lot that abuts more than one street, the street frontage containing the principal entrance to the site or building thereon shall be designated as the lot frontage.

LOT, INTERIOR

“Lot, Interior” shall mean a lot other than a corner lot.

LOT LINE, FRONT

In the case of an interior lot, “Lot Line, Front” shall mean a line separating the lot from the street, and in the case of a corner lot, a “Lot Line, Front” shall mean a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.

LOT LINE, REAR

“Lot Line, Rear” shall mean a lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular or gore-shaped lot, a line within the lot, parallel to, and at the maximum distance from, the front lot line, having a length of ten (10) feet.

LOT LINE, SIDE

“Lot Line, Side” shall mean any lot boundary line that is not a front or a rear lot line.

LOT WIDTH

“Lot Width” shall mean the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

MARKETPLACE RETAIL

“Marketplace Retail” shall mean any indoor facility containing multiple tenant spaces, stalls or booths, from which new, vintage, or repurposed merchandise, craftwares, services or food are sold, exchanged or bought by separate vendors.

MASSAGE THERAPY

“Massage Therapy” or “Massage Establishment” shall mean any establishment having a fixed place of business or any individual, firm, association, partnership, corporation or combination of individuals certified by the Massage Therapy Organization under *subdivision b* of *Section 4601* of the California Business and Professions Code, and engaged in conducting, carrying on, or permitting to be engaged in, conducted or carried on, massages or health treatments involving massage as the principal function for compensation.

MIXED-USE RESIDENTIAL (HOUSING TYPE)

“Mixed-Use Residential” shall mean an attached, multiple dwelling product type that is attached by common walls to adjacent units. This housing type is only located within the “Mixed-Use” zone. A Mixed-Use Residential housing type is typically less than six (6) stories tall and may include, but is not limited to: townhouses, brownstones, lofts, flats, wrap buildings, podium buildings, penthouses, live/work, shopkeepers, and residential over retail.

MOTEL

“Motel” shall mean the same as “hotel.”

NON-CAPTIVE RATIO

“Non-Captive Ratio” shall mean the ratio of patrons in a base parking ratio that visits more than one use and that does not necessarily adjust that patron’s length of stay. For example, a guest at a hotel may visit a restaurant within the same development, thereby eliminating the need to count the parking demand for the guest at the restaurant.

NURSERY SCHOOL OR CHILD CARE CENTER

“Nursery School or Child Care Center” shall mean an establishment, which for compensation, cares for more than six (6) children, which number shall include those children who live on the premises.

OCCUPANCY FACTOR (HOUR)

“Occupancy Factor (Hour)” shall mean hourly parking factors used to account that most land uses will vary in activity (and parking generation) throughout the day. For example, only a fraction of the parking demand for residential guest will be present during weekday, daytime hours.

OCCUPANCY FACTOR (MONTH)

“Occupancy Factor (Month)” shall mean monthly parking factors account for activity and sales trends for the land use of the year. As a land use, retail will almost always peak in the month of December.

OFF-STREET PARKING

“Off-Street Parking” shall mean a parking space or area that is not located on a public street.

ON-STREET PARKING

“On-Street Parking” shall mean a parking space or area that is located on a public street.

OPEN AIR FESTIVAL

“Open Air Festival” shall mean any type of outdoor event, civic or cultural in nature, occurring only on private property. The event may include the sale or serving of food, merchandise and/or entertainment and is conducted on an occasional basis for a limited duration of time.

OPEN SPACE, COMMON

“Common Open Space” shall mean a court, landscape, recreation building/facility or other outdoor area which is used for landscape and/or recreation and that has common access from more than one (1) dwelling unit. In order to count toward required open space requirements, the common open space shall have a minimum area of fifty (50) square feet and a minimum horizontal dimension of five (5) feet. Common open space may also include the water area of a pool and common recreation facilities or gardens located on top of a building or parking structure.

OPEN SPACE, PRIVATE

“Private Open Space” shall mean any private balcony, porch, deck, patio, court, ground level yard or roof deck that is accessible from only one (1) unit. All private open space is typically enclosed with some type of fencing. In order to count toward required open space requirements, the private open space shall have a minimum area of twenty (20) square feet and a minimum horizontal dimension of four (4) feet.

OUTDOOR RESTAURANT

“Outdoor Restaurant” shall mean a place of business which sells or serves food products or beverages, for consumption on the premises, where such place of business is located. It shall provide facilities for, or permits, consumption of such food products or beverages on any portion of such premises not within a fully enclosed building.

OUTDOOR VENDOR

“Outdoor Vendor” shall mean the display of items for sale outside an enclosed building, or within a kiosk where the display remains at a fixed location, even if the structure housing the display is capable of moving.

PARKING AREA, PUBLIC

“Public Parking Area” shall mean any area used for the temporary parking of automobiles and available for public use whether free, for compensation or as an accommodation for clients or customers. These areas may be located on public and private streets, on private lots or within private parking structures.

PATRON

“Patron,” for the purposes of parking, shall mean a person who is a customer, client or paying guest of a store, hotel, restaurant or the like.

PLANNING COMMISSION

“Planning Commission” shall mean the “City of Inglewood Planning Commission” or “Planning and Zoning Board.”

POOL HALL

“Pool Hall” shall mean any business that has three (3) or more pool or billiard tables. “Pool Hall” shall also mean any business that has a maximum of two (2) pool or billiard tables as a sole or primary land use. A maximum of two (2) pool or billiard tables will be considered ancillary to that business if the pool or billiard tables do not comprise more than thirty percent (30%) of the gross floor area of the subject business.

PORTE-COCHERE

“Porte-Cochere” shall mean a small protective roof that is located over a driveway that is attached to a structure.

PROFESSIONAL OFFICE

“Professional Office” shall mean any non-medical and non-retail office, as the term is ordinarily and commonly used and understood. Within a professional office, individuals are typically engaged in the practice of law, architecture, accounting, collection agency, detective agency, engineer, draftsman, escrow agency, travel agency, insurance broker, employment agency, advertising agency, real estate and any other business typically located within an office.

PROJECT APPLICANT

“Project Applicant” shall mean the person, firm, association or corporation applying for a permit or license pursuant to the provisions of this Specific Plan.

PUBLIC STREET FACING SETBACK

“Public Street Facing Setback” shall mean the required distance between a property line and a building, where the property line faces and abuts a public street or public right-of-way.

PUBLIC SIDEWALK

“Public Sidewalk” shall mean any paved surface ordinarily used for pedestrian travel and lying between the property line of any property and the curb.

QUICK-SERVE RESTAURANT

“Quick-Serve Restaurant” shall mean an establishment whose principal business is the sale of prepared, “take-out” or rapidly pre-prepared food served in disposable packaging directly to the customer, for consumption either within the restaurant or off the premises.

REST HOME

“Rest Home” shall mean the same as assisted living, but permitting nursing, retirement care, dietary and other personal services rendered to convalescents, invalids and aged persons, but excluding cases of contagious or communicable diseases, and excluding surgery or primary treatments such as are customarily provided in hospitals.

SATELLITE HORSE RACE WAGERING

“Satellite Horse Race Wagering” shall mean the wagering of off-site horse races via satellite, as described in *Sections 19410 and 19605* of the State Business and Professions Code, as amended.

SCHOOL

“School,” as used for the purpose of regulating adult-oriented businesses and massage related businesses, shall mean any child or day care facility, or an institution of learning for minors, whether public or private in any permitted zone offering instruction in those courses or study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college, or university.

SENIOR CITIZEN DWELLING

“Senior Citizen Dwelling” shall mean one (1) or more multiple dwelling residential structures, without medical care facilities, that are specifically designed and restricted for present and future habitation by adults, of which at least one (1) resident in each unit is not less than fifty-five (55) years of age.

SETBACK

“Setback” shall mean the required distance between a property line and a building. This area is unobstructed from the ground to the sky, exclusive of pavement, access aisles, landscape and as otherwise provided in *Table 2-7—Permitted Setback Encroachments* in the Specific Plan.

SHARED PARKING

“Shared Parking” is the use of a parking space to serve two (2) or more individual land uses without conflict or encroachment to find the balance between providing adequate parking to support development while minimizing the negative aspects of excessive land area or resource being devoted to parking. The ability to share parking spaces is the result of two (2) conditions:

- Variations in the accumulation of vehicles by hour, by day, or by season at the individual land uses, and
- Relationships among the land uses that result in visiting multiple land uses on the same auto trip.

SHOPKEEPER UNIT

“Shopkeeper Unit” shall have the same meaning as a “Live/Work Unit” except that the shopkeeper unit may lease the non-residential portion of the unit to a different person or entity.

SHOPPING CENTER

“Shopping Center” shall mean two (2) or more businesses which function on a single lot or on adjoining lots, but which utilize common off-street parking and/or access.

SIGN

“Sign” shall mean various kinds of graphic displays, supporting structures for same, or attention-attracting devices as specifically defined in *Chapter 2, Development Standards* and *Chapter 3, Design Guidelines* of this Specific Plan.

The following definitions below pertain to signs:

Advertising Device

“Advertising Device” shall mean any sign, object or merchandise so displayed outside as to attract attention to the property or to the merchandise available. For purposes of this Specific Plan, an advertising device shall not mean any merchandise placed within a storefront display window.

Banner

“Banner” shall mean a sign made of any lightweight, non-rigid material such as plastic, fabric or other flexible material with no enclosing framework.

Bi-Faced Sign

“Bi-Faced Sign” shall mean a sign having two flat parallel surfaces displaying the sign message or graphics in two opposing directions.

Commercial Sign

“Commercial Sign” shall mean a sign which is designed for the purpose of advertising goods, wares, merchandise or real property.

Construction Sign

“Construction Sign” shall mean a sign stating the names of those individuals or business directly connected with the construction project, together with their addresses and/or telephone numbers.

Directional Sign

“Directional Sign” shall mean an on-premise sign designed to be read by a person already on or accessing the premises and used only to identify the location of a business entrance, exit, telephone, parking area, drive aisle, service area or route. “Directional Signs” may contain the name or logo of the business, but shall not advertise merchandise or services.

Free-Standing Sign

“Free-Standing Sign” shall mean a sign not attached to or located upon a building.

Height of Sign

“Height of Sign” shall mean the distance between the grade of the property at the base of the sign and the highest point of the sign or sign support, whichever is higher.

Illuminated Sign

“Illuminated Sign” shall mean a sign which has a source of artificial light on its surface or in the interior of the sign itself.

Major Tenant

“Major Tenant” shall mean any tenant with 20,000 or more square feet of gross leasable area.

Marquee Sign

“Marquee Sign” shall mean a sign designed to allow the changing of copy through manual, mechanical or electrical means.

Minor Tenant

“Minor Tenant” shall mean any tenant with less than 20,000 square feet of gross leasable area.

Monument Sign

“Monument Sign” shall mean a free-standing sign typically located upon the ground or raised off the ground by a very small distance.

Mural Graphic

“Mural Graphic” shall mean murals, advertisements, art pieces or sponsorship graphics of significant size mounted on walls with internal or external illumination. Materials include, but are not limited to paint, large scale digital printing and an electronic LED board.

Off-Site Sign

“Off-Site Sign” shall mean a sign or other advertising device whose message does not relate directly with an active use of the premises upon which it is displayed.

On-Site Sign

“On-Site Sign” shall mean a sign or other advertising device whose message relates directly with an active use of the premises upon which it is displayed.

Pageantry

“Pageantry” shall mean flags, banners, cylinder kiosks, ground-mounted graphics, directories, flower pots, or other temporary or permanent (but changeable) elements within the public right-of-way or setback.

Projecting Sign

“Projecting Sign” shall mean a sign that projects more than twelve (12) inches horizontally from a wall or building that it is attached to.

Pylon Sign

“Pylon Sign” shall mean a free-standing sign elevated above the ground by means of one or more poles or other supporting structure.

Real Estate Sign

“Real Estate Sign” shall mean an on-site sign which pertains only to the sale, lease or rental of the property upon which it is located.

Roof Sign

“Roof Sign” shall mean a sign located upon a roof, or a sign attached to a building and projecting above the roofline of the building, or a sign whose supporting structure is attached to a roof of a building.

Sign Area

“Sign Area” shall mean the surface area of a wall, projecting, free-standing, marquee or mural graphic sign that comprises the smallest area enclosed by no more than eight (8) connected straight lines that include all lettering, words, figures, lights or special painted surfaces.

Sign Structure

“Sign Structure” shall mean all parts of a sign including its supporting elements.

Temporary Sign

“Temporary Sign” shall mean a sign that is used or intended and designed to be used for a limited period of time. Such definition includes:

- Any sign which is not securely affixed to a building or permanent structure, or imbedded in concrete;
- Any portable sign capable of being transported and which, when erected, is not affixed to the ground or any building or permanent structure; and
- Flags, pennants, balloons, banners, streamers, or cloth signs and other like materials tied or attached to any building, fixture or structure.

Wall Sign

“Wall Sign” shall mean a sign attached to and parallel with the wall of a building that does not project above the eave or roofline of the building.

Window Sign

“Window Sign” shall mean a sign which is permanently affixed to the inside surface of a window.

SINGLE-FAMILY (HOUSING TYPE)

“Single-Family” shall mean a one-family dwelling product type, which has its own separate exterior entry door. Single-Family housing type includes, but is not limited to: conventional single-family homes, “z-lot” homes, zero-lot-line homes, detached alley-loaded homes, detached homes oriented around a common drive or paseo (i.e. motor court or green court).

SPECIAL EVENTS

“Special Event” shall mean an outdoor or grand opening event where outdoor display, sale or dispensing of merchandise or food, temporary signs, and/or related activities are conducted entirely on private property and may encroach into any driveway, parking or landscape area.

SQUARE FOOTAGE/SQUARE FEET *See also Section 6.6*

“Square Footage/Square Feet” shall mean the total floor area within a building or structure, except for inner courts, public areas not usable for rental space (restrooms, hallways, stairs and elevators) and mechanical or electrical equipment rooms when used primarily for lighting, heating or air conditioning the building or structure. Such total area shall be calculated by measuring along the outside dimensions of the exterior surfaces of such building or structure, excluding the items listed above.

STORY

“Story” shall mean that portion of a building included between the surface of any floor and the surface of the floor above it, or if no floor exists above it, the space between such floor and the ceiling next in line above it. The number of stories is measured from the front of the building, to the ceiling of the uppermost story.

STREET

“Street” shall mean a public or private thoroughfare, which affords principal means of access to the abutting property.

STREET FRONTAGE BUILDING LINE

“Street frontage building line,” shall mean a line parallel to the street frontage, at the required Setback, as measured from the building face. (See *Exhibit 2-26—Minimum Building Setbacks.*)

STREET FURNITURE

“Street Furniture” includes items placed within the sidewalk or parkway. Areas such as, but not limited to lighting, benches, tables, chairs, pots, awnings, umbrellas, bike racks, and trash cans.

STREET SIDE

“Street Side” shall mean that street bounding a corner lot and which extends in the same general direction as the line determining the depth of the lot.

STRUCTURE

“Structure” shall mean anything constructed or erected, which requires location on the ground, or attached to, something having a location on the ground, but not including fences or walls used as fences.

TANDEM PARKING SPACES

“Tandem Parking Spaces” shall mean where one parking space is located immediately behind a second parking space and thereby a parked vehicle in the anterior space obstructs access to and from the second (interior) space, the ‘tandem parking space’ is the interior space.

TANNING SALON

“Tanning Salon” shall mean any location, place, area, structure, or business which provides persons access to any “tanning device” for any form of consideration, fee, or gratuity as a regular or substantial segment of its services to patrons of the establishment.

TOWNHOME (HOUSING TYPE) *See also Section 6.6*

“Townhome” shall mean a multiple dwelling product type that is attached by common walls to adjacent units. A Townhome housing type is typically less than four (4) stories tall and may include, but is not limited to: duplexes, triplexes, townhouses, brownstones, attached homes oriented around a common drive or paseo (i.e. motor court or green court), lofts, condos, and flats.

UNDERGROUND PARKING FACILITIES

“Underground Parking Facilities” shall mean a basement equipped, designed, used or intended to be used for parking automobiles. All underground parking facilities are not considered a story.

WRAP/PODIUM (HOUSING TYPE)

“Wrap/Podium” shall mean an attached, multiple-dwelling product type that is attached by common walls to adjacent units. The required resident parking spaces are typically provided within a parking structure (subterranean or above-ground) or on a surface parking lot. A Wrap/Podium attached housing type is typically less than six (6) stories tall and may include, but is not limited to: townhouses, brownstones, lofts, flats, wrap buildings, podium buildings and penthouses.

PLOT PLAN CHECKLIST

Hollywood Park Specific Plan
Plot Plan Review Checklist

The purpose of the Plot Plan Review is to assure that future development within the Hollywood Park Specific Plan is consistent with the intent, policies and requirements of the Hollywood Park Specific Plan. The Planning and Building Director may also authorize omission of any or all of the drawings required by this section if they are not necessary in order to comply with the purpose the Hollywood Park Specific Plan.

☐ Fee as specified in Article 29, Chapter 12 of the Inglewood Municipal Code for a "Site Plan Review,"

☐ Ten (10) copies of the following drawings to the Planning and Building Department:

☐ (1) A plot plan, drawn to scale, showing the proposed layout of structures and other improvements, including, where appropriate:

☐ Driveways
☐ Pedestrian walkways
☐ Paved areas including striping
☐ On- and off-street parking and loading areas including parking spaces and loading berths
☐ Fences and walls
☐ Refuse areas and access to the refuse areas
☐ Locations of entrances and exits with appropriate vehicle queuing areas and direction of traffic flow
☐ Areas for turning and maneuvering vehicles
☐ Areas proposed for valet parking, if any
☐ Facilities provided for the handicapped
☐ Location and direction of exterior lighting
☐ Statistical inventory of the square footage devoted to buildings, parking, landscape, paving and other improvements

☐ (2) Exterior elevations of sufficient size to show architectural detail, including the following information:

☐ Illustrative elevations of all sides of all buildings and structures
☐ All building materials labeled
☐ Heights of all structures
☐ Elevations of all walls and fences

☐ (3) Interior floor plans of sufficient size to show interior details, including interior partitions and storage areas.

☐ (4) A landscape plan, prepared by a licensed landscape architect and drawn to scale, showing the locations

☐ Existing trees (proposed to be removed and proposed to be retained on the site)
☐ Location and design of landscaped areas
☐ Varieties and sizes of plant materials to be planted therein
☐ Means of permanent irrigation
☐ Other relevant landscape features

☐ (5) A shared parking study shall be prepared showing the parking spaces and land uses served, where applicable. The shared parking study shall use the standards in *Section 2.11.3–Shared Parking Study*.

☐ (6) Design guideline checklist

☐ (7) Sustainable plan and checklist

☐ (8) Security plan detailing measures that will be implemented to provide adequate security both within the interior and exterior of the premises for a business and the exterior of the premises for residential units.

☐ (9) Utility plan including service, backflow, drainage and connection locations.

☐ (10) Plot Plan build-out tabulation including totals for:

☐ Building square footage
☐ Number of units
☐ Uses previously approved

Plot Plan - Page 1 of 1

DESIGN GUIDELINE CHECKLIST *See also Chapter 6 Appendix 1*

Hollywood Park Specific Plan
Plot Plan Review - Residential Design Guidelines Checklist

Required

Should

Encouraged

3.4.3 Building Planning and Architecture

☒

☐

Buildings should be arranged to create a variety of outdoor spaces including courtyards, plazas, squares, eating areas, arcades and/or usable open spaces.

☐

☐

Included

☒

☐

Buildings should be oriented toward streets, pedestrian pathways and/or active spaces.

☐

☐

Included

☒

☐

Open spaces (residential, commercial or mixed-use shall be designed large enough to be usable, however, not so large as to appear empty or barren.

☐

☐

Included

☒

☐

Architectural treatments, structures and/or landscape sheltering pedestrian walkways, such as arbors or pergolas, are encouraged.

☐

☐

Included

☒

☐

Pedestrian and vehicular circulation routes shall be intuitive, well-defined and easily discernible for appropriate and functional maneuverability and activity levels.

☐

☐

Included

3.4.7.1 Corner Plans (minimum 1)

☒

☐

Buildings located on corners shall include one (1) of the following:

☐ Front and side façade articulation using materials that wrap around the corner-side of the building.
☐ Awning on corner side
☐ Feature window on corner side (Section 3.4.7.5)
☐ Entry on corner side
☐ Stepped massing

3.4.7.2 Alley Treatments (minimum 2)

☒

☐

Design of alleys shall address the functional and aesthetic features of the space to create a pleasant experience for residents; at least two (2) of the following guidelines shall be implemented:

☐ Stepped massing, recessed or cantilevered; offsets should be at least one (1) foot.
☐ Window trim, colors and appropriate details from the front elevation
☐ Rear privacy walls and pedestrian gates designed and located for ease of unit access.
☐ Enhanced garage door patterns or finishes; when enhanced, garage door shall complement the design vocabulary of the home/neighborhood.
☐ Planting areas between garages

3.4.7.3 Building Form and Relief

Architectural Projections

☐

☒

Projections are encouraged on all residential building forms, including, but are not limited to:

☐ Bermuda shutters
☐ Awnings (cloth, metal, wood)
☐ Balconies
☐ Eave overhangs
☐ Projecting second- or third-story elements
☐ Tower elements
☐ Window/door surrounds
☐ Recessed windows
☐ Bay windows or dormers
☐ Trellis elements
☐ Shed roof elements
☐ Porch elements

Residential - Page 1 of 4

Hollywood Park Specific Plan
Plot Plan Review - Residential Design Guidelines Checklist

Required	Should	Encouraged	
			Offset Massing Forms (minimum 1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wrap and podium buildings shall have varying or layered wall planes which may include: <ul style="list-style-type: none"><input type="checkbox"/> Cantilevered masses or balconies<input type="checkbox"/> Recessed masses or inset balconies<input type="checkbox"/> Volume spaces<input type="checkbox"/> Common open spaces
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Front and street-facing elevations may have offset masses or wall planes (horizontally or vertically) to help break up the overall mass of a building. <ul style="list-style-type: none"><input type="checkbox"/> Offsets should be incorporated as a functional element or detail enhancement.<input type="checkbox"/> Over-complicated streetscenes and elevations should be avoided.<input type="checkbox"/> Streetscenes, should provide a mix of simple massing elevations with offset massing elements to compose an aesthetic and understandable streetscape.
			Lower Height Elements (minimum 1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one (1) plan per neighborhood shall include one (1) of the following lower height elements: <ul style="list-style-type: none"><input type="checkbox"/> Interior living spaces<input type="checkbox"/> Porches<input type="checkbox"/> Entry features<input type="checkbox"/> Bay windows<input type="checkbox"/> Courtyards<input type="checkbox"/> Pergolas
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lower height elements are encouraged on all buildings <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Balconies: <ul style="list-style-type: none"><input type="checkbox"/> May be covered or open, recessed into or projecting from the building mass.<input type="checkbox"/> Shall be an integral element of, and in scale with, the building mass, where appropriate.<input type="checkbox"/> Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).
			Roof Considerations (minimum 2)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof form and pitch shall be appropriate to the massing and design vocabulary of the home/building <ul style="list-style-type: none"><input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Podium buildings shall have at least two (2) distinct parapet or roof heights. <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Podium buildings are encouraged to have pronounced parapet and cornice treatments complementary to the design vocabulary, when flat roofs are used. <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Direction of ridgelines and/or ridge heights should vary along a streetscene. <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns. <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hip, gable, shed and conical roof forms may, within reason, be used separately or together on the same roof or streetscene composition. <ul style="list-style-type: none"><input type="checkbox"/> Included

Hollywood Park Specific Plan
Plot Plan Review - Residential Design Guidelines Checklist

Required	Should	Encouraged	
			Podium Courtyards
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Courtyards, gardens or plazas, within podium buildings should contribute to the recreational opportunities and needs for resident open space. <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Open spaces should optimize daylight access, views and privacy for units facing them. <ul style="list-style-type: none"><input type="checkbox"/> Included
			3.4.7.4 Façade Treatment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special attention is required in the treatment of entries using enhanced trim and details to emphasize these are primary focal points <ul style="list-style-type: none"><input type="checkbox"/> Enhanced trim and details
			3.4.7.5 Windows (minimum 1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one feature window treatment shall be present on all front and street-exposed elevations; feature windows may include: <ul style="list-style-type: none"><input type="checkbox"/> A window of unique size or shape<input type="checkbox"/> Picture window<input type="checkbox"/> Bay window<input type="checkbox"/> A substantial surround or recess<input type="checkbox"/> Decorative iron window grilles<input type="checkbox"/> Decorative head or sill treatments<input type="checkbox"/> Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim<input type="checkbox"/> A Juliet balcony with style-appropriate materials
			3.4.7.6 Materials and Details (minimum 2)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Siding and accent veneers shall be done in a manner that upholds the design vocabulary. <ul style="list-style-type: none"><input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Material changes shall occur, where possible, at inside corners and architectural elements should be wrapped in their entirety. <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	When using more than one material, designs should refrain from concentrating materials only on the front elevation. <ul style="list-style-type: none"><input type="checkbox"/> Included
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other features that help to minimize large blank masses include: <ul style="list-style-type: none"><input type="checkbox"/> Entry or window trim/surrounds<input type="checkbox"/> Horizontal banding<input type="checkbox"/> Corner quoins<input type="checkbox"/> Balconies (supported, cantilevered or Juliet)<input type="checkbox"/> False, shuttered windows<input type="checkbox"/> Awnings<input type="checkbox"/> Change in material or color

DESIGN GUIDELINE CHECKLIST CONTINUED

Hollywood Park Specific Plan
Plot Plan Review - Residential Design Guidelines Checklist

Required

Should

Encouraged

3.4.7.7 Exterior Structures (minimum 3)

X

Exterior structures shall reflect the character, color and materials of the building to which they are related; this includes but is not limited to, porches, patio covers and trellises.

Included

X

Railings shall be consistent with the design vocabulary and appropriately scaled.

Included

X

Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

Included

X

Where chimneys are a prominent architectural feature of larger residential buildings, design and placement shall be done sensitively to not detract from the general design or appearance of the of the building.

Included

X

Accessory structures shall conform to the design standards of the primary structure.

Included

X

If visible from the front or corner-side lot line, the visible elevation shall be considered a front elevation and compatible with the design vocabulary.

Included

X

Stairs should be compatible in type and material to the deck and landing.

Included

X

Columns and posts should project a substantial and durable image and be constructed of such materials.

Included

Residential - Page 4 of 4

Hollywood Park Specific Plan
Plot Plan Review - Mixed Use Design Guidelines Checklist

Required

Should

Encouraged

3.4.4 Mixed-Use Guidelines (Except for Hotel/Casino)

Characteristics contributing to a successful mixed-use development include:

- Pedestrian-oriented retail/commercial corridor
- Combination of shopping, recreation, employment and residential uses
- Strong relationships between building form, street and pedestrian paths
- Architecturally interactive façades
- Comfortable pedestrian zone highlighted by plazas and connections

3.4.3 Building Planning and Architecture

X

Buildings should be arranged to create a variety of outdoor spaces including courtyards, plazas, squares, eating areas, arcades and/or usable open spaces.

Included

X

Buildings should be oriented toward streets, pedestrian pathways and/or active spaces.

Included

X

Open spaces (residential, commercial or mixed-use shall be designed large enough to be usable, however, not so large as to appear empty or barren.

Included

X

Architectural treatments, structures and/or landscape sheltering pedestrian walkways, such as arbors or pergolas, are encouraged.

Included

X

Pedestrian and vehicular circulation routes shall be intuitive, well-defined and easily discernible for appropriate and functional maneuverability and activity levels.

Included

3.4.4.1 Building Form and Relief

The following elements and considerations can be used to facilitate the streetscape creations and the dynamic interrelations of light, depth and place.

X

Buildings shall be sited to create a unified, pedestrian-activated, business promenade to define and scale the streetscene.

Included

X

At least two (2) of the following shall be incorporated to activate the pedestrian environment for architecturally vibrant storefronts:

Planter walls

Seating opportunities

Accent or festive lighting

Focal objects (water, murals, sculpture, topiary)

Outdoor dining spaces

Awnings

Building overhangs

Bay windows

Openings and entryways

X

Buildings should be site to create and enclose a variety of outdoor spaces including plazas, squares, eating areas, arcades and usable open spaces.

Included

Mixed Use - 1 of 4

DESIGN GUIDELINE CHECKLIST CONTINUED

Required	Should	Encouraged	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buildings should be site to create and enclose a variety of outdoor spaces including plazas, squares, eating areas, arcades and usable open spaces. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian paseos or sidewalks shall be provided, where feasible, on each block to connect parking areas to the street/commercial frontage. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building forms shall be aesthetically designed and well-proportioned resulting in a balanced composition of elements along public streets. Include the following: <input type="checkbox"/> Layering of wall planes and volumes <input type="checkbox"/> Massing at major corners, project entries, building entries, pedestrian nodes or major intersections shall do one (1) of the following: <input type="checkbox"/> Increase massing as a prominent element(s) or tower(s) <input type="checkbox"/> Step down massing elements <input type="checkbox"/> Vary building masses and heights between adjacent buildings. <input type="checkbox"/> Provide pedestrian-scaled massing element
3.4.4.2 Roof Considerations			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vertical roof plane breaks, changes in building/ridge height or other accent roof forms are encouraged. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Form, materials, fascia and/or cornice elements shall be integrated with the overall design vocabulary. <input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parapets, when used, should be contiguous and incorporate side/rear elevation returns. <input type="checkbox"/> Included
3.4.4.3 Façade Treatment			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings shall have articulation along public streets. <input type="checkbox"/> Included
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buildings should avoid blank walls, especially along adjacent streets or walkways. <input type="checkbox"/> Monolithic buildings of singular form, height, wall plane or material should be avoided. <input type="checkbox"/> Buildings of a single form and height should be articulated with layered wall planes, banding, architectural details and/or materials. <input type="checkbox"/> Projections, overhangs, recesses, banding and architectural details should be used. <input type="checkbox"/> To the extent feasible, buildings should generally appear as a composition of smaller building façades.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least two (2) of the following techniques shall be used in the design of tenant façades to enhance building architecture and reduce overall mass: <input type="checkbox"/> Color change/color variation <input type="checkbox"/> At least two (2) different exterior materials <input type="checkbox"/> Change in texture <input type="checkbox"/> Vertical/horizontal wall plane projections/recesses <input type="checkbox"/> Variation of roofline (height or form) <input type="checkbox"/> Engaged pilasters <input type="checkbox"/> Architectural elements significantly different from main building in mass or height <input type="checkbox"/> Projections <input type="checkbox"/> Balconies <input type="checkbox"/> Window groupings or treatments

Required	Should	Encouraged	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No two (2) adjacent mixed-use buildings shall have identical architectural appearance or use the same materials or color palette, unless mirrored architecture is an integral feature of the project design vocabulary. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All elevations of a single building visible from a public street shall have a unified design. However, elements and materials are not required to wrap the building. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entries shall be articulated by architecture and/or signage. <input type="checkbox"/> Included
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At least one (1) entry shall be provided for retail/commercial tenants from the main pedestrian frontage. <input type="checkbox"/> Larger retail stores or commercial tenants may have a secondary entrance from an off-street parking lot.
3.4.4.4 Loading and Service Areas			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Loading and service areas shall be: <input type="checkbox"/> Appropriately provided for each building/tenant. <input type="checkbox"/> Located on the side or rear of the building. <input type="checkbox"/> Shielded by the use of walls, berms or landscape to limit views from public streets.
3.4.4.5 Parking Garages			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking lots and garages should be screened from public right-of-way by retail, residential, landscape and/or other decorative elements. <input type="checkbox"/> Included
3.4.4.6 Lighting			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All exterior lighting should be shielded to minimize glare and light spill onto adjacent properties and streets. <input type="checkbox"/> Included

DESIGN GUIDELINE CHECKLIST CONTINUED

Required	Should	Encouraged
3.4.4.7 Mechanical Equipment, Service, Waste and Utility Areas		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screening of mechanical equipment, waste enclosures, service areas and other service-oriented building necessities shall be integrated into the site and building design.		
<input type="checkbox"/> The architectural style of the principal building should be reflected in the design of the screening, enclosures and/or service buildings.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste containers shall not be located between a public right-of-way and the building entry.		
<input type="checkbox"/> Included		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All roof-mounted equipment shall be screened by parapets, screen walls, fencing, equipment wells, structural enclosures or similar features.		
<input type="checkbox"/> Included		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior, on-site utilities installed underground, where feasible.		
<input type="checkbox"/> Included		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utilities required to be above ground should be screened and incorporated into landscape whenever possible.		
<input type="checkbox"/> Included		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical equipment shall be mounted on the interior of a building whenever practical.		
<input type="checkbox"/> Included		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
When interior mounting is impractical, electrical equipment shall be screened from public view with walls, berms or landscape.		
<input type="checkbox"/> Included		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior, on-site utilities installed underground, where feasible.		
<input type="checkbox"/> Included		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Utilities required to be above ground should be screened and incorporated into landscape whenever possible.		
<input type="checkbox"/> Included		
3.4.4.8. Walls and Fences		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls and/or fences in conjunction with entry feature statements shall be integrated with the architecture/theme of the building/development.		
<input type="checkbox"/> Included		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All fence and wall materials shall be finished.		
<input type="checkbox"/> Included		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chain link, barb wire and other wire material are prohibited material for fences.		
<input type="checkbox"/> Included		

Mixed Use - 4 of 4

Hollywood Park Specific Plan
Plot Plan Review - Hotel/Casino Design Guidelines Checklist

Required	Should	Encouraged
3.4.5 Hotel/Casino Guidelines		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buildings will have visual pedestrian and vehicular identity and connectivity, this may include the use of:		
<input type="checkbox"/> Focal points		
<input type="checkbox"/> Iconic architectural structures		
<input type="checkbox"/> Signature landscape planting		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Buildings visible from the public street shall be architecturally integrated with the character of non-residential development within Hollywood Park.		
<input type="checkbox"/> Included		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional guidelines for hotel and casino buildings include:		
<input type="checkbox"/> Windows, where applicable, shall be integrated as design elements including placement, size and/or trim elements		
<input type="checkbox"/> Exterior materials and details shall be consistent with the scale and proportion of the building.		
<input type="checkbox"/> Elements shall be proportional to the building mass and design vocabulary.		
<input type="checkbox"/> Color, materials, texture and detail palettes shall be integrated in building design.		
<input type="checkbox"/> Building orientation, parking and walkways should be designed to foster and serve intuitive access and circulation		
<input type="checkbox"/> Building and site entries should be designed to have intuitive and direct travel routes.		
<input type="checkbox"/> Pedestrian routes shall be provided and clearly marked providing travel paths from parking areas to buildings.		
<input type="checkbox"/> Appropriate loading and service areas shall be provided for each building/tenant.		
<input type="checkbox"/> Service and loading areas should be positioned away from primary circulation and street frontage.		
<input type="checkbox"/> Service and loading areas should be shielded with architecture or landscape, where possible.		

Hotel/Casino - Page 1 of 1

Hollywood Park Specific Plan Plot Plan Review - Sustainability Checklist						
KEY: R - Required, O - Optional, PP - Plot Plan, SP - Specific Plan, BP - Building Permit		Completed	Type of Development			Permit Stag
			Master Plan	Residential	Retail	
GOAL 1: CREATE A MORE SUSTAINABLE COMMUNITY						
1-1	Implement land use strategies to encourage jobs/housing proximity, promote transit-oriented development, and encourage high density development along transit corridors		R	--	--	SP/PP
1-2	Encourage compact, mixed use projects, forming urban villages designed to maximize affordable housing and encourage walking, bicycling and use of public transit systems		R	--	--	SP/PP
1-3	Encourage infill, redevelopment, and higher density development		R	--	--	SP/PP
1-4	Encourage integration of housing, civic and retail amenities (jobs, schools, parks, shopping opportunities) to help reduce VMT from discretionary automobile trips		R	--	--	SP/PP
1-5	Apply advanced technology systems and management strategies to improve efficiency of transportation systems and movement of people, goods and services		R	--	--	SP/PP
1-6	Incorporate features into the project design that accommodate the supply of frequent, reliable and convenient public transit		R	--	--	SP/PP
1-7	Implement street improvements designed to relieve pressure on a region's most congested roadways and intersections		R	--	--	SP/PP
1-8	Provide public parks and green space that exceed code requirements		R	--	--	SP/PP
1-9	Create a project that supports local economic development		R	--	--	SP/PP
1-10	Actively involve the community in the design process through stakeholder participation		R	--	--	SP/PP
1-11	Plant trees and vegetation near structures to shade buildings and reduce energy requirements for heating/cooling		R	--	--	SP/PP
1-12	Create bicycle lanes and walking paths directed to the location of schools, parks and destination points		R	--	--	SP/PP
1-13	Create new open public spaces and public plazas to enhance community cohesion		R	--	--	SP/PP
GOAL 2: RESPECT THE SITE						
2-1	Design landscape to create comfortable micro-climates and reduce heat island effects		R	R	R	SP/PP
2-2	Limit site impacts, encourage a balance of cut and fill, and protect soil during construction		R	R	R	SP/PP
2-3	Use plants that are drought-resistant and create habitat for indigenous species.		O	R	R	SP/PP
2-4	Use recycled rubble (as available) for backfill drain rock		R	R	R	SP/PP
2-5	Provide shading of surface parking to minimize heat island effect		R	R	R	SP/PP
GOAL 3: SAVE WATER AND REDUCE LOCAL WATER IMPACTS						
3-1	Maximize onsite stormwater management through landscaping and bio-swales and on-site detention of the lake		R	--	--	SP/PP
3-2	Use rainwater harvesting		O	O	O	SP/PP
3-3	Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones		R	R	R	SP/PP
3-4	Provide stormwater quality treatment to meet local stormwater quality control standards		R	--	--	SP/PP
GOAL 4: REDUCE, REUSE, RECYCLE						
4-1	Reuse a building (renovate) instead of tearing down and rebuilding (Casino)		--	--	O	SP/PP
4-2	Deconstruct old buildings for materials reuse (salvage)		R	--	--	SP/PP
4-3	Provide a management plan to reduce and recycle construction waste		R	R	R	BP
4-4	Design for durability and eventual reuse		--	O	O	SP/PP
4-5	Provide adequate space for storing and handling recyclables		R	R	R	SP/PP
4-6	Use recycled asphalt from the existing parking lots (as available)		R	R	R	SP/PP
GOAL 5: MAKE CONCRETE WITH SUSTAINABLE MATERIALS						
5-1	Use flyash in concrete		R	R	R	SP/PP
5-2	Use recycled aggregate in road base (as available)		R	R	R	SP/PP
5-3	Use prefabricated forms or save and reuse wood form boards		O	O	O	SP/PP
GOAL 6: DESIGN TO SAVE WOOD AND LABOR						
6-1	Use spacings and modular dimensions that minimize lumber use and optimize performance		--	R	O	BP
6-2	Use engineered lumber or metal stud framing to replace solid-sawn lumber		--	--	O	BP
GOAL 7: SUPPORT SUSTAINABLE FORESTS						
7-1	Use sustainably harvested (FSC certified) lumber for wood framing		--	O	O	BP
7-2	Use FSC certified lumber for wood siding material		--	O	--	BP
7-3	Use FSC certified wood for decking materials		--	O	--	BP
7-4	Use reclaimed/salvaged, sustainably harvested (FSC certified) or engineered wood for flooring and trim, or use wood alternatives such as bamboo and cork		--	O	O	BP

KEY: R - Required, O - Optional, PP - Plot Plan, SP - Specific Plan, BP - Building Permit		Completed	Type of Development			Permit Stag
			Master Plan	Residential	Retail	
GOAL 8: MAKE A SUSTAINABLE ROOF						
8-1	Use durable roofing materials		--	O	O	BP
8-2	Use a cool roof		--	O	O	BP
8-3	Use a green or living roof		--	--	O	BP
GOAL 9: SAVE ENERGY THROUGH PASSIVE DESIGN						
9-1	Plan windows and window treatments to provide daylight that improves indoor environments		--	R	R	SP/PP
9-2	Choose window sizes, frame materials, and glass coatings to optimize energy performance		--	R	R	BP
9-3	Use passive solar design, thermal mass and insulation to reduce space heating needs		--	O	O	BP
9-4	Supplement air conditioning with natural ventilation and passive cooling		--	R	O	BP
9-5	Use ceiling fans for comfort cooling, or use a whole-building fan for night-time cooling		--	R	O	BP
9-6	Upgrade wall, floor and ceiling insulation to exceed minimum State requirements		--	O	O	BP
9-7	Minimize air leakage at doors and windows		--	R	R	BP
GOAL 10: SAVE WATER AND ENERGY IN PLUMBING SYSTEMS						
10-1	Use "smart" irrigation controllers		--	R	--	BP
10-2	Use rotating nozzles for pop-up spray heads		--	O	--	BP
10-3	Use water-conserving plumbing fixtures		R	R	O	BP
10-4	Use high-efficiency toilets		--	R	--	BP
10-5	Use high efficiency clothes washers		--	O	--	BP
10-6	Use water saving appliances and equipment		--	R	R	BP
10-7	Insulate hot water pipes		--	R	R	BP
10-8	Use tankless water heaters and/or demand hot water circulation pumps		--	O	O	BP
10-9	Pre-plumb for future graywater use for landscape irrigation		R	O	O	BP
GOAL 11: SAVE ENERGY IN LIGHTING						
11-1	Use energy-efficient lamps and lighting fixtures		R	R	R	BP
11-2	Use lighting controls that save energy such as occupancy sensors		--	R	R	BP
GOAL 12: SAVE ENERGY IN EQUIPMENT USE						
12-1	Use ENERGY STAR appliances		--	R	R	BP
12-2	Use a building energy management system		--	O	O	BP
12-3	Use high-efficiency equipment including furnaces, boilers, fans and pumps		--	O	O	BP
12-4	Place ductwork within conditioned space, seal joints properly, and clean before occupancy		--	O	O	BP
12-5	Zone mechanical systems for more efficient heating and cooling		--	O	R	BP
12-6	Use radiant and hydronic systems for increased efficiency, health and comfort		--	O	O	BP
12-7	Use equipment without ozone-depleting refrigerants		--	R	R	BP
GOAL 13: CREATE HEALTHY INDOOR ENVIRONMENTS						
13-1	Use recycled-content, formaldehyde-free fiberglass insulation, cellulose insulation, or other green insulation products		--	O	O	BP
13-2	Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality		--	O	O	BP
13-3	Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives		--	R	R	BP
13-4	Use low - or no-VOC carpets, furniture, particleboard and cabinetry		--	O	O	BP
13-5	Use natural materials such as wool and sisal for carpets and wall coverings		--	O	O	BP
13-6	Use sustainable materials for flooring, trim, and interior surfaces		--	O	O	BP
13-7	Use clean and efficient alternatives to wood-burning fireplaces		--	R	R	BP
GOAL 14: REPLACE FOSSIL FUEL USE WITH ALTERNATIVES						
14-1	Generate clean electricity onsite using solar photovoltaics		--	O	O	BP
14-2	Use solar hot-water systems for domestic use and swimming pools		O	O	O	BP
14-3	Use solar hot-water systems for space heating		--	O	O	BP
14-4	Pre-plumb for a solar hot water system		--	O	O	BP
GOAL 15: SUPPORT MARKET FOR RECYCLED MATERIALS						
15-1	Use recycled-content floor tile, carpets and pads, cabinets, and countertops		--	O	O	BP
GOAL 16: USE CREATIVITY AND INNOVATION TO BUILD SUSTAINABLE ENVIRONMENTS						
16-1	Use insulated concrete forms		--	O	O	BP

MOCK SUBMITTAL: TOWNHOME HOUSING TYPE



TOWNHOME HOUSING TYPE

HOLLYWOOD PARK

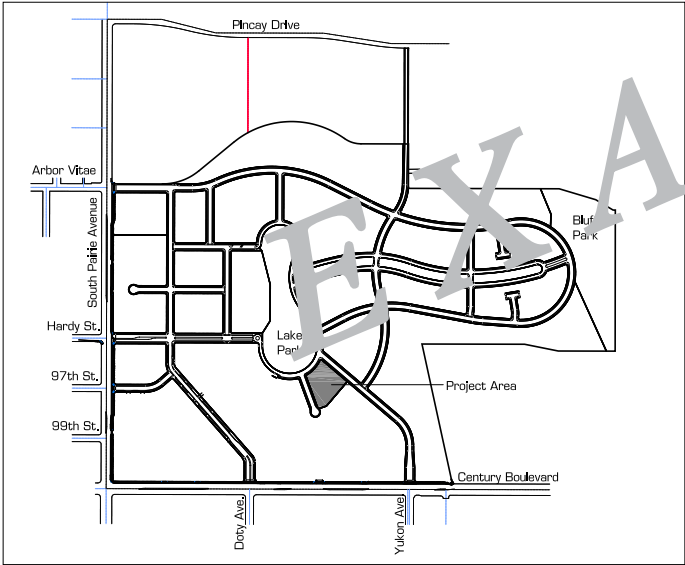
VESTING TENTATIVE TRACT MAP

NO. 69906, LOTS 144 - 147

DRAFT PLOT PLAN REVIEW EXAMPLE

Submittals:

	Comments
mm/dd/yy	First Draft Submittal



Location Map

N.T.S.

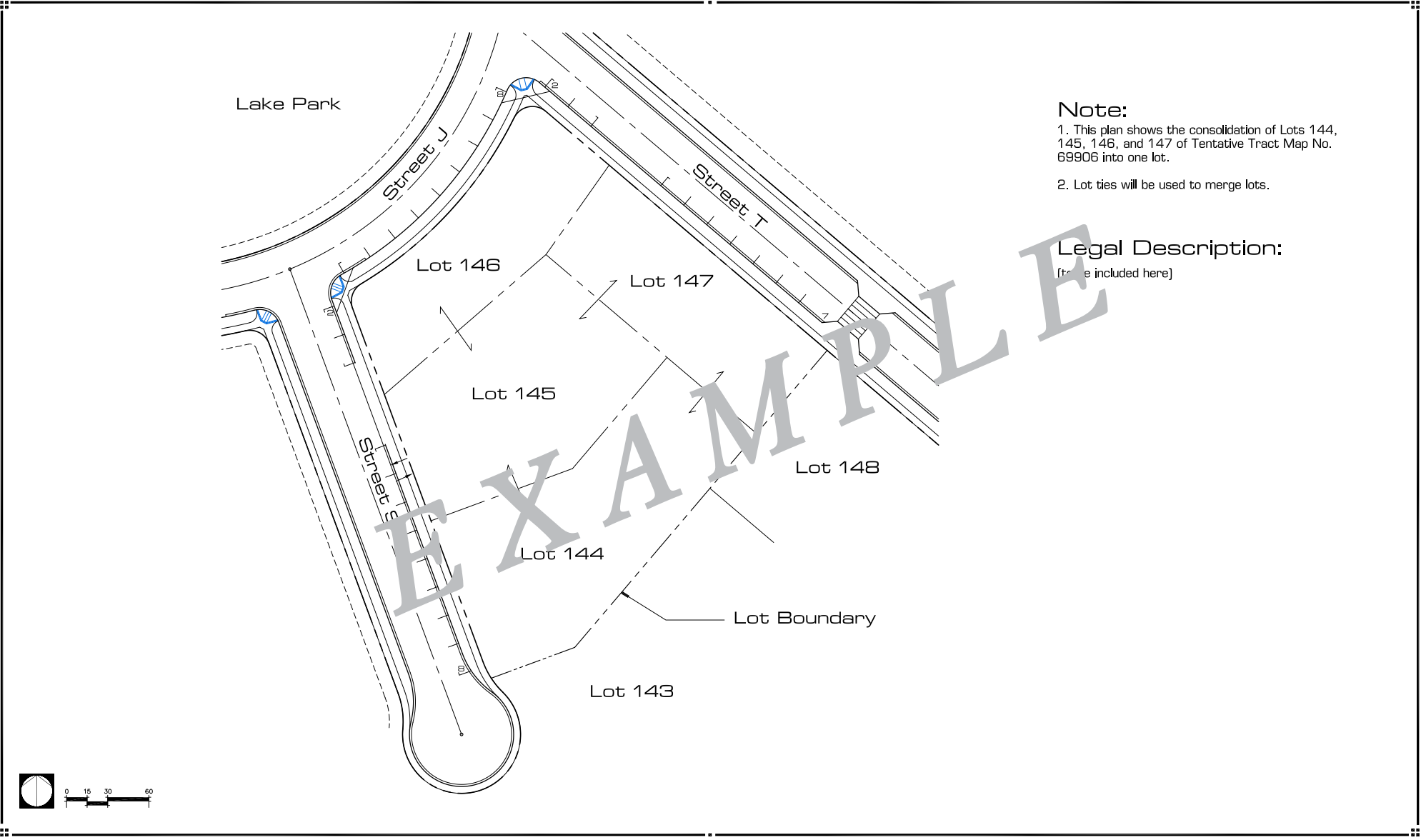
Entitlement Summary:

Assessors Parcel Number	To be determined
Legal Description	See Lot Consolidation Plan
Project Summary <ul style="list-style-type: none">Total Site AreaTotal UnitsNet Density	1.8 Acres 38 Units 21 Homes/Acre
Requested Entitlements	Plot Plan Review Approval
Shared Parking Study	Not Required

List of Exhibits:

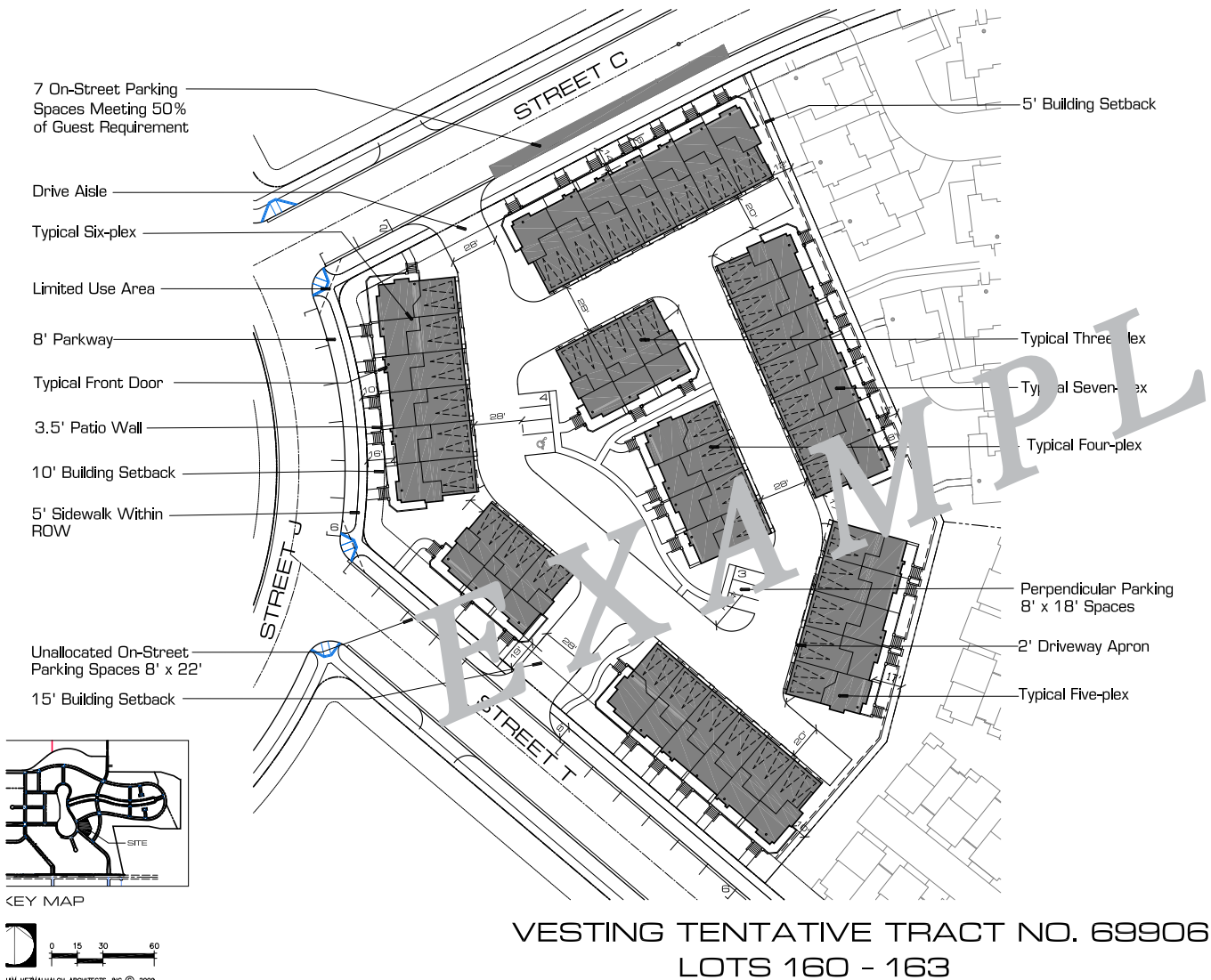
- 1 of 27 Cover Sheet
- 2 of 27 Project Summary and Index: S-1.00
- 3 of 27 Lot Consolidation Plan: SP-1.00
- 4 of 27 Conceptual Site Plan and Zoning Summary: SP-1.10
- 5 of 27 Conceptual Fire Access, Lighting, and Security Plan: SP-1.20
- 6 of 27 Four-plex Building Plan - *First, Second and Third Floors*: A-1.00
- 7 of 27 Six-plex Building Plan - *First, Second and Third Floors*: A-1.10
- 8 of 27 Four-plex Elevations - *Front*: A-2.00
- 9 of 27 Four-plex Elevations - *Sides and Rear*: A-2.10
- 10 of 27 Six-plex Elevations - *Front*: A-2.20
- 11 of 27 Six-plex Elevations - *Sides and Rear*: A-2.30
- 12 of 27 Building Sections: A-3.00
- 13 of 27 Site/ Materials Plan: L -1.00
- 14 of 27 Materials Plan Enlargement: L -1.10
- 15 of 27 Material Plan Enlargement: L -1.11
- 16 of 27 Material Plan Enlargement: L -1.12
- 17 of 27 Materials Details: L -1.20
- 18 of 27 Planting Plan: L -2.00
- 19 of 27 Planting Plan Enlargement: L -2.10
- 20 of 27 Planting Plan Enlargement: L -2.11
- 21 of 27 Planting Plan Enlargement: L -2.12
- 22 of 27 Planting Material Images: L -2.20
- 23 of 27 Schematic Irrigation Plan: L -3.00
- 24 of 27 Overall Site Plan and Legend: C -1.00
- 25 of 27 Preliminary Grading, Drainage and Water Quality Plan: C -2.00
- 26 of 27 Utility Exhibit: C -3.00
- 27 of 27 Preliminary Joint Trench Plan: C -4.00

TOWNHOME HOUSING TYPE



LOT CONSOLIDATION PLAN
TOWNHOME HOUSING TYPE

MOCK SUBMITTAL: GREENCOURT CLUSTER HOUSING TYPE



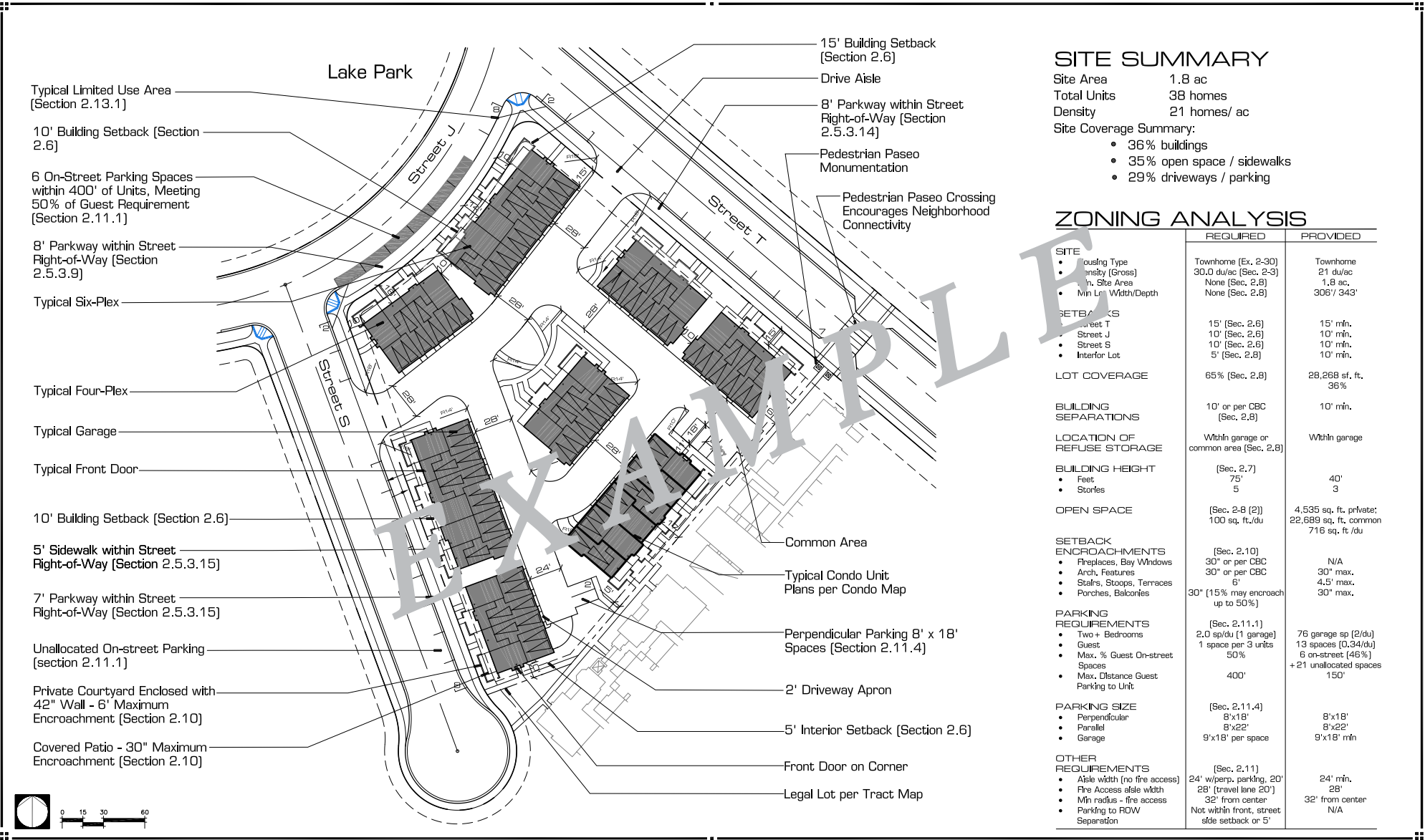
SITE SUMMARY

Site Area 2.3 ac
Total Units 42 homes
Density 18.3 homes/ ac
Site Coverage Summary:
• 37% buildings
• 37% open space / sidewalks
• 26% driveways / parking

ZONING ANALYSIS

	REQUIRED	PROVIDED
SITE <ul style="list-style-type: none">• Housing Type• Density (Gross)• Min. Site Area• Min Lot Width/Depth	Townhome (Ex. 2-30) 30.0 du/ac (Sec. 2-3) None (Sec. 2.8) None (Sec. 2.8)	Townhome 18.3 du/ac 2.3 ac. 339' / 454'
SETBACKS <ul style="list-style-type: none">• C Street• J Street• T Street• East (Paseo)	10' (Sec. 2.6) 10' (Sec. 2.6) 15' (Sec. 2.6) 5' (Sec. 2.8)	10' min. 14' min. 19' min. 10' min.
LOT COVERAGE	65% (Sec. 2.8)	39,946 sq. ft., 39%
BUILDING SEPARATIONS	(Sec. 2.8) 10' or per CBC	10'
LOCATION OF REFUSE STORAGE	Within garage or common area (Sec. 2.8)	Within garage
BUILDING HEIGHT <ul style="list-style-type: none">• Feet• Stories	(Sec. 2.7) 75' 5	40' 3
OPEN SPACE	(Sec. 2-8 (2)) 100 sq. ft./du	6,276 sq. ft. private; 30,534 sq. ft. common 727 sq. ft./du
SETBACK ENCROACHMENTS <ul style="list-style-type: none">• Fireplaces, bay windows• Arch, features• Stairs, stoops, terraces• Porches, balconies	(Sec. 2.10) 30" or per CBC 30" or per CBC 6" 30" (15% may encroach up to 50%)	N/A 30" max. 6' max. 30" max.
PARKING REQUIREMENTS <ul style="list-style-type: none">• Two+ Bedrooms• Guest• Max. % guest on-street spaces• Max. distance guest parking to unit	(Sec. 2.11.1) 2.0 sp/du (1 garage) 1 space per 3 units (50% max on-street) 400'	84 garage spaces (2/du) 14 spaces (0.33/du) 7 on-street (50%) + 18 unallocated spaces 200'
PARKING SIZE <ul style="list-style-type: none">• Perpendicular• Parallel• Garage	(Sec. 2.11.4) 8'x18' 8'x22' 9'x18' per space	8'x18' 8'x22' 9'x18' min
OTHER REQUIREMENTS <ul style="list-style-type: none">• Aisle width (no fire access)• Fire Access aisle width• Min radius - fire access• Parking to ROW Separation	(Sec. 2.11) 24' w/perp. parking, 20' 28' 32' from center Not within front, street side setback or 5'	24' min., 20' min. 28' 32' from center N/A

CONCEPTUAL SITE PLAN
TOWNHOMES



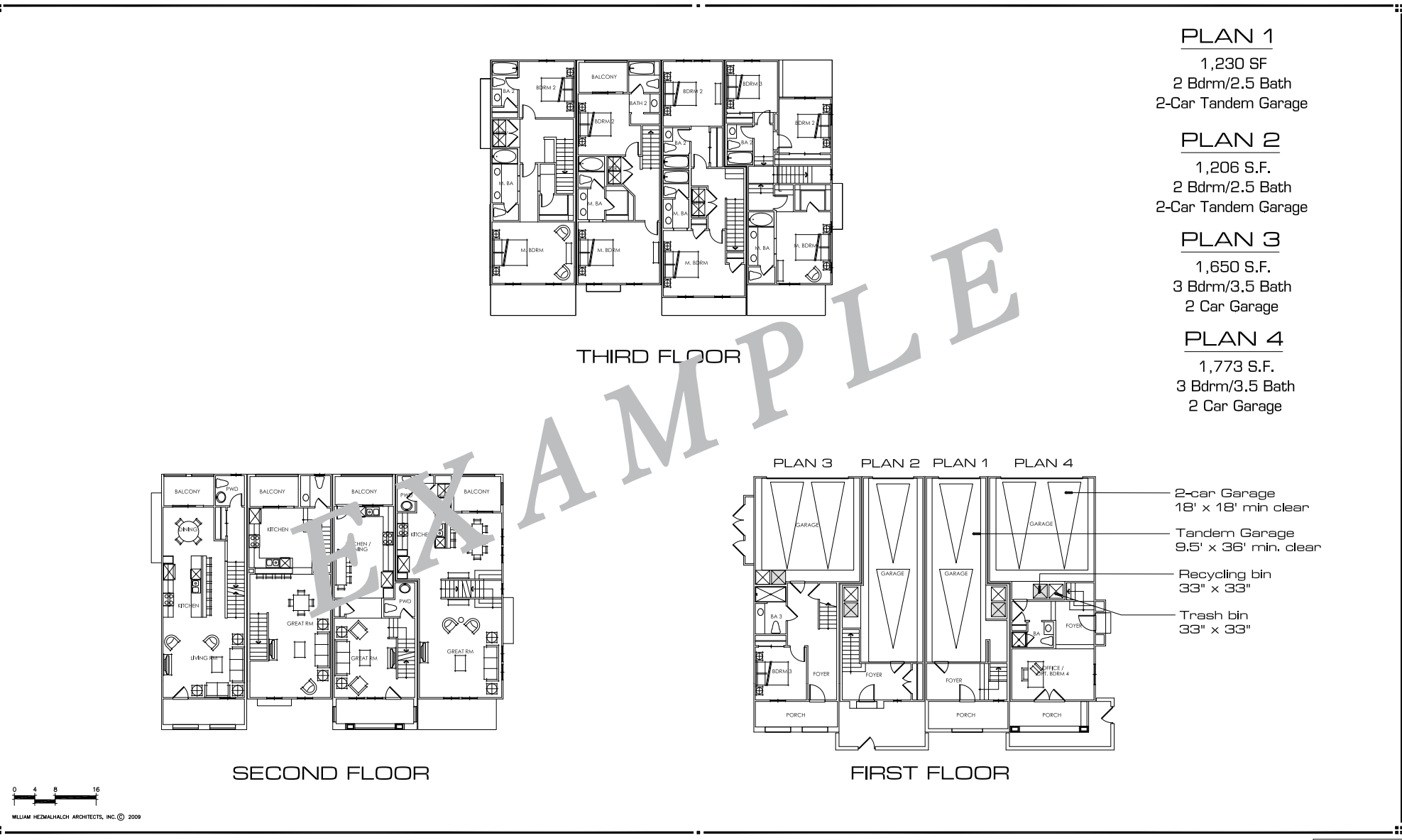
SITE SUMMARY

Site Area 1.8 ac
Total Units 38 homes
Density 21 homes/ ac
Site Coverage Summary:
• 36% buildings
• 35% open space / sidewalks
• 29% driveways / parking

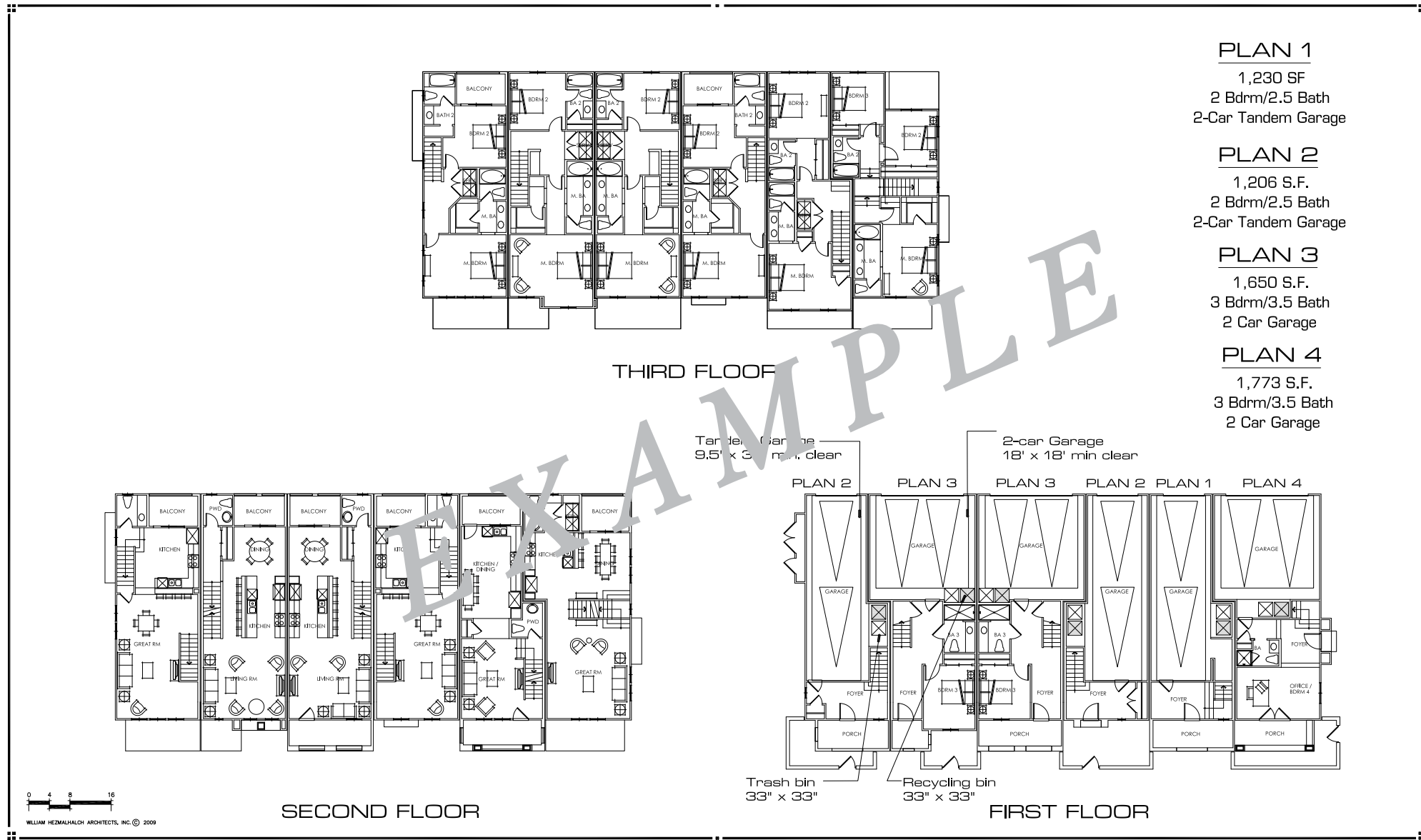
ZONING ANALYSIS

	REQUIRED	PROVIDED
SITE <ul style="list-style-type: none">• Housing Type• Density (Gross)• Min. Site Area• Min Lot Width/Depth	Townhome (Ex. 2-30) 30.0 du/ac (Sec. 2-3) None (Sec. 2.5) None (Sec. 2.5)	Townhome 21 du/ac 1.8 ac 306' / 343'
SETBACKS <ul style="list-style-type: none">• Street T• Street J• Street S• Interior Lot	15' (Sec. 2.6) 10' (Sec. 2.6) 10' (Sec. 2.6) 5' (Sec. 2.8)	15' min. 10' min. 10' min. 10' min.
LOT COVERAGE	65% (Sec. 2.8)	28,268 sq. ft. 36%
BUILDING SEPARATIONS	10' or per CBC (Sec. 2.8)	10' min.
LOCATION OF REFUSE STORAGE	Within garage or common area (Sec. 2.8)	Within garage
BUILDING HEIGHT <ul style="list-style-type: none">• Feet• Stories	(Sec. 2.7) 75' 5	40' 3
OPEN SPACE	(Sec. 2-8 [2]) 100 sq. ft./du	4,535 sq. ft. private 22,689 sq. ft. common 716 sq. ft./du
SETBACK ENCROACHMENTS <ul style="list-style-type: none">• Fireplaces, Bay Windows• Arch, Features• Stairs, Stoops, Terraces• Porches, Balconies	(Sec. 2.10) 30" or per CBC 30" or per CBC 6' 30" (15% may encroach up to 50%)	N/A 30" max. 4.5' max. 30" max.
PARKING REQUIREMENTS <ul style="list-style-type: none">• Two + Bedrooms• Guest• Max. % Guest On-street Spaces• Max. Distance Guest Parking to Unit	(Sec. 2.11.1) 2.0 sp/du (1 garage) 1 space per 3 units 50% 400'	76 garage sp (2/du) 13 spaces (0.34/du) 6 on-street (46%) + 21 unallocated spaces 150'
PARKING SIZE <ul style="list-style-type: none">• Perpendicular• Parallel• Garage	(Sec. 2.11.4) 8'x18' 8'x22' 9'x18' per space	8'x18' 8'x22' 9'x18' min
OTHER REQUIREMENTS <ul style="list-style-type: none">• Aisle width (no fire access)• Fire Access aisle width• Min radius - fire access• Parking to ROW Separation	(Sec. 2.11) 24' w/perp. parking, 20' travel lane 20' 32' from center Not within front, street side setback or 5'	24' min. 28' 32' from center N/A

CONCEPTUAL FIRE ACCESS LIGHTING, AND SECURITY PLAN
TOWNHOME HOUSING TYPE



4-PLEX BUILDING PLANS TOWNHOME HOUSING TYPE



6-PLEX BUILDING PLANS TOWNHOME HOUSING TYPE

Window Treatments

- Feature windows create visual interest
- Ganged windows feature decorative head and sill treatments
- Window placement maximizes daylight to enhance indoor environment

Balconies

- Second story balconies provide outdoor living spaces
- Break wall planes and add human scale
- Pot shelves provide color and interest

**EXTERIOR MATERIALS**

- R1** Roofing: Concrete Tile
- P1** Plaster: Exterior Facade
- T1** Plaster: Trim
- M1** Metal: Railings
- L1** Entry Light

Materials and Details

- Horizontal banding breaks wall plane
- Decorative shutters bring attention to windows
- Columns project a substantial image

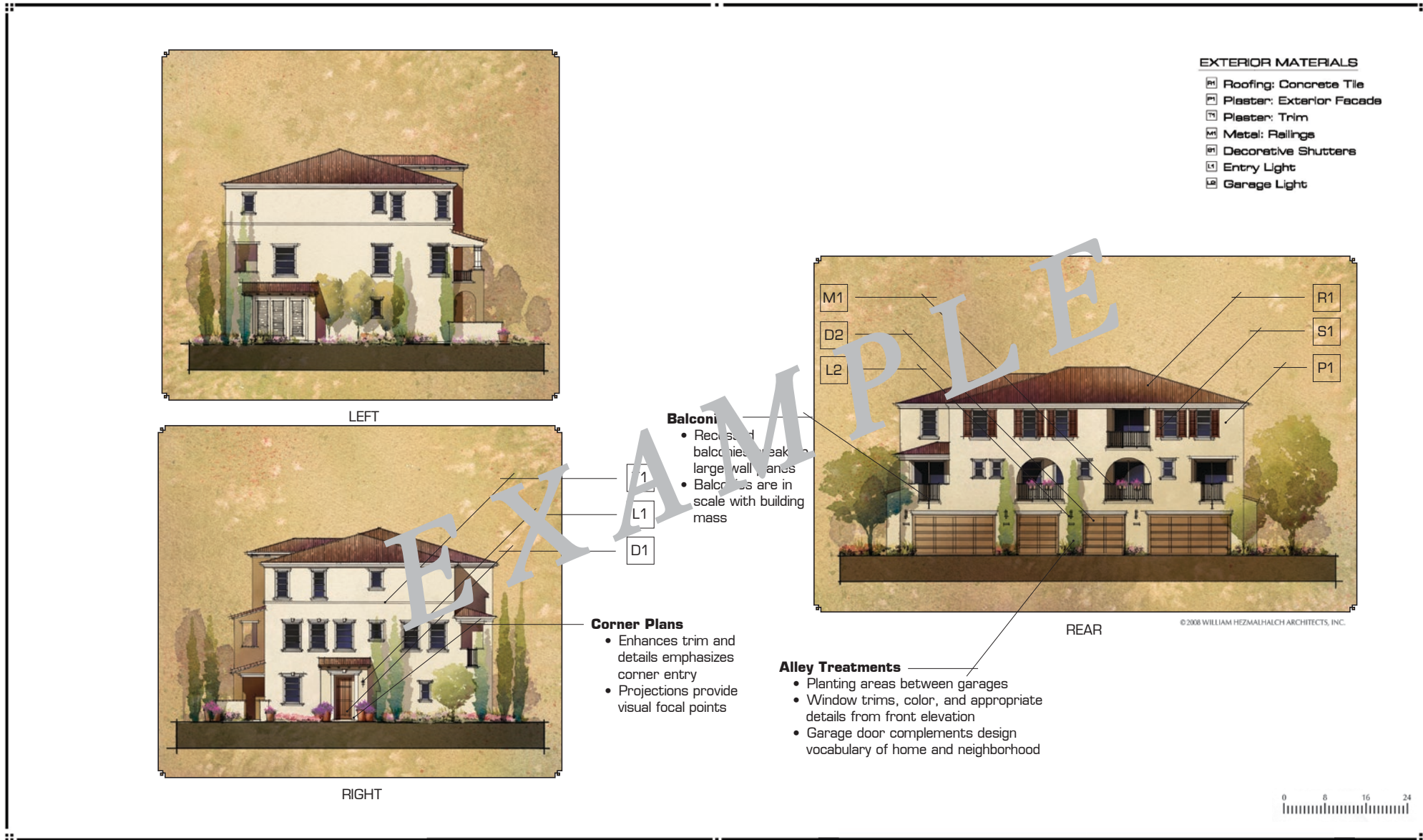
Offset Massing Forms

- Offset wall planes break up building mass
- Projections provide opportunity for color change
- Offsets incorporated as functional elements

FRONT

0 4 8 16
 Feet
 1" = 3/16"

4-PLEX ELEVATIONS TOWNHOME HOUSING TYPE



4-PLEX ELEVATIONS
TOWNHOME HOUSING TYPE

Roof Considerations

- Roof line creates a balanced form to elevation
- Hip and gable forms used together
- Variations in ridge height provides interest

Lower Elements

- Covered porch establishes pedestrian scale
- Lower projection articulates massing
- Provides transition from higher stories
- Courtyard wall projects from horizontally from building and wraps corner



EXTERIOR MATERIALS

- ☐ Roofing: Concrete Tile
- ☐ Plaster: Exterior Facade
- ☐ Plaster: Trim
- ☐ Metal: Railings
- ☐ Entry Light

Architectural Projections

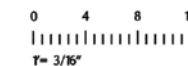
- Tower element provides visual focal point
- Shed roof element provides relief to massing

Facade Treatment

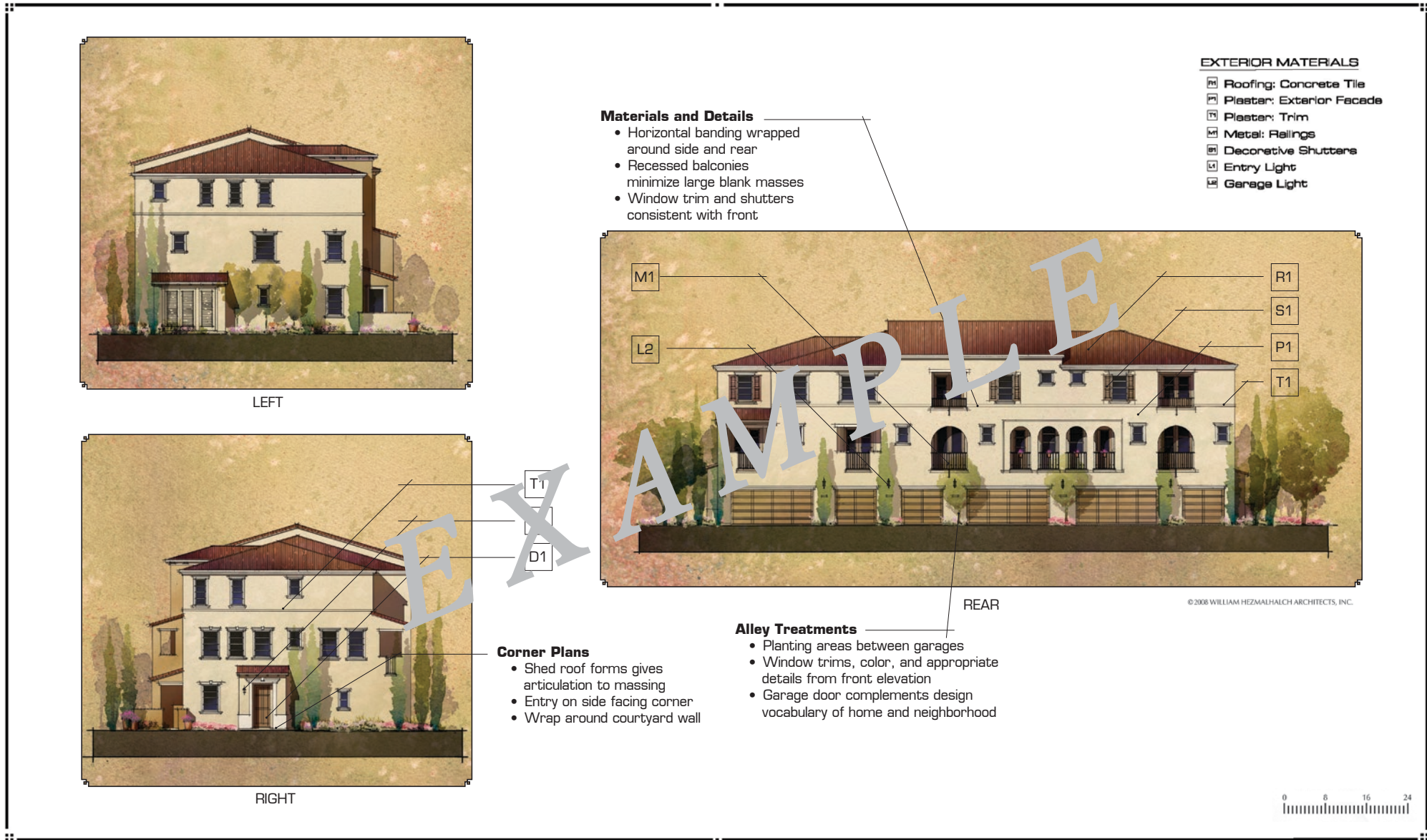
- Enhanced door surround emphasizes entry as focal point
- Articulated window treatments enhance wall surfaces

FRONT

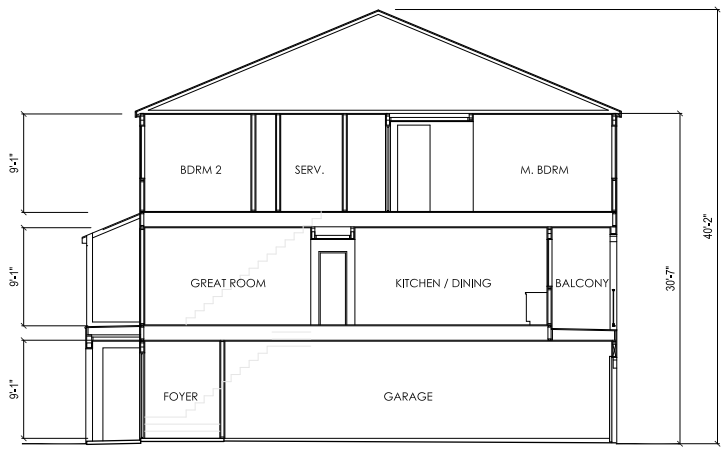
© 2008 WILLIAM HEZMALHALCH ARCHITECTS, INC.



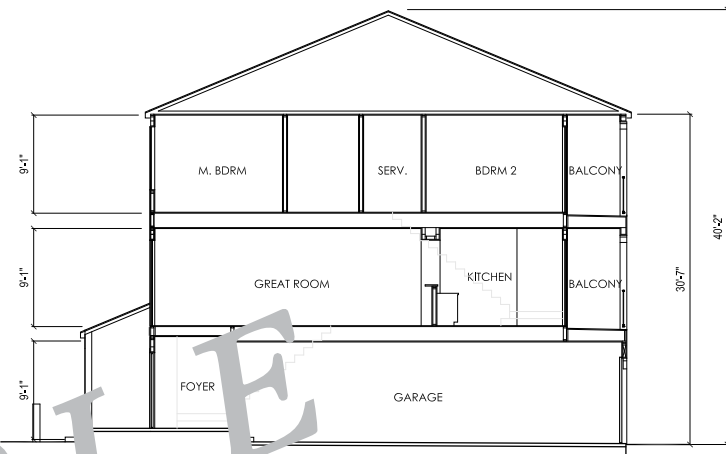
6-PLEX ELEVATIONS TOWNHOME HOUSING TYPE



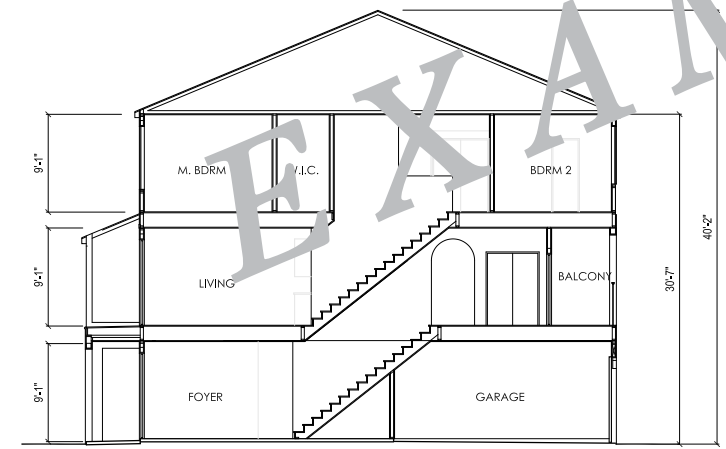
6-PLEX ELEVATIONS TOWNHOME HOUSING TYPE



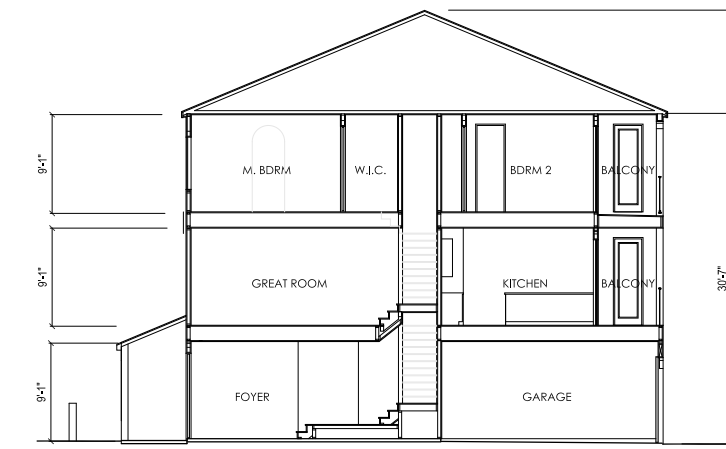
SECTION PLAN 1



SECTION PLAN 2



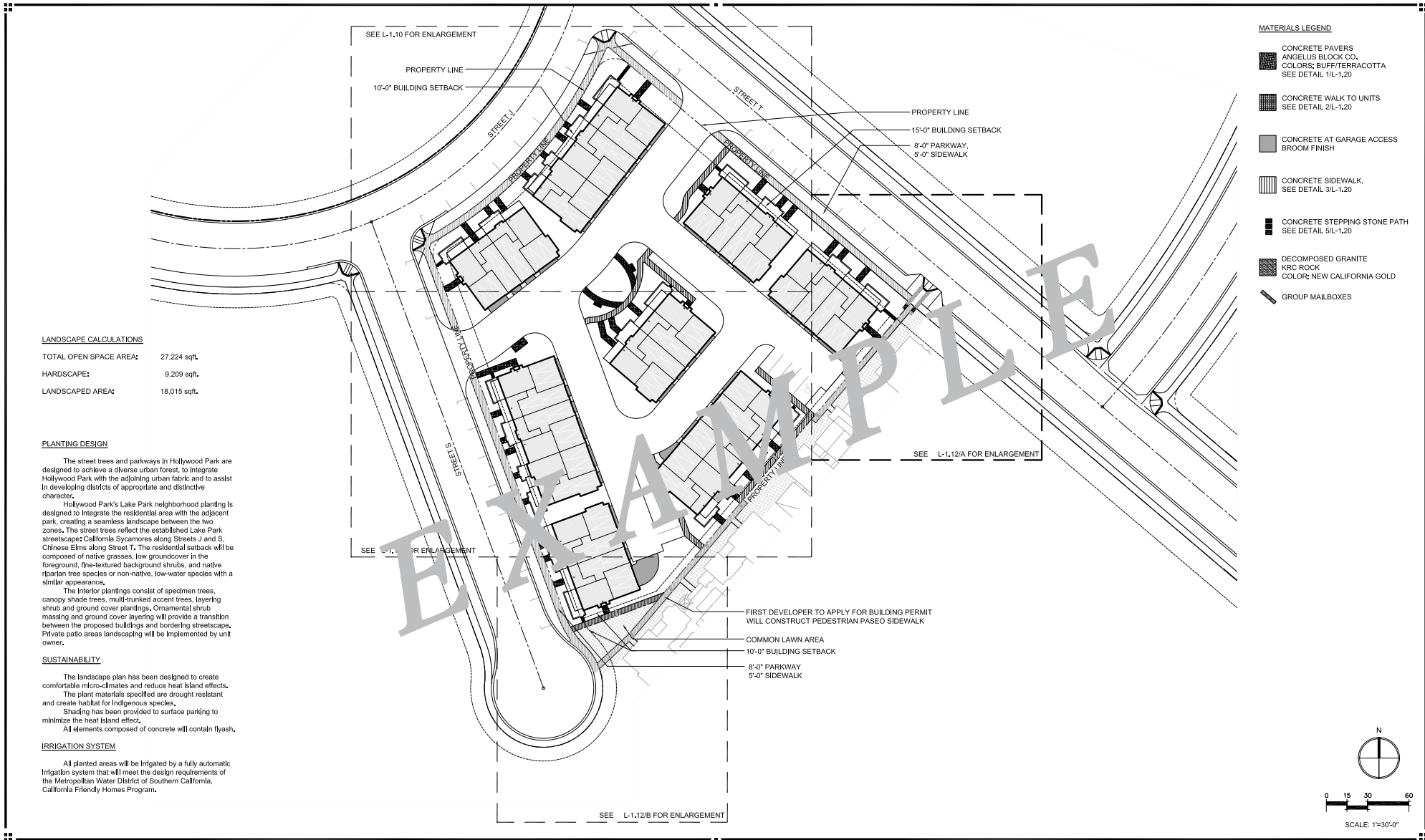
SECTION PLAN 3



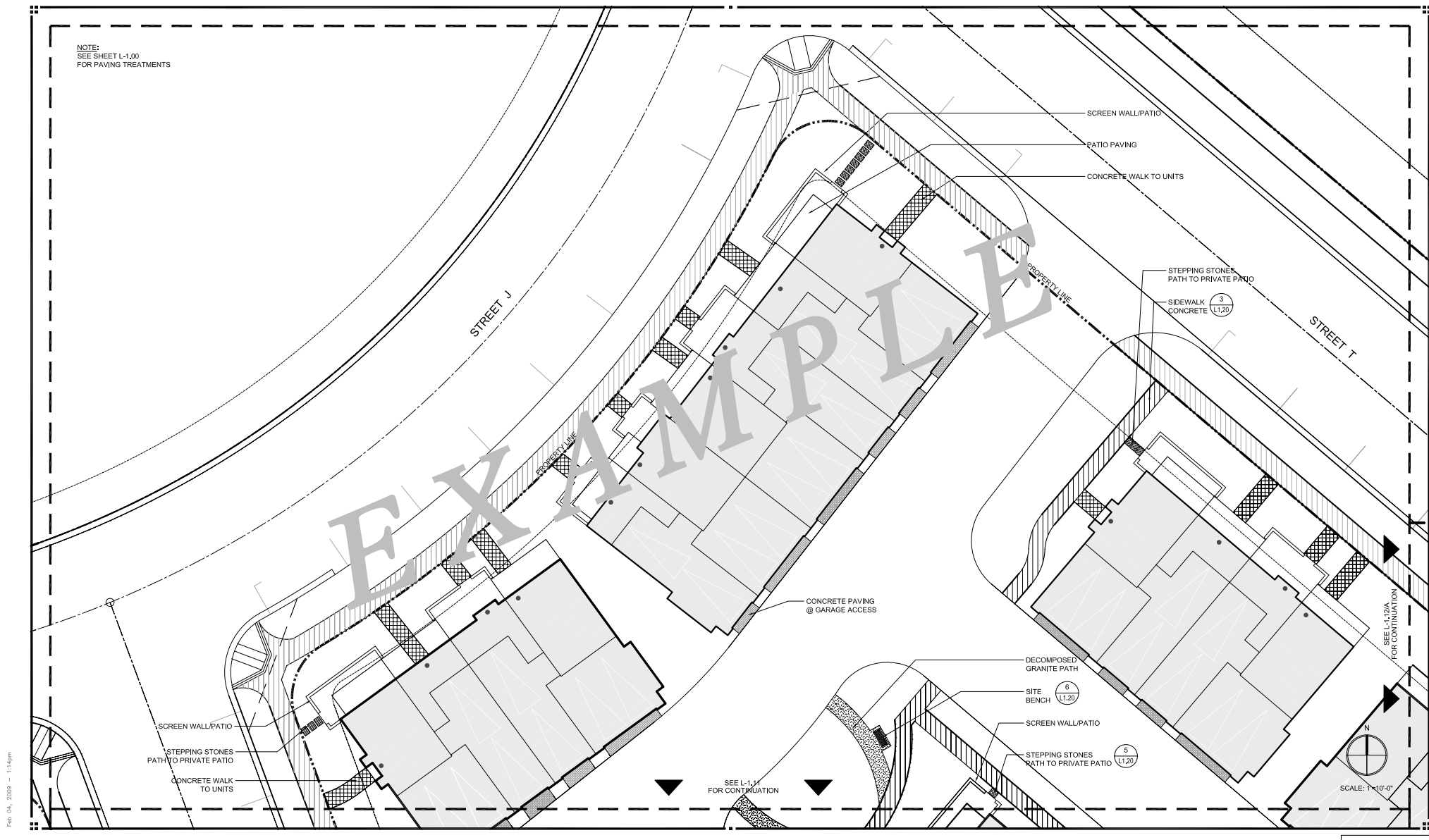
SECTION PLAN 4



BUILDING SECTIONS TOWNHOME HOUSING TYPE

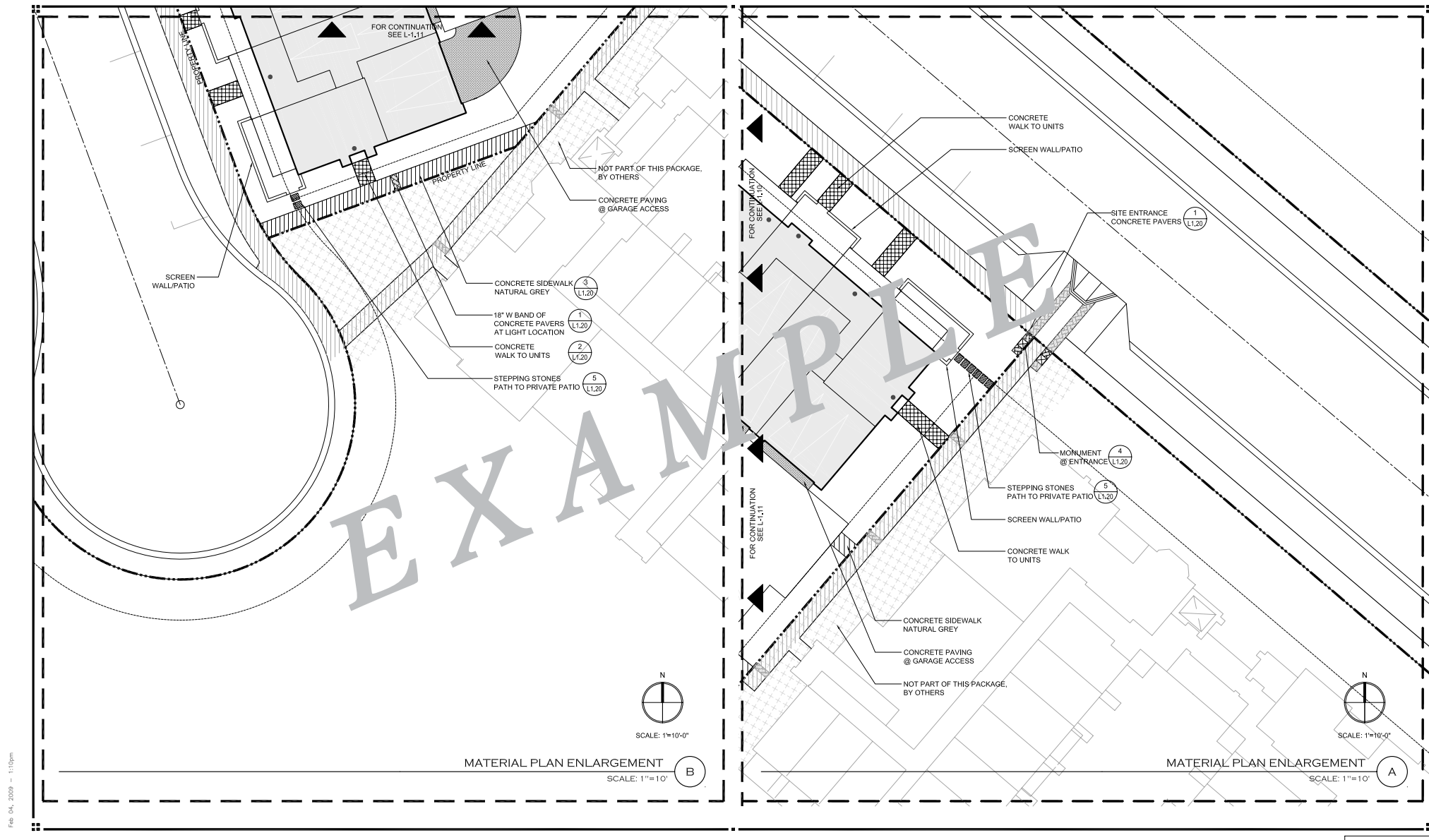


SITE / MATERIALS PLAN TOWNHOME HOUSING TYPE



MATERIALS PLAN ENLARGEMENT
TOWNHOME HOUSING TYPE





MATERIALS PLAN ENLARGEMENT TOWNHOME HOUSING TYPE



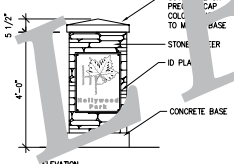
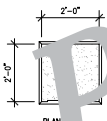
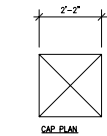
Cluster Box Units (front loading)
Color: Sandstone
www.clusterboxes.com

GROUP MAILBOXES 8

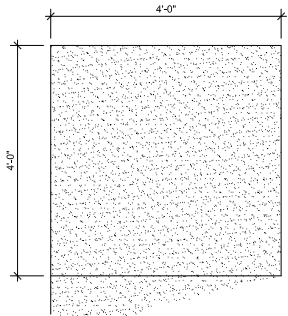


Park n Pool 'Long' Bench or Equal
6' Long with Back, Powder Coated
Strip Steel, color Black

SITE BENCH 6



PASEO PILASTER 4
SCALE: 1/2"=1'-0"



CONCRETE
INTEGRAL COLOR: NATURAL GREY
SQUARE SAWCUT JOINTS
MEDIUM BROOM FINISH

UNITS CONCRETE LAYOUT 2
SCALE: 1"=1'-0"

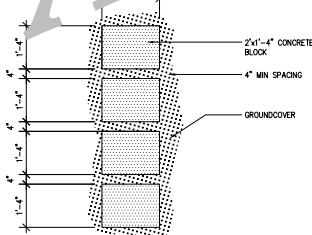


Decorative Pedestrian Lighting
12'-15ht, King Luminaire K118 - single head acom
K14 photoeye capital

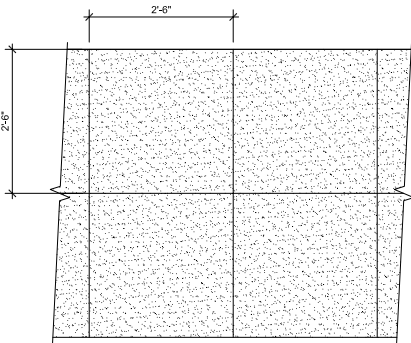


Decorative Paseo Lighting
10'-12ht, - 40% c,
King luminaire K 601 - post top with
cutoff optics

PEDESTRIAN & PASEO LIGH TIXTURES 7

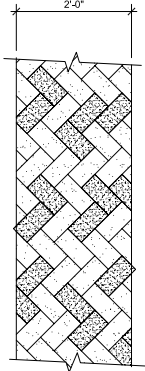


CONCRETE BLOCKS PATH 5
SCALE: 1/2"=1'-0"



CONCRETE
NATURAL GREY
MEDIUM BROOM FINISH

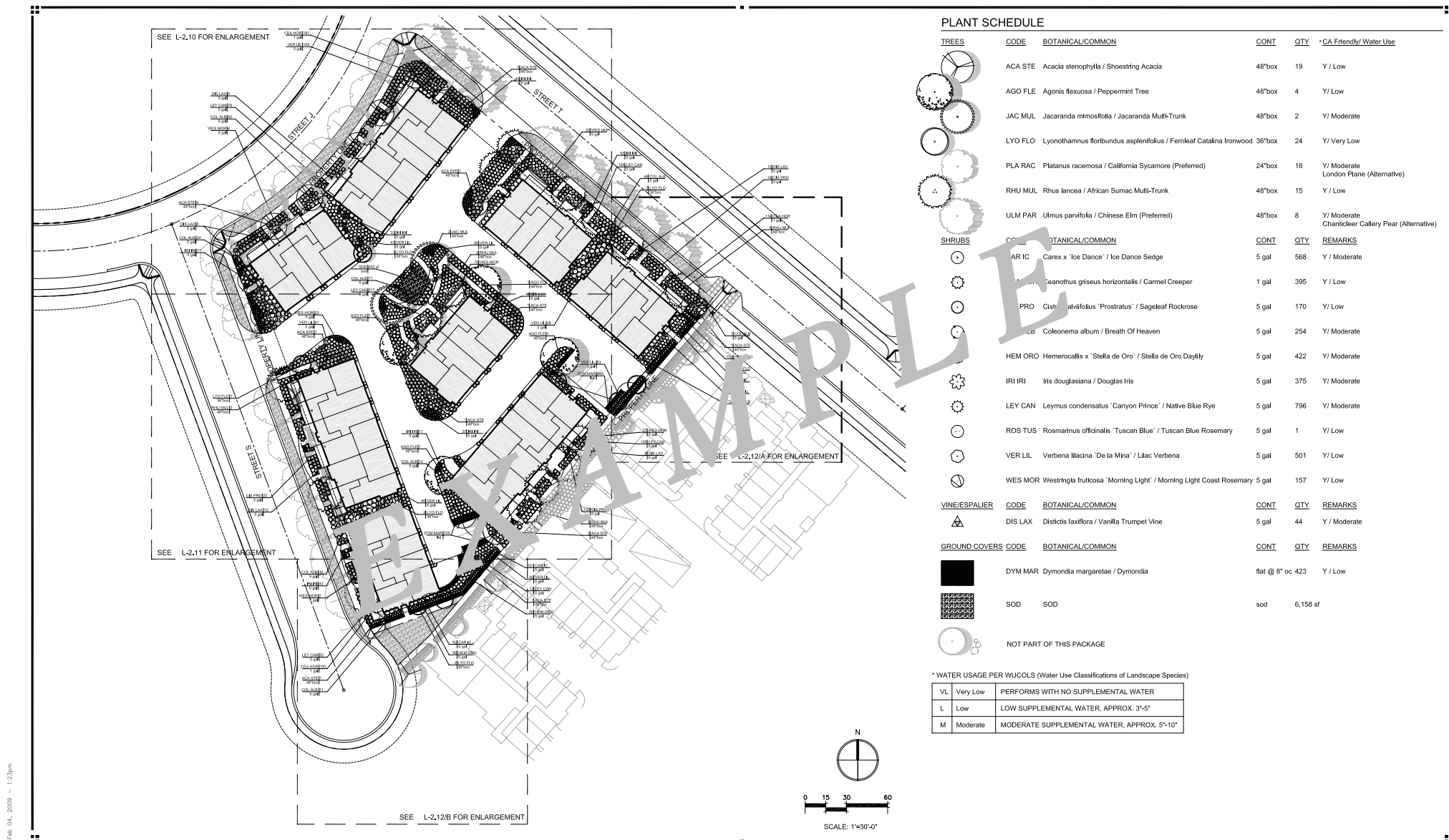
SIDEWALK CONCRETE LAYOUT 3
SCALE: 1"=1'-0"



CONCRETE PAVERS
ANGELUS BLOCK CO.,
4'X8' PAVERS, HERRINGBONE PATTERN,
COLORS: BUFF/ TERRACOTTA
SHAPE HOLLAND

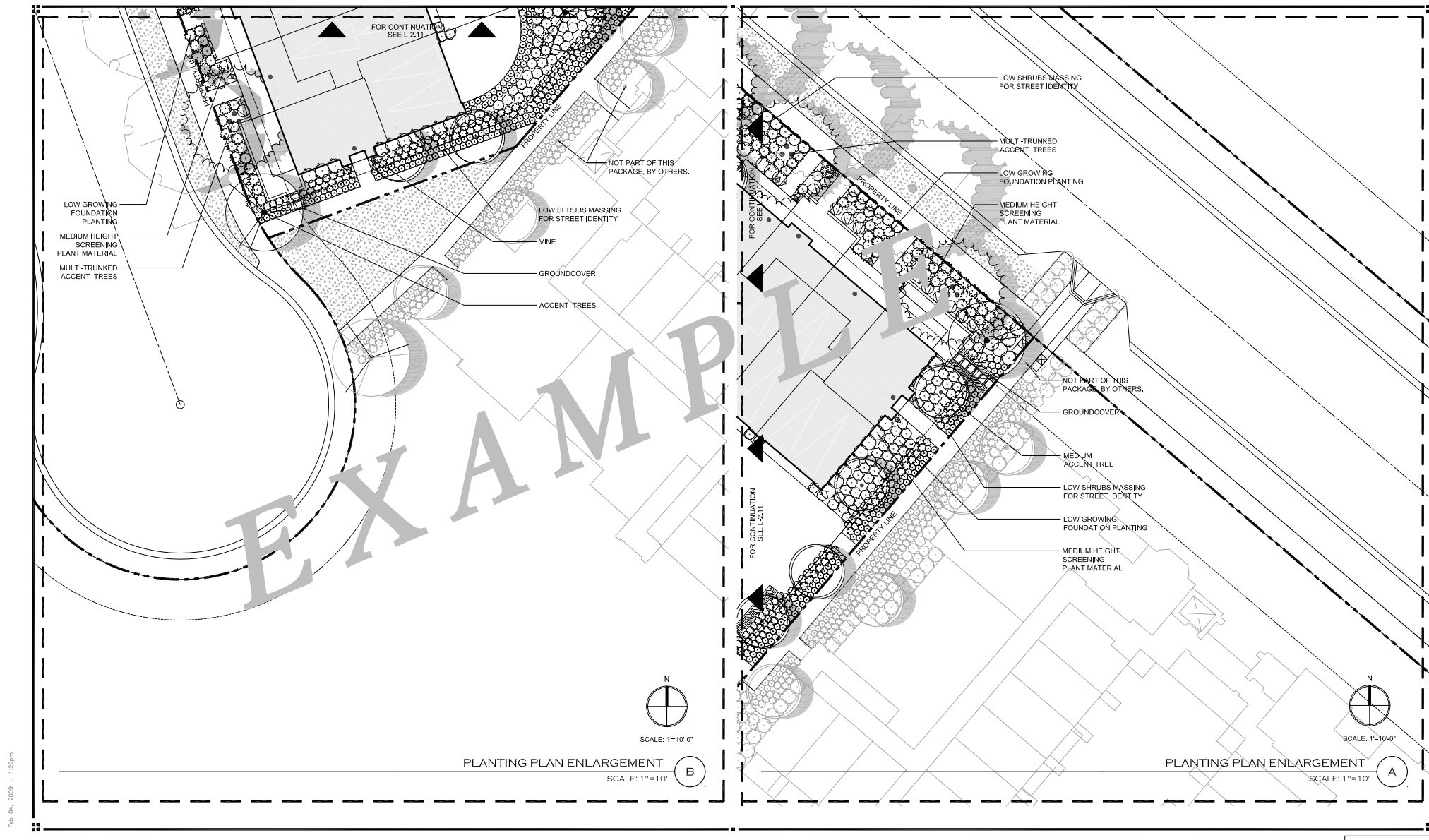
CONCRETE PAVERS LAYOUT 1
SCALE: 1"=1'-0"

MATERIALS DETAILS
TOWNHOME HOUSING TYPE



PLANTING PLAN TOWNHOME HOUSING TYPE





PLANTING PLAN ENLARGEMENT TOWNHOME HOUSING TYPE

SETBACK TREES



Acacia saligna
- Shouling Acacia



Jacaranda mimosifolia
- Jacaranda Tree



Agave attenuata
- Peppermint Willow



Phor. laevis
- African Duncan



Leptochloa setacea
- Carolina Impatiens

NATIVE GRASSES / GRASS-LIKE SPECIES



Carex lasiocarpa
- Ho Chi Minh Grass



Is. Douglasii
- Douglas Iris



Leymus confertus
- Giant Wild Ryegrass



Leymus trisetus
- Creeping Wild Ryegrass

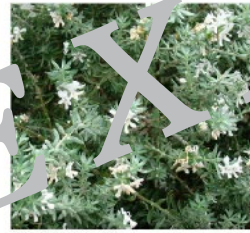
GROUNDCOVERS / PERENNIALS / SHRUBS / VINES



Hebe laevis "Della de Oro"
- Della de Oro Hebe



Ornithoglossum spheeranthum
- Spheeranthum



Westringia linearis "Morning Light"
- Morning Light Coastal Rosemary



Conoclinium coelestinum
- Blue Heaven



Veronica lanceolata "De La Mer"
- De La Mer Veronica



Rhododendron officinale "Luscious Blue"
- Luscious Blue Rhododendron



Conoclinium coelestinum
- Blue Heaven



Dynandrea margaritacea
- Dynandrea

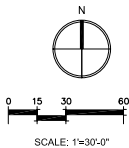


Cladonia leucophaea
- Cladonia

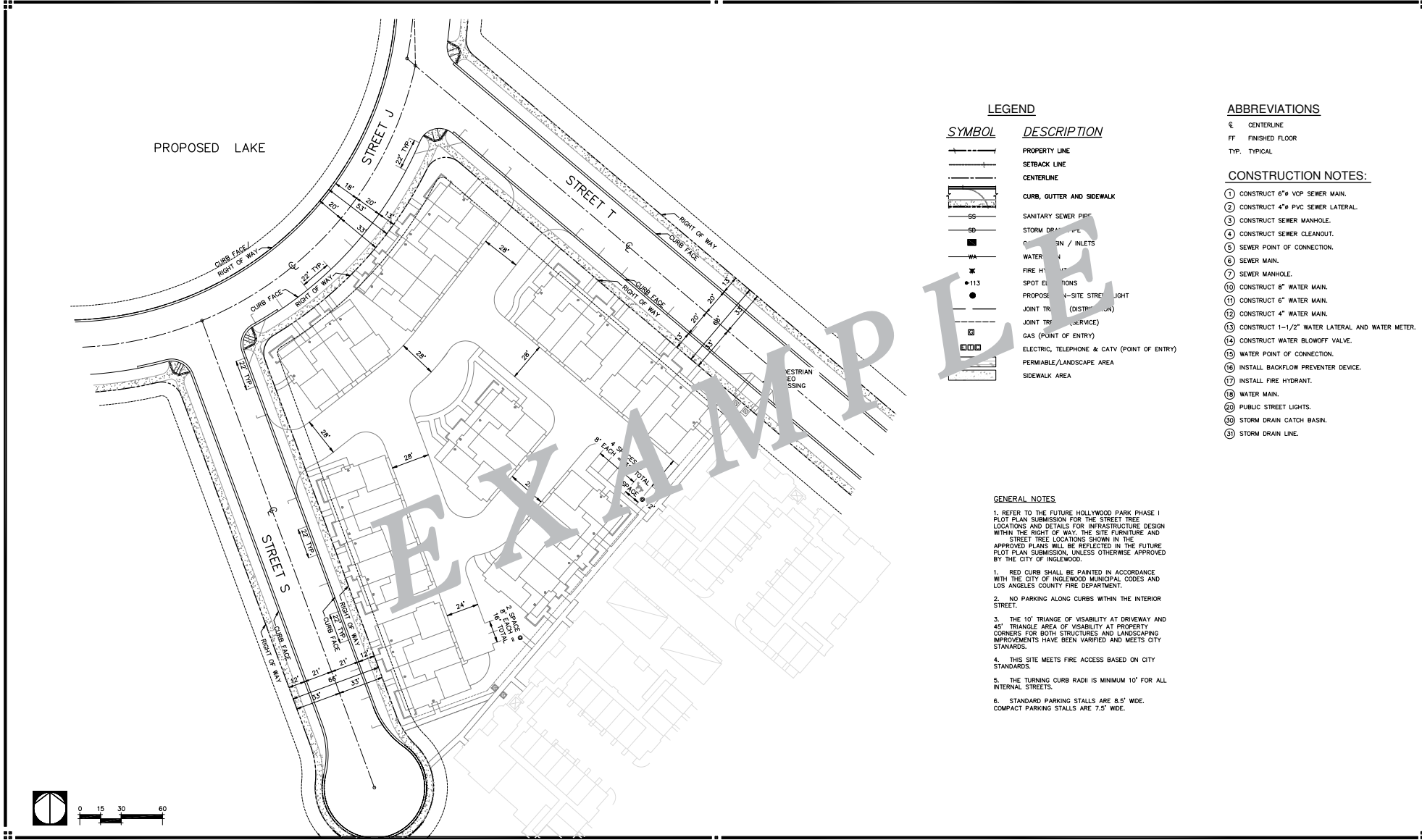
PLANTING MATERIAL IMAGES
TOWNHOME HOUSING TYPE

[illegible]

1. All planned areas will be irrigated by a fully automatic Irrigation system that will meet the design requirements of the Metropolitan Water District of Southern California, California Friendly Homes Program.
2. "Smart" Irrigation: The Irrigation system shall be designed to provide information about environmental conditions for a specific location and landscape information such as soil moisture, rain, wind, the plants' evaporation and transpiration (ET) rates, and, in some cases, plant type and more-to decide when to manually add water, and when not to, providing exactly the right amount of water to maintain lush, healthy growing conditions", and, b. Avoid human programming intervention during normal day-to-day operation either at the landscaped site or at the server if a server is used to control the Irrigation controllers are required and shall at a minimum meet the following capabilities:
 - a. Water budgeting feature (percent adjustment)
 - b. Automatic periodic adjustment to the Irrigation program.
 - c. Accomplish the same function as a weather station, internally stored historical weather data or a provider-supplied signal,
 - d. Multiple start time capability.
 - e. Runtimes able to support low-volume applications.
 - f. Irrigation intervals for days of the week or same day
 - g. More than one operation program (A-Turf, B-Shrub, C-Water Feature).
3. Electric Irrigation control valve shall have a manufacturer's specified minimum operating flow of 0.5 gallons per minute or less.
4. Irrigation operating pressures shall be maintained near thirty (30) psi, per manufacturer's specifications to reduce misting and prolong the life of the Irrigation system.
5. Individual valve zones shall only irrigate similar hydrozones.
6. Irrigation system shall be designed to achieve 70% or greater distribution uniformity in turf areas and 80% in all other landscaped areas.
7. Turf areas shall be irrigated with low-volume micro spray. Irrigation rate of one (1) inch or less per hour as specified by the manufacturer. Stream rotator heads are preferred.
8. Turf areas shall be eight (8) feet on the shortest side shall be irrigated by a surface method, or micro spray heads for the over-spray.
9. Non-turf areas shall be irrigated with low-volume micro spray or point application devices.
10. Irrigation intervals and frequency during establishment period shall be suitable for the plant type used and weather conditions. Passive detection of rainfall shall be accomplished through the use of temporary means around trees and shrubs,



IRRIGATION PLAN TOWNHOME HOUSING TYPE



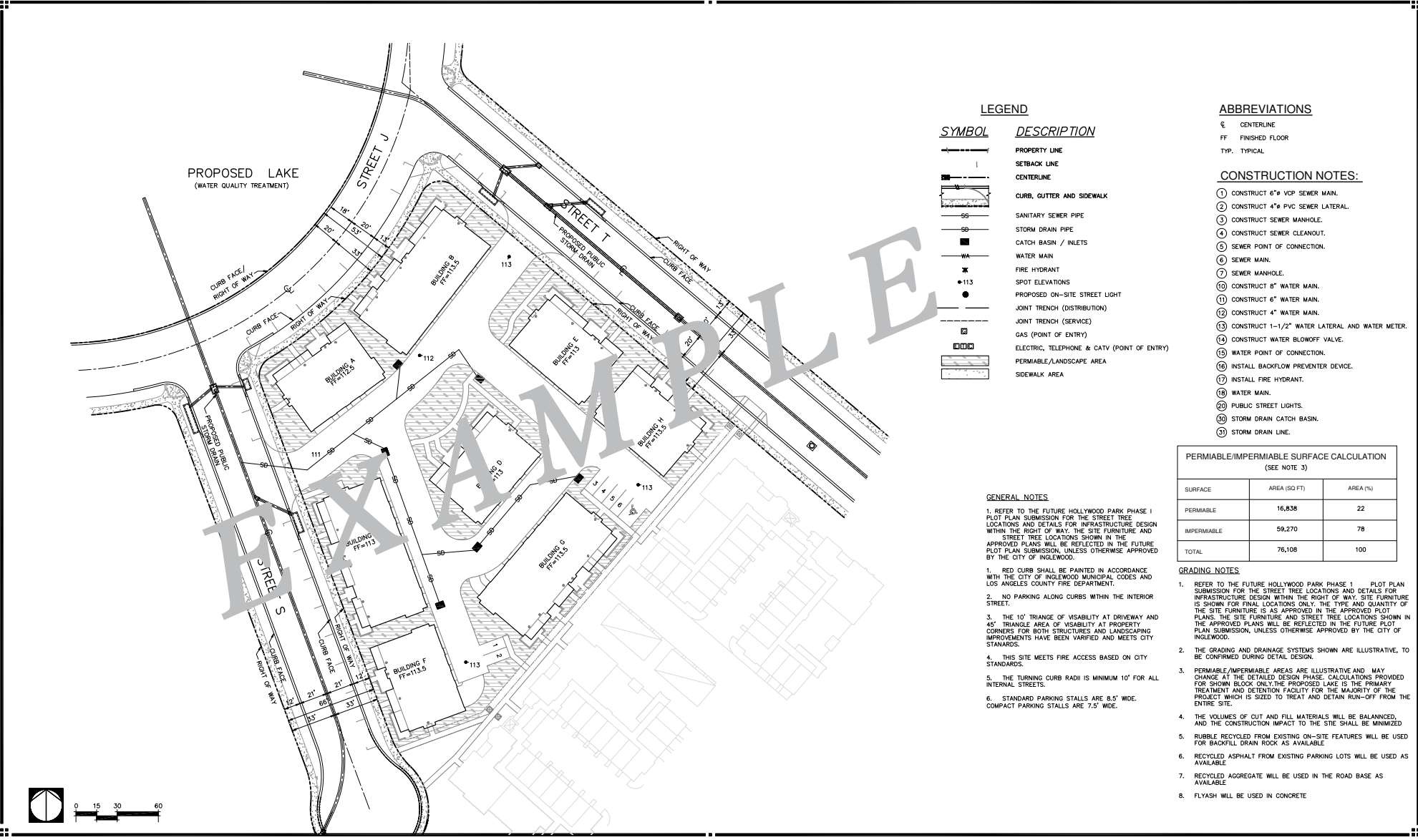
OVERALL SITE PLAN AND LEGEND
TOWNHOME HOUSING TYPE

- ABBREVIATIONS**
- CL CENTERLINE
 - FF FINISHED FLOOR
 - TYP. TYPICAL
- CONSTRUCTION NOTES:**
- 1. CONSTRUCT 6" VCP SEWER MAIN.
 - 2. CONSTRUCT 4" PVC SEWER LATERAL.
 - 3. CONSTRUCT SEWER MANHOLE.
 - 4. CONSTRUCT SEWER CLEANOUT.
 - 5. SEWER POINT OF CONNECTION.
 - 6. SEWER MAIN.
 - 7. SEWER MANHOLE.
 - 10. CONSTRUCT 8" WATER MAIN.
 - 11. CONSTRUCT 6" WATER MAIN.
 - 12. CONSTRUCT 4" WATER MAIN.
 - 13. CONSTRUCT 1-1/2" WATER LATERAL AND WATER METER.
 - 14. CONSTRUCT WATER BLOWOFF VALVE.
 - 15. WATER POINT OF CONNECTION.
 - 16. INSTALL BACKFLOW PREVENTER DEVICE.
 - 17. INSTALL FIRE HYDRANT.
 - 18. WATER MAIN.
 - 20. PUBLIC STREET LIGHTS.
 - 30. STORM DRAIN CATCH BASIN.
 - 31. STORM DRAIN LINE.

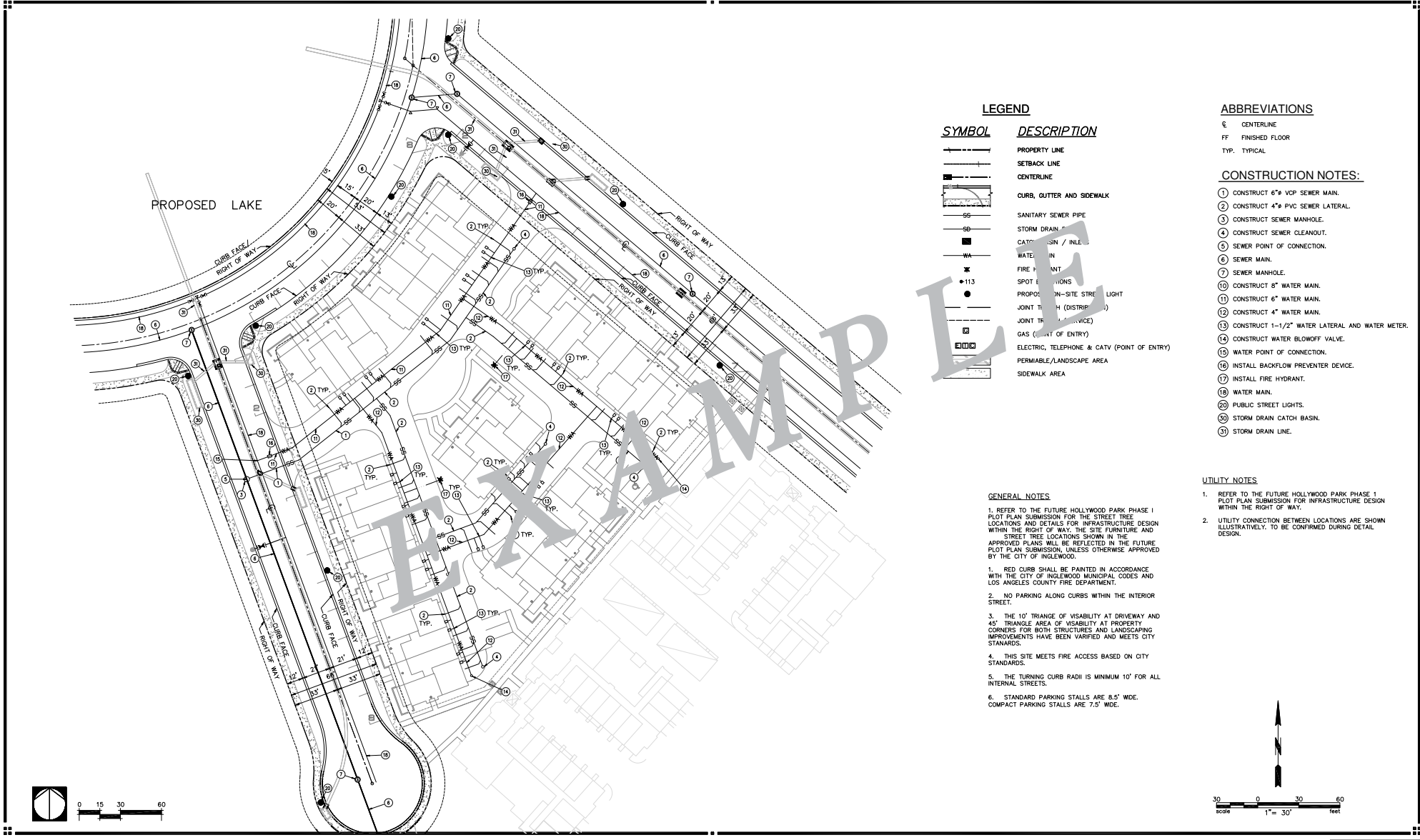
LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	CENTERLINE
---	CURB, GUTTER AND SIDEWALK
SS	SANITARY SEWER PIPE
SD	STORM DRAIN PIPE
CS	CATCH BASIN / INLETS
WA	WATER MAIN
FX	FIRE HYDRANT
11.5	SPOT ELEVATIONS
●	PROPOSED ON-SITE STREET LIGHT
○	JOINT TRUNK (DISTRIBUTION)
○	JOINT TRUNK (SERVICE)
□	GAS (POINT OF ENTRY)
□	ELECTRIC, TELEPHONE & CATV (POINT OF ENTRY)
□	PERMIABLE/LANDSCAPE AREA
---	SIDEWALK AREA

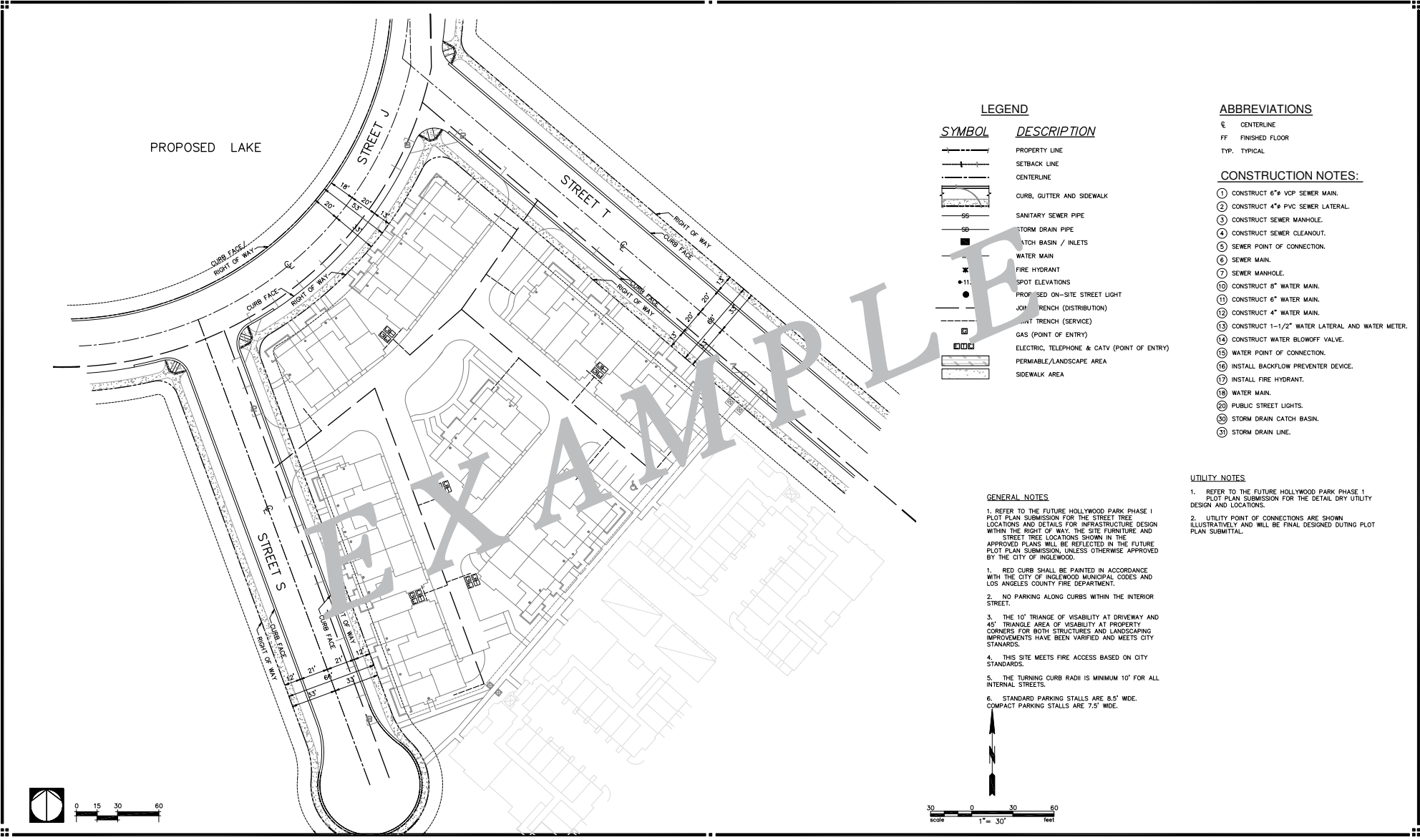
- GENERAL NOTES**
- 1. REFER TO THE FUTURE HOLLYWOOD PARK PHASE I PLOT PLAN SUBMISSION FOR THE STREET TREE LOCATIONS AND DETAILS FOR INFRASTRUCTURE DESIGN WITHIN THE RIGHT OF WAY. THE SITE FURNITURE AND STREET TREE LOCATIONS SHOWN IN THE APPROVED PLANS WILL BE REFLECTED IN THE FUTURE PLOT PLAN SUBMISSION, UNLESS OTHERWISE APPROVED BY THE CITY OF INGLEWOOD.
 - 1. RED CURB SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF INGLEWOOD MUNICIPAL CODES AND LOS ANGELES COUNTY FIRE DEPARTMENT.
 - 2. NO PARKING ALONG CURBS WITHIN THE INTERIOR STREET.
 - 3. THE 10' TRIANGLE OF VISIBILITY AT DRIVEWAY AND 45' TRIANGLE AREA OF VISIBILITY AT PROPERTY CORNERS FOR BOTH STRUCTURES AND LANDSCAPING IMPROVEMENTS HAVE BEEN VARIFIED AND MEETS CITY STANDARDS.
 - 4. THIS SITE MEETS FIRE ACCESS BASED ON CITY STANDARDS.
 - 5. THE TURNING CURB RADIUS IS MINIMUM 10' FOR ALL INTERNAL STREETS.
 - 6. STANDARD PARKING STALLS ARE 8.5' WIDE. COMPACT PARKING STALLS ARE 7.5' WIDE.



PRELIMINARY GRADING, DRAINAGE AND WATER QUALITY PLAN
TOWNHOME HOUSING TYPE



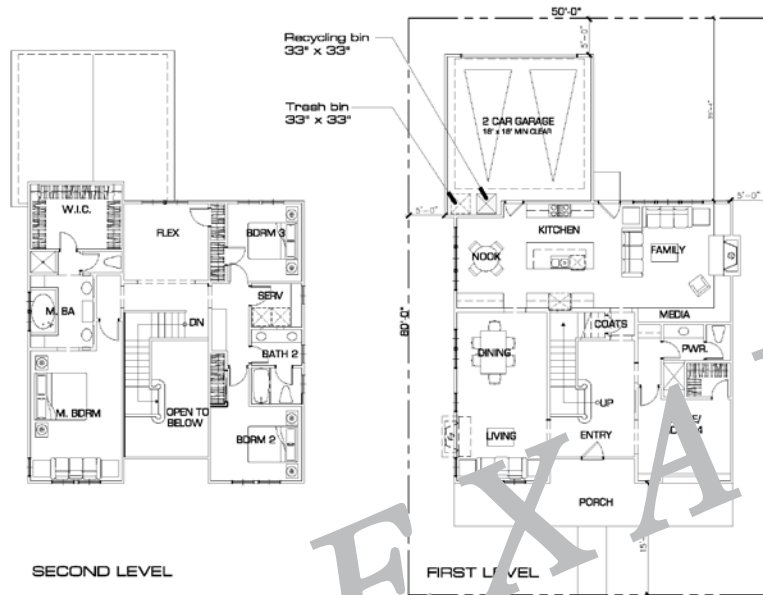
UTILITY EXHIBIT
TOWNHOME HOUSING TYPE



PRELIMINARY JOINT TRENCH PLANS
FOR ELECTRICITY, NATURAL GAS, TELEPHONE AND CABLE T.V.
TOWNHOME HOUSING TYPE

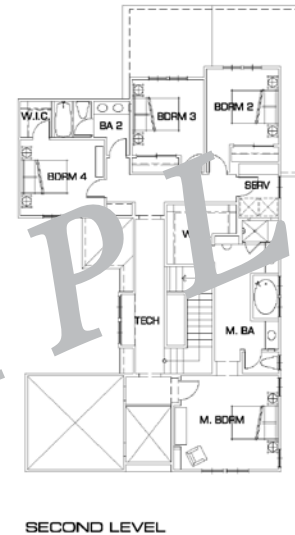
Appendix

Hollywood Park Specific Plan • Adopted July 8, 2009
Amended September 23, 2014
Further Amended February 24, 2015



PLAN 4

2,752 S.F.
4 Bdrm/2.5 Bath/ Tech
2 Car Garage



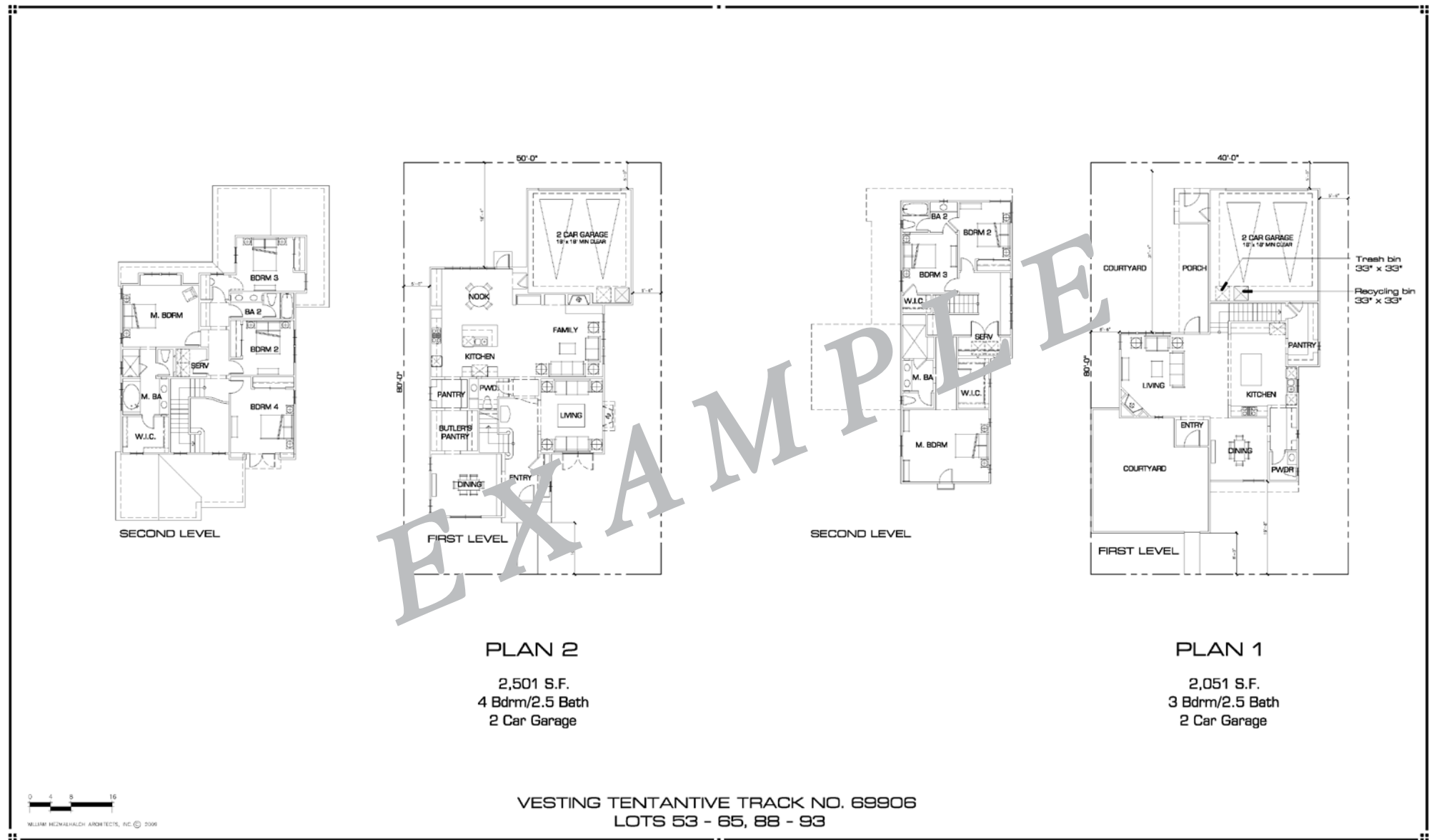
PLAN 3

2,647 S.F.
4 Bdrm/2.5 Bath/ Tech
2 Car Garage



VESTING TENTATIVE TRACK NO. 69906
LOTS 53 - 65, 88 - 93

SINGLE FAMILY 3,500 SF LOT HOUSING TYPE



SINGLE FAMILY 3,500 SF LOT HOUSING TYPE



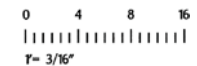
© 2000 WILLIAM HEZMALHALCH ARCHITECTS, INC.

PLAN 1

PLAN 3

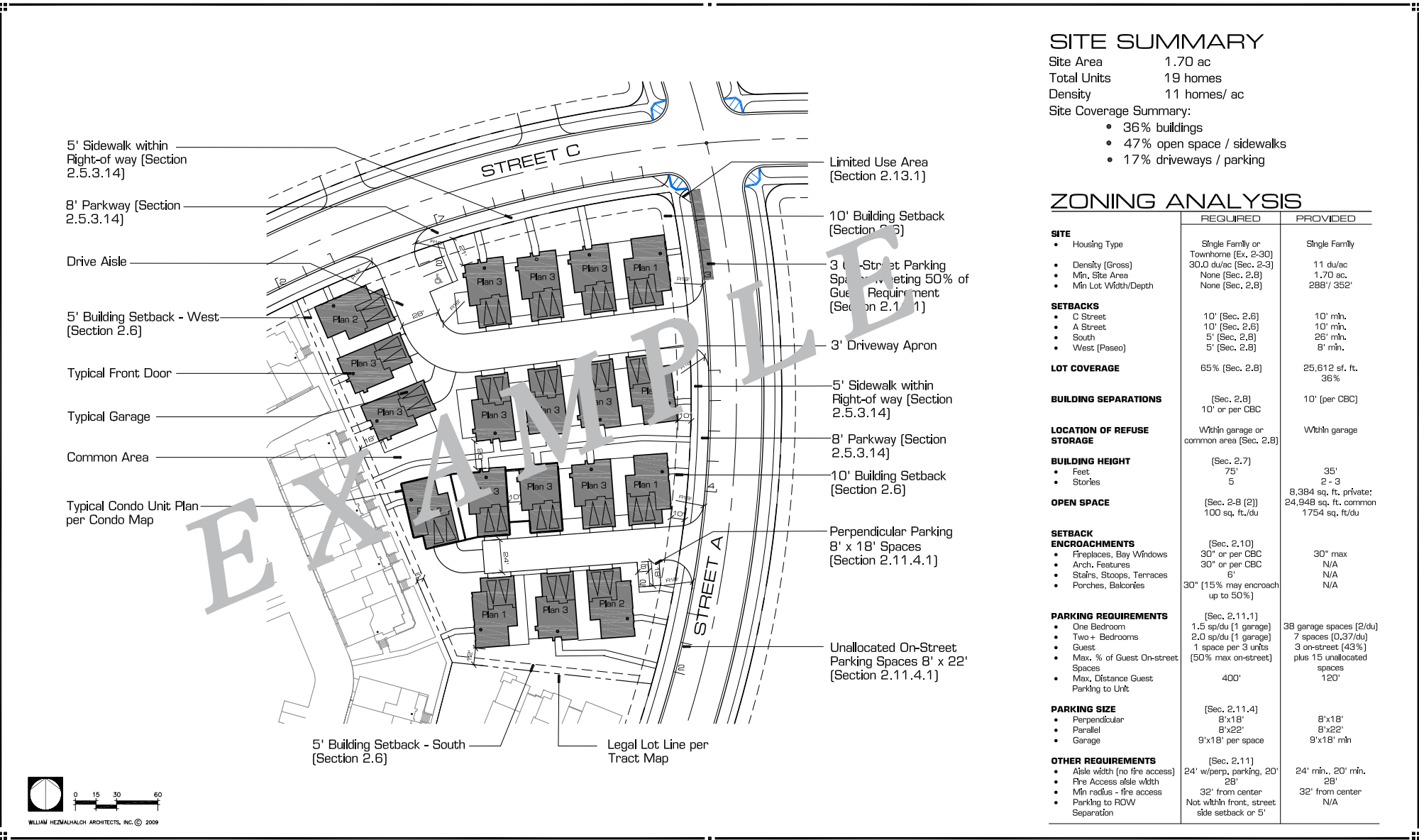
PLAN 2

VESTING TENTATIVE TRACT NO. 69906
LOTS 53 - 65, 88 - 93

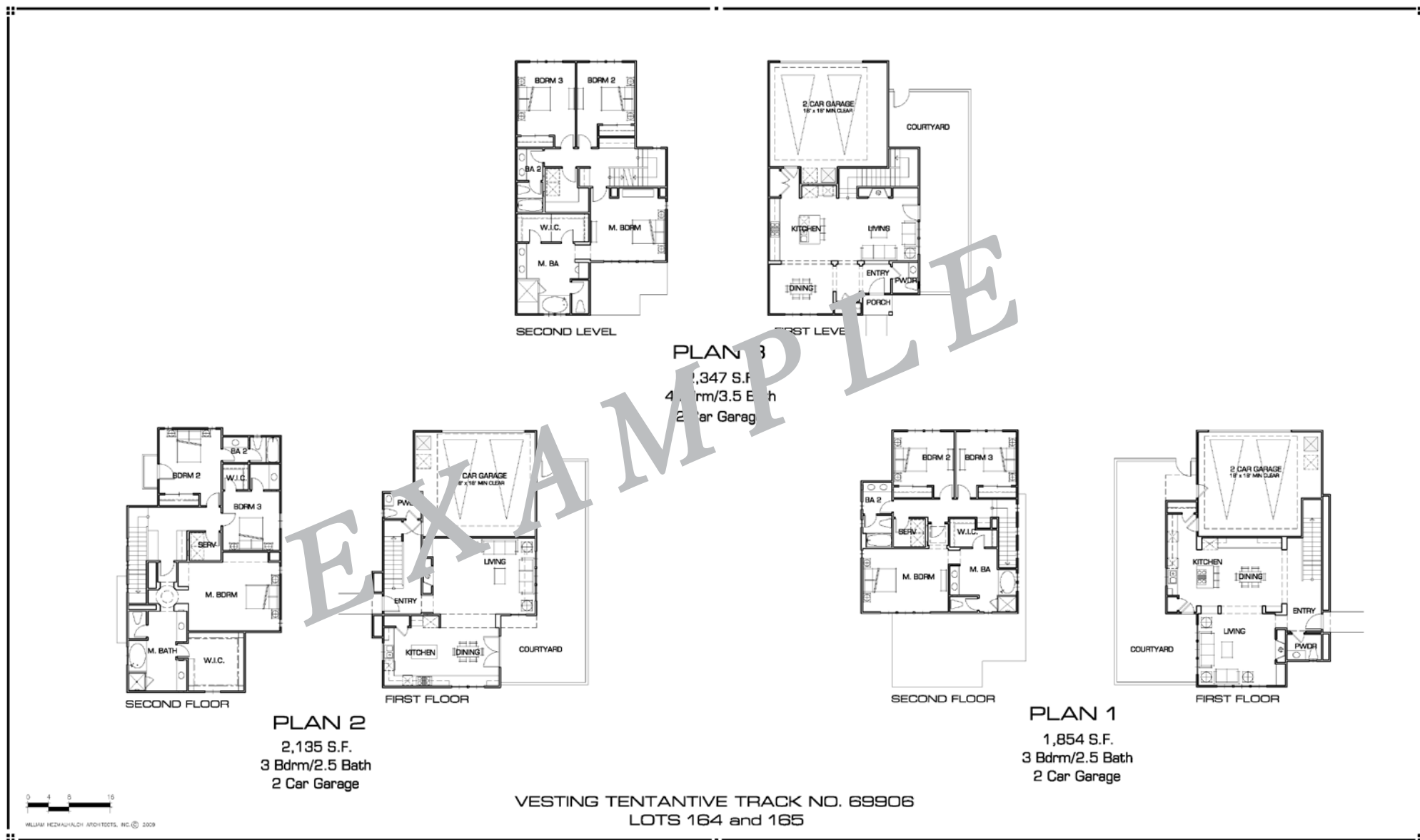


SINGLE FAMILY
3,500 SF LOT HOUSING TYPE

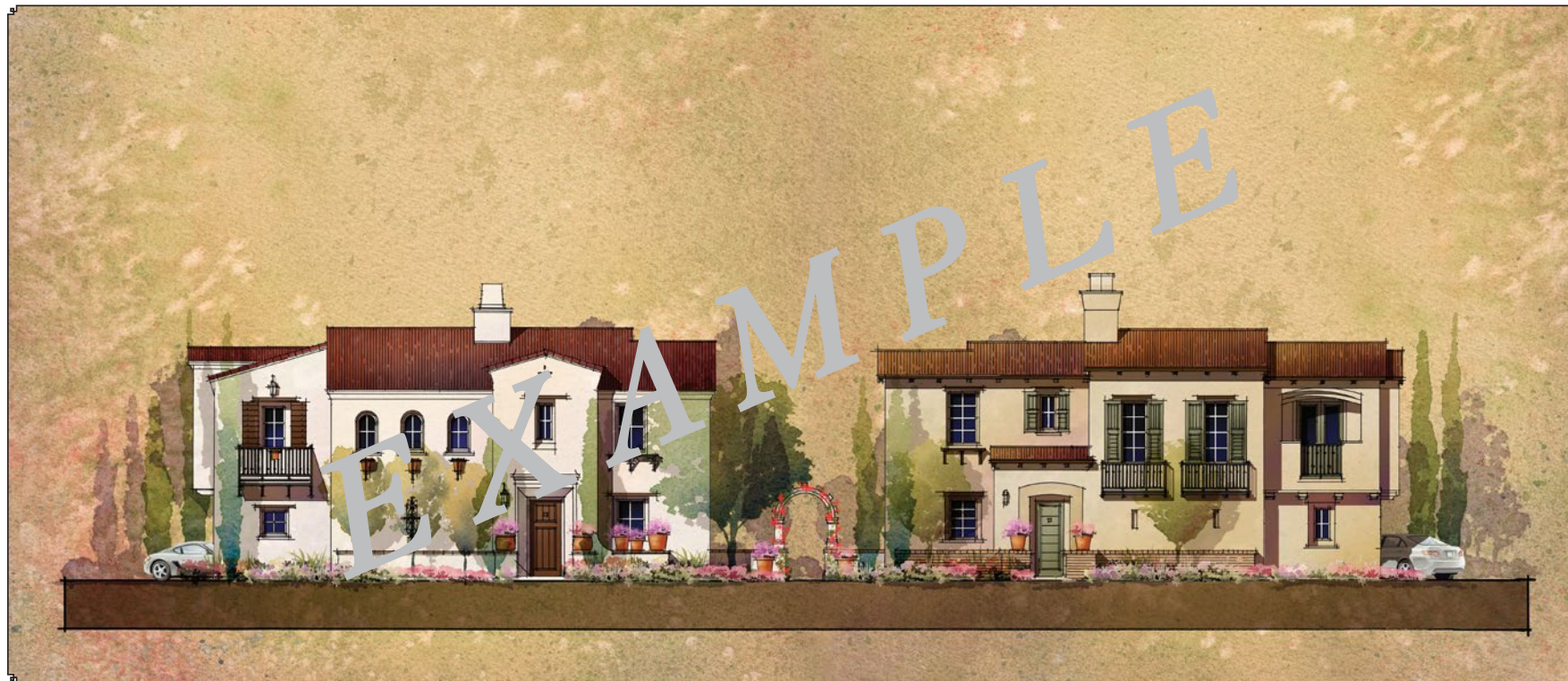
MOCK SUBMITTAL: GREENCOURT CLUSTER HOUSING TYPE



CONCEPTUAL SITE PLAN
SINGLE FAMILY DETACHED
GREENCOURT CLUSTER HOUSING TYPE



SINGLE FAMILY DETACHED GREENCOURT CLUSTER HOUSING TYPE

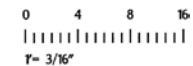


© 2008 WILLIAM HEZMALHALCH ARCHITECTS, INC.

PLAN 1 - SPANISH

PLAN 2 - PROVENCE

VESTING TENTATIVE TRACT NO. 69906
LOTS 164 - 165



SINGLE FAMILY DETACHED
GREENCOURT CLUSTER HOUSING TYPE

