

DO NOT REMOVE

INITIATIVE MEASURE TO BE SUBMITTED TO THE VOTERS

Section I. NOTICE OF INTENT.

Notice of Intent to Circulate Petition. Notice is hereby given by the persons whose names appear hereon of their intent to circulate the petition in the City of Inglewood for the purpose of amending the General Plan and Zoning Ordinance and adopting a Specific Plan for commercial development of an approximately 60 acre parcel of land in the City. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

- A. Residents of the City desire and would benefit from a proposed retail commercial development project on an approximately 60 acre parcel of land adjacent to the Hollywood Park Racetrack, called "The Home Stretch At Hollywood Park."
- B. New retail investment in our community will provide hundreds of good paying jobs and increased tax revenue to the City for vital public services like public safety.
- C. The project will bring well known retailers like Wal-Mart to our community. Retail establishments may also include indoor and outdoor seating restaurants, fitness centers, banks, gasoline stations, grocery stores, pharmacies, general merchandise stores, garden supply stores, hardware stores, vision care centers, photo services, outdoor sales areas, and smaller outparcel uses.
- D. The project will provide for architectural and landscape themes consistent with the nearby Hollywood Park Racetrack.
- E. Specific mitigation measures to reduce or eliminate adverse environmental impacts, including traffic concerns, are required for and included in the project.
- F. The project requires approval of the voters of the City and cannot be changed except by the voters of the City.

David Stewart
337 West Fairview
Inglewood, Ca. 90301

Alfredo Gonzalez
1120 East 65th Street
Inglewood, Ca. 90302

Mary Foster
151 North Locust, #101
Inglewood, Ca. 90301

THE PEOPLE OF THE CITY OF INGLEWOOD DO ORDAIN AS FOLLOWS:

Section II. LEGISLATIVE FINDINGS AND PURPOSE.

The people of the City of Inglewood (the "City") hereby find and declare the following:

- A. The Plan Area is Ideal for the Location of a Shopping Center. The Plan Area (as defined in Municipal Code Section 12-200.1E, as set forth in Section VII hereof) is one of the last remaining parcels of land located in the City where a major retail commercial development can be located. The proposed retail commercial development project, called "The Home Stretch At Hollywood Park" (defined as the "Project" in Municipal Code Section 12-200.1B, as set forth in Section VII hereof), includes mitigation measures to reduce or eliminate its adverse environmental impacts and is easily accessible from all parts of the City due to the location of the Project at Prairie Avenue and 90th Street. The voters hereby declare that the Plan Area is appropriate for the location of a major retail commercial development.

00:30

RECEIVED
CITY OF INGLEWOOD

- B. This Initiative Will Contribute to the Overall Economy and Health and Welfare of the City. Providing numerous shopping, dining, and service opportunities in the City contributes to the overall health and welfare and economy of the City and its residents. Additionally, the development of a major retail commercial development will provide hundreds of good paying jobs in the City.
- C. No New Taxes. This Initiative does not raise or impose any new or additional taxes on residents of the City and, in fact, will create increased revenues to the City.
- D. This Initiative Does Not Impede and In Fact Furthers the City's Economic Development Goals. This Initiative does not impede and, in fact, furthers the City's economic development goals. The Project (as defined in Municipal Code Section 12-200.1B, as set forth in Section VII hereof) will provide more shopping and service opportunities within the City and will provide hundreds of good paying jobs within the City that can also stimulate and enhance the City's economy.
- E. The Project is Compatible With Other Surrounding Land Uses. The voters of the City hereby find and determine that the Project (as defined in Municipal Code Section 12-200.1B, as set forth in Section VII hereof) is compatible with other land uses in the area immediately adjacent to the Project.
- F. The City Needs the Project Immediately. The City is in need of high quality shopping venues that contribute to the overall health and welfare of the economy of the City. To that end, the voters hereby direct the City to expedite any ministerial actions that may need to be taken by the City to allow the Project (as defined in Municipal Code Section 12-200.1B, as set forth in Section VII hereof) to be developed and operational as soon as practicable.

Section III. CONFLICTING MEASURES.

- A. In the event that another ballot measure (the "Competing Initiative") appears on the same ballot as this Initiative that seeks to adopt or impose any City General Plan (the "General Plan") or City Zoning Ordinance (the "Zoning Ordinance") designations or requirements including, without limitation, those with respect to the development of or uses authorized by this Initiative, that differ in any respect to or supplement, those contained in this Initiative, the voters hereby declare their intent that, if both the Competing Initiative and this Initiative receive a majority of votes cast and if this Initiative receives a greater number of votes than the Competing Initiative, this Initiative shall prevail in its entirety over the Competing Initiative without regard to whether specific provisions of each measure directly conflict with each other. Under those circumstances, the Competing Initiative shall be null and void in its entirety and without any legal effect.
- B. In the event that both the Competing Initiative and this Initiative receive a majority of votes cast and the Competing Initiative receives a greater number of votes than this Initiative, this Initiative shall be deemed to be complimentary to the Competing Initiative. To that end and to the maximum extent permitted by law, the provisions of this Initiative shall be fully adopted except to the extent that specific provisions contained in each measure are deemed to be in direct conflict with each other on a "provision by provision" basis pursuant to *Yoshisato v. Superior Court* (1992) 2 Cal. 4th 978.

Section IV. AMENDMENT OF THE GENERAL PLAN.

- A. The voters of the City hereby find that it is in the public interest to amend the General Plan land use category for the Plan Area (as defined in Municipal Code Section 12-200.1E, as set forth in Section VII hereof) from Commercial/Recreation and Commercial/Residential to Commercial, so as to enable the Project (as defined in Municipal Code Section 12-200.1B, as set forth in Section VII hereof), and the General Plan land use category for the Plan Area is hereby so amended.

- B. The Commercial/Recreation category of the General Plan Land Use Element allows commercial and private recreation and similar uses. The Commercial/Residential category of the General Plan Land Use Element allows mixed commercial and residential uses, using Planned Assembly Development standards pursuant to Article 18 of Chapter 12 of the Municipal Code. The General Plan requires that buildings in the Commercial/Recreation category be set back 30 feet from all property lines, not be closer than 200 feet to any single family residential zone, and not exceed 150 feet in height. The General Plan Land Use Element also requires that lots in the Commercial/Recreation category be a minimum of one acre and provide a minimum frontage of 100 feet along a dedicated street. None of the foregoing requirements for development exist in the Commercial/Residential category. By comparison, the Commercial category permits commercial uses and limits buildings to a maximum height of six stories or 75 feet, but contains none of the other requirements or standards for development in the Commercial/Recreation category or the Commercial/Residential category. Amending the General Plan land use category for the Plan Area (as defined in Municipal Code Section 12-200.1E, as set forth in Section VII hereof) from Commercial/Recreation and Commercial/Residential to Commercial will facilitate development of the Project (as defined in Municipal Code Section 12-200.1B, as set forth in Section VII hereof) according to a consistent set of requirements and standards as contemplated herein.
- C. The voters of the City hereby find that it is in the public interest to amend the General Plan Circulation Element, to delete the potential future route of Arbor Vitae Street between Prairie Avenue and the eastern boundary of the Plan Area (as defined in Municipal Code Section 12-200.1E, as set forth in Section VII hereof), to the extent that such potential future route touches any part of the Plan Area, and the General Plan Circulation Element is hereby so amended.
- D. The General Plan Circulation Element shows a potential future route of Arbor Vitae Street east of Prairie Avenue. If Arbor Vitae Street were developed east of Prairie Avenue, it could adversely affect improvements along the southern boundary of the Plan Area (as defined in Municipal Code Section 12-200.1E, as set forth in Section VII hereof) and could also cause conflicts with on-site traffic circulation in the Plan Area. By deleting the potential future route of Arbor Vitae Street east of Prairie Avenue, to the extent that such future route touches any part of the Plan Area, such adverse effects and conflicts will be avoided and the development of the Project (as defined in Municipal Code Section 12-200.1B, as set forth in Section VII hereof) as contemplated herein, will be facilitated.
- E. The voters of the City hereby find that it is in the public interest to amend the General Plan Circulation Element, to delete the potential future route of Kareem Court between 90th Street and the future extension of Arbor Vitae Street between Prairie Avenue and the eastern boundary of the Plan Area (as defined in Municipal Code Section 12-200.1E, as set forth in Section VII hereof), to the extent that such potential future route touches any part of the Plan Area, and the General Plan Circulation Element is hereby so amended.
- F. The General Plan Circulation Element shows a potential future southerly extension of Kareem Court from 90th Street to the potential future extension of Arbor Vitae Street east of Prairie Avenue. If Kareem Court were developed south of 90th Street so that it would connect with the future potential extension of Arbor Vitae Street, it could adversely affect the Project (as defined in Municipal Code Section 12-200.1B, as set forth in Section VII hereof) and could also cause conflicts with on-site traffic circulation in the Plan Area (as defined in Municipal Code Section 12-200.1E, as set forth in Section VII hereof). By deleting the potential future southern extension of Kareem Court south of 90th Street, such adverse effects and conflicts will be avoided and the development of the Project, as contemplated herein, will be facilitated.
- G. To the extent permitted by law, the voters of the City hereby authorize and direct the City to amend any elements or provisions of the General Plan and Municipal Code and all other City Ordinances, policies, and implementation programs or

policies, as soon as possible, in order to implement this Initiative and to ensure consistency and correlation between this Initiative and other elements of the General Plan and Municipal Code. This enabling legislation shall be interpreted broadly pursuant to *Pala Band of Mission Indians v. Board of Supervisors* (1997) 54 Cal. App. 4th 565, to promote the requirement that a general plan constitute an integrated and consistent document.

- H. The voters of the City hereby find that the General Plan in effect as of the date that the Notice of Intent to propose this Initiative was submitted to the City Clerk, and the General Plan as amended by this Initiative, comprise an integrated, internally consistent and compatible statement of policies for the City. In order to ensure that the General Plan remains an integrated, internally consistent and compatible statement of policies for the City, the General Plan provisions adopted by this Initiative shall prevail over any conflicting revisions to the General Plan adopted between the date that the Notice of Intent to propose this Initiative was submitted to the City Clerk and the date that the amendments adopted by this Initiative are inserted into the General Plan. To that end, any conflicting revisions in the General Plan adopted between the date that the Notice of Intent to propose this Initiative was submitted to the City Clerk and the date that the amendments adopted by this Initiative are inserted into the General Plan, shall be null and void in their entirety and without any legal effect.

Section V. SEVERABILITY.

If any term, provision, condition, requirement, or portion thereof, of this Initiative is for any reason held invalid, unenforceable, or unconstitutional in a final non-appealable judgment by a court of competent jurisdiction, such portion shall be deemed severed and of no force and effect, and the remainder of this Initiative shall not be affected thereby and shall continue in effect without such severed portions. The voters of the City hereby declare that they would have adopted this Initiative and each portion thereof regardless of the fact that an invalid portion or portions may have been present in this Initiative.

Section VI. AMENDMENT OF HOME STRETCH SPECIFIC PLAN.

The Home Stretch Specific Plan shall only be amended by another initiative measure(s) approved by a two-thirds vote of the electorate.

Section VII. AMENDMENT OF THE ZONING ORDINANCE TO ADD THE HOME STRETCH SPECIFIC PLAN.

Upon the effective date of this Initiative, Article 40 of Chapter 12 of the Inglewood Municipal Code, is added to read as follows:

Article 40. "HSSP" HOME STRETCH SPECIFIC PLAN ZONE.

Section 12-200. "HSSP" Home Stretch Specific Plan Zone.

To comprehensively implement the General Plan, the Plan Area, which is legally described in Municipal Code Section 12-200.1E, is rezoned from Commercial/Recreation (C/R) to Home Stretch Specific Plan (HSSP). The applicable uses, development standards, criteria, design, signage and landscaping requirements, subdivision requirements, review procedures, exactions, mitigations and other requirements for the Project (as defined in Municipal Code Section 12-200.1B) and the Home Stretch Specific Plan Zone are set forth in this Article 40.

Section 12-200.1 ADOPTION OF THE HOME STRETCH SPECIFIC PLAN (the "Home Stretch Specific Plan").

- A. The Home Stretch Specific Plan is hereby adopted for the Plan Area (as defined in Municipal Code Section 12-200.1E).
- B. Purpose of the Home Stretch Specific Plan.

The purpose of the Home Stretch Specific Plan is to enable development and construction of the proposed retail commercial development project called "The

Home Stretch at Hollywood Park" (the "Project"). The Project will be a major retail shopping center, incorporating major anchor tenants and other retailers along with ancillary uses, including, without limitation, indoor and outdoor seating restaurants, fitness centers, banks, gasoline stations, grocery stores, pharmacies, general merchandise stores, garden supply stores, hardware stores, vision care centers, photo services, outdoor sales areas, drive-through operations, and smaller outparcel uses. The Home Stretch Specific Plan establishes the uses, development standards, criteria, design, signage and landscaping requirements, subdivision requirements, review procedures, exactions, mitigations and other requirements appropriate to the Home Stretch Specific Plan Zone and the Project. The Project is described in Figure 1, Figure 2, Figure 3-1 through Figure 3-3, Figure 4-1 through 4-5, Figure 5, Figure 6, Figure 7-1 through Figure 7-12, Figure 8-1 through Figure 8-5, Figure 9-1 through Figure 9-7, Figure 11, Figure 12, and Figure 13-1 through 13-6 of Municipal Code Section 12-200.5.

C. Relationship to Chapter 12 of the Municipal Code.

1. Chapter 12 of the Municipal Code contains the City's Zoning Ordinance, including its general development standards, criteria, requirements, and procedures for review. The Home Stretch Specific Plan establishes the uses, development standards, criteria, design, signage and landscaping requirements, subdivision requirements, review procedures, exactions, mitigations and other requirements appropriate to the Home Stretch Specific Plan Zone and the Project (as defined in Municipal Code Section 12-200.1B). Accordingly, the Home Stretch Specific Plan shall, with respect to the Plan Area (as defined in Municipal Code Section 12-200.1E) preempt and replace all of the standards, criteria, procedures for review (including, without limitation, permit procedures) and other requirements of Chapter 12 of the Municipal Code, other than as expressly set forth in this Article 40. The Home Stretch Specific Plan is intended to fully occupy the field of zoning regulations applicable to the Plan Area and is to be interpreted liberally in order to effectuate its purpose and intent.
2. No ordinance or regulation shall be adopted subsequent to the date that the Notice of Intent to propose the Initiative adding this Article 40 is submitted to the City Clerk that, if applied to the Plan Area (as defined in Municipal Code Section 12-200.1E) would conflict with the Home Stretch Specific Plan, preclude or impair its development (including uses), impose development standards, criteria, design, signage and landscaping requirements, restrictions, subdivision requirements, review procedures, exactions, mitigations, and other requirements not contained herein, or impose fees other than fees that do not exceed the fees generally applicable to all commercial development City-wide as of the date that the Notice of Intent to propose the Initiative adding this Article 40 is submitted to the City Clerk. Any ordinance or regulation adopted subsequent to the date that the Notice of Intent to propose the Initiative adding this Article 40 is submitted to the City Clerk that, if applied to the Plan Area would conflict with the Home Stretch Specific Plan, delay, preclude or impair development of the Project (as defined in Municipal Code Section 12-200.1B), or impose development standards, criteria, design, signage and landscaping requirements, subdivision requirements, restrictions, review procedures, exactions, mitigations, and other requirements not contained herein, or impose fees other than fees generally applicable to all commercial development City-wide as of the date that the Notice of Intent to propose the Initiative adding this Article 40 is submitted to the City Clerk, shall be null and void in its entirety and without any legal effect.
3. The Community Development and Housing Director of the City shall review development, grading, landscaping, signage plans, and proposed tentative tract maps and parcel maps (collectively, the "Plans"), to verify that they substantially conform (as defined in Municipal Code Section 12-200.1G6) with the applicable provisions of the Home Stretch Specific

Plan. No public hearing shall be required for such review and, if the Plans substantially conform with the applicable provisions of the Home Stretch Specific Plan, then the Community Development and Housing Director shall be required to find substantial conformance, without the exercise of any discretion, and no development standards, criteria, requirements, procedures, mitigations or exactions shall be imposed thereon, except those expressly set forth in the Home Stretch Specific Plan. In that regard, the provisions of the Home Stretch Specific Plan shall exclusively govern such review and no development standards, criteria, design, signage and landscaping requirements, subdivision requirements, restrictions, review procedures, exactions, mitigations, or other requirements (whether required by Chapter 12 of the Municipal Code or otherwise) applicable to property and development located outside of the Plan Area (as defined in Municipal Code Section 12-200.1E) shall be applied to the development, construction and operation of the Project (as defined in Section 12-200.1B).

4. The substantial conformance process described in Municipal Code Section 12-200.1G6 shall be in addition to, and not in place of, construction plan review by the officials of the City who typically review construction plans incident to the issuance of construction permits, for compliance with the requirements and standards set forth in Municipal Code Section 12-200.1D.

D. Relation to Uniform Building & Safety and Fire Codes and Public Safety Standards.

Except with respect to grading plans (which shall be subject to Municipal Code Section 12-200.2B), construction plans for the Project shall comply with the applicable requirements of the Uniform Building & Safety and Fire Codes and the applicable public safety standards set forth in Chapters 6, 7, and 11 of the Municipal Code; provided, however, that if such construction plans comply with such requirements and/or standards, the reviewing official shall be required to issue the requested permit or permits, without the exercise of any discretion, and no development standards, criteria, requirements, procedures, mitigations, or exactions shall be imposed thereon, except those expressly set forth in such requirements and/or standards.

E. Location of Home Stretch Specific Plan (Distribution, location, and extent of uses of land, including open space, within the area covered by the plan). Government Code Section 65451(a)(1).

The property subject to the Home Stretch Specific Plan (the "Plan Area") is located on an approximately 60-acre parcel of land in the southeast quadrant of the intersection of 90th Street and Prairie Avenue in the City of Inglewood, County of Los Angeles, California. The Plan Area is bounded by 90th Street to the north, the Hollywood Park racetrack and parking area to the south, Prairie Avenue to the west and an unpaved storage area previously associated with Hollywood Park to the east, as shown in Figure 1 of Municipal Code Section 12-200.5 and as legally described in Figure 2 of Municipal Code Section 12-200.5.

As set forth in Municipal Code Section 12-200, the current zoning of the Plan Area (as defined in Municipal Code Section 12-200.1E) is Commercial/Recreation and the Plan Area is currently used as a vehicle parking lot and for other related purposes. This Initiative is rezoning the Plan Area to the Home Stretch Specific Plan Zone, including the applicable uses, development standards, criteria, design, signage and landscaping requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements for the Project (as defined in Municipal Code Section 12-200.1B) set forth in the Home Stretch Specific Plan and more particularly in this Article 40. The distribution, location and extent of uses of land pursuant to the Home Stretch Specific Plan are depicted and described in Figure 3-1 through Figure 3-3, Figure 4-1 through Figure 4-5, Figure 5 and Figure 6, Figure 7-1 through Figure 7-12, Figure 8-1 through Figure

8-5, Figure 9-1 through Figure 9-7, Figure 11, and Figure 12 of Municipal Code Section 12-200.5.

F. Home Stretch Specific Plan Infrastructure (Proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan). Government Code Section 65451(a)(2).

1. The Project (as defined in Municipal Code Section 12-200.1B) shall comply with applicable City ordinances and regulations pertaining to sewage, water, drainage, solid waste disposal, and energy and shall implement the mitigation measures required by Municipal Code Section 12-200.1I, to support the land uses in the Home Stretch Specific Plan Zone.

The Plan Area (as defined in Municipal Code Section 12-200.1E) is currently served by the following utilities:

- a) The Plan Area (as defined in Municipal Code Section 12-200.1E) is currently served by sewer mains owned and maintained by Los Angeles County Sanitation District No. 5 (the "District"). The District is responsible for conveying sewage to regional treatment plants, providing sewage treatment, and disposing of effluent and solids. There are existing 8 inch and 10 inch sewer lines in 90th Street that will receive sewage from the eastern portion of the Plan Area, and a 10 inch sewer line in Prairie Avenue that will receive sewage from the remainder of the Plan Area. The existing sewer mains in 90th Street and Prairie Avenue are maintained by the District and are designed to handle approximately 1.3-2.0 million gallons of sewage per day. Sewage from the Project (as defined in Municipal Code Section 12-200.1B) will discharge from an on-site sewer system into the existing facilities. Sewage generated by the Project will be treated at the Joint Water Pollution Control Plant located in the City of Carson. This facility has a design capacity of 385 million gallons of sewage per day and is currently processing an average flow of approximately 332.4 million gallons of sewage per day. This facility currently has approximately 50 million gallons of sewage per day surplus capacity. The commercial uses proposed for the Project will generate approximately 53,000 gallons of sewage per day. The Project will increase flows into the existing sewer mains, which are estimated to have a surplus capacity of approximately 1.0 to 1.7 million gallons of sewage per day. Based on the foregoing, the existing City sewer system has surplus capacity to meet the projected demand of the Project. Sewer mains as proposed to serve the Plan Area are depicted in Figure 13 of Municipal Code Section 12-200.5.
- b) The Plan Area (as defined in Municipal Code Section 12-200.1E) is currently served by water mains owned and maintained by the City Water Department. In addition, water for the Plan Area is provided by the City Water Department. The City obtains its water from the following sources: 50% from groundwater entitlements in an adjudicated basin, 45% from supplemental water purchased from the Metropolitan Water District through the West Basin Municipal Water District and 5% from recycled water (for irrigation purposes) also purchased from the West Basin Municipal Water District. The existing water mains include two 24 inch water lines located in 90th Street and a 10 inch water line located in Prairie Avenue. It is estimated that the Project (as defined in Section 12-200.1B) at full build out will demand approximately 104,000 gallons of water per day or approximately 117 acre/feet of water per year, with an additional 2.4 acre/feet of water needed for

site grading and construction. Current demand for water in the City is approximately 12,515 acre/feet of water per year. Current City water supplies are approximately 12,871 acre/feet of water per year, resulting in a water surplus of 356 acre/feet of water per year. By 2005, total demand for water in the City is projected to be approximately 12,681 acre/feet of water per year, with projected supplies of approximately 12,922 acre/feet of water per year, resulting in a projected water surplus of approximately 241 acre/feet of water per year. The 20-year water supply and demand projection for the City shows an ample reserve supply ranging from approximately 241 acre/feet of water in 2005 to approximately 256 acre/feet of water in 2023. The Project will interconnect with the City's water mains by way of an on-site water system. The City currently delivers approximately 710 acre/feet per year of recycled water for irrigation and other non-potable uses. There is currently an existing 60 inch recycled water distribution line that lies just east of the Prairie Avenue right-of-way and may also be available to the Project. Based on the foregoing, the City has surplus capacity to meet the projected demand of the Project. Water mains as proposed to serve the Plan Area are depicted in Figure 13 of Municipal Code Section 12-200.5.

- c) The Plan Area (as defined in Municipal Code Section 12-200.1E) is currently served by one storm drain that measures 87 inches in diameter, which is owned and maintained by Los Angeles County Flood Control District. The storm drain is located on the westerly portion of the Plan Area, extending from 90th Street southerly to Hollywood Park. Storm water from the Plan Area drains to a central collection point located near Hollywood Park Casino. The existing regional storm drain system eventually discharges into the Dominguez Channel, which drains into San Pedro Bay. Development of the Project (as defined in Municipal Code Section 12-200.1B) in the Plan Area will result in a decrease in storm water runoff, because the entire site is now an impervious asphalt-paved parking area. After development of the Project, increased landscaping will allow for more infiltration of surface waters to ground water than currently occurs, thereby reducing storm water runoff. An on-site storm drain system will convey flows from the Plan Area, where they will drain into the existing 87 inch storm drain. Because the design of the Project will actually reduce storm water runoff from its historical level, the existing storm drain system is adequate to serve the projected demand of the Project. The storm drain system as proposed for the Plan Area is depicted in Figure 13 of Municipal Code Section 12-200.5.
- d) The City contracts with private companies for solid waste collection and household recycling. There are no solid waste disposal facilities in the City. The nearest solid waste disposal facility is the Puente Hills Landfill. The entitlements for the Puente Hills Landfill were recently extended for 10 years by Los Angeles County Sanitation District, to create an additional 37 million tons of disposal capacity. Solid waste disposal from the Project (as defined in Municipal Code Section 12-200.1B) is estimated to be approximately 4,277 pounds of solid waste per day, prior to recycling efforts. This amount represents less than 1% of the total daily solid waste received at the Puente Hills Landfill. Solid waste disposal from the Project will be handled using the mechanism currently used by the City to serve other businesses. As required by the mitigation measures set forth in Figure 10-1 through Figure 10-5 of Municipal Code Section 12-200.5, compactors shall be used as a means of reducing the volume of solid waste, facilities

shall be provided to allow separation of waste and to encourage recycling, and the Project shall prepare and implement a solid waste maintenance plan. In addition, as required in the aforementioned mitigation measures, demolition debris, such as concrete and asphalt, shall be crushed for reuse in engineered fills outside the building areas of the Project. Based on the foregoing, the City's existing solid waste collection mechanism is adequate to serve the projected demand of the Project.

- e) The Plan Area (as defined in Municipal Code Section 12-200.1E) is currently served natural gas by Southern California Gas Company, which owns a 4 inch line located in 90th Street and a 10 inch line located in Prairie Avenue. It is estimated that the demand of the Project (as defined in Municipal Code Section 12-200.1B) for natural gas will be approximately 1,885,000 cubic feet per month. Service will be in accordance with the California Public Utilities Commission rules, regulations and orders as of the time formal agreements are made for the Project. The Gas Company has reviewed the Project and has expressed the ability to serve the projected demand of the Project. Natural gas will be distributed throughout the Plan Area by way of an on-site system that will interconnect with the facilities of the Gas Company in 90th Street and Prairie Avenue. Natural gas facilities as proposed to serve the Project are depicted in Figure 13 of Municipal Code Section 12-200.5.
- f) The Plan Area (as defined in Municipal Code Section 12-200.1E) is currently served electrical power by Southern California Edison Company. It is estimated that the Project (as defined in Municipal Code Section 12-200.1B) at full build-out will demand an average of approximately 88,750 kilowatts of electrical power per month. SCE has reviewed the Project and has expressed the ability to serve the projected demand of the Project. SCE has three substations that provide power to the City, including the Plan Area, by way of SCE conduits and overhead lines located on the west side of Prairie Avenue. The increase in electrical usage projected for the Project could require that the existing distribution system near the site be reconfigured and expanded, including addition of underground conduits from transmission lines, switching facilities, transformers and underground service in the Plan Area. Electrical power will be distributed throughout the Plan Area by way of an on-site, underground electrical distribution system that will interconnect with SCE facilities located on the west side of Prairie Avenue. SCE facilities proposed to serve the Project are depicted in Figure 13 of Municipal Code Section 12-200.5.
- g) The Plan Area (as defined in Municipal Code Section 12-200.1E) is currently provided telephone service by SBC, by way of overhead facilities located on Southern California Edison Company facilities adjacent to the Plan Area. Telephone service to the Project (as defined in Municipal Code Section 12-200.1B) will be provided by way of an on-site, underground telecommunications system. Associated equipment and appurtenances, such as surface-mounted transformers, pedestal-mounted terminal boxes, meters, and service cabinets may be placed above ground when screened and located behind the front setback line of the Project. SBC has expressed its ability to serve the projected demand of the Project for telephone service. Telephone facilities proposed to serve the Project are depicted in Figure 13 of Municipal Code Section 12-200.5.
- h) Local public transit service in the Plan Area (as defined in Municipal Code Section 12-200.1E) is currently provided by the

Los Angeles County Metropolitan Transit Authority (the "MTA"). MTA Lines provide service along Prairie Avenue, Century Boulevard and Manchester Avenue in the vicinity of the Plan Area. Based on the foregoing, there are adequate public transportation facilities to service the Project (as defined in Municipal Code Section 12-200.1B).

2. The Plan Area (as defined in Municipal Code Section 12-200.1E) is currently served by 90th Street and Prairie Avenue, which are owned and maintained by the City and interconnect with a system of local, regional, state, and interstate streets and highways. The Project (as defined in Municipal Code Section 12-200.1B) shall provide transportation improvements to support the land uses in the Plan Area as follows:
 - a) The subdivider of the Project (as defined in Municipal Code Section 12-200.1B) shall, at its sole cost and expense, provide a signal at the La Brea Drive/Project driveway and Prairie Avenue intersection as depicted in Figure 3 of Municipal Code Section 12-200.5. The signal shall be interconnected to the existing signal system along Prairie Avenue between 90th Street/Kelso Street and Arbor Vitae Street. The proposed signal shall provide protected left-turn signal phasing for left-turn movements on Prairie Avenue at the La Brea Drive/Project driveway and at the La Brea Drive/Project driveway at Prairie Avenue. Permissive signal phasing shall be provided to the through movements on Prairie Avenue at the La Brea Drive/Project driveway and on the La Brea Drive/Project driveway at Prairie Avenue. One exclusive left-turn lane and one shared through/right-turn lane shall be provided on La Brea Drive and at the Project driveway. The northbound approach on Prairie Avenue at the La Brea Drive/Project driveway shall provide one left-turn lane, three through lanes, and one right-turn lane. The southbound approach on Prairie Avenue at the La Brea Drive/Project driveway shall provide one left-turn lane, two through lanes, and one shared through/right-turn lane.
 - b) The dedications and widenings to Prairie Avenue and to 90th Street as depicted in Figure 3 of Municipal Code Section 12-200.5 shall be shown, as applicable, on any final tract or parcel map unit for the Project (as defined in Municipal Code Section 12-200.1B). In addition, prior to the recordation of the first tract or parcel map unit for the Project, the subdivider of the Plan Area (as defined in Municipal Code Section 12-200.1E) shall make arrangements that are in compliance with the applicable provisions of the Subdivision Map Act and that are satisfactory to the Public Works Department of the City (provided, however, that the Public Works Department shall be required to approve such arrangements if they are in compliance with the applicable provisions of the Subdivision Map Act) to improve or guarantee the improvement of Prairie Avenue and 90th Street, at the subdivider's sole cost and expense, so as to provide the dedication and widenings depicted in Figure 3 of Municipal Code Section 12-200.5.
 - c) As a condition of the recordation of the first tract or parcel map unit for the Project (as defined in Municipal Code Section 12-200.1B), the subdivider of the Plan Area (as defined in Municipal Code Section 12-200.1E) shall contribute \$53,522.00 in funding to develop and enhance the City's Intelligent Transportation System (ITS) program at Prairie Avenue and Manchester Boulevard and the City shall be required to accept such contribution.
 - d) As a condition of recordation of the first tract or parcel map unit for the Project (as defined in Municipal Code Section 12-200.1B), the subdivider of the Plan Area (as defined in Municipal Code

Section 12-200.1E) shall contribute \$59,272.00 in funding to develop and enhance the City's ITS program at Crenshaw Boulevard and Manchester Boulevard and the City shall be required to accept such contribution.

- e) As a condition of recordation of the first tract or parcel map unit for the Project (as defined in Municipal Code Section 12-200.1B), the subdivider of the Plan Area (as defined in Municipal Code Section 12-200.1E) shall contribute \$10,395.00 toward the realignment of 90th Street at the Crenshaw Boulevard intersection, to shift the westerly leg of 90th Street northerly to align with the easterly leg and the City shall be required to accept such contribution.
- f) Curb parking on the west side of Crenshaw Boulevard for 250 feet along the southbound approach shall be prohibited, to provide one left-turn lane, two through lanes, and one shared through/right-turn lane.
- g) The subdivider of the Project (as defined in Municipal Code Section 12-200.1B) shall, at its sole cost and expense, provide access points from the Project to dedicated streets and highways, in substantial conformance (as defined in Municipal Code Section 12-200.1G6) with Figure 5 of Municipal Code Section 12-200.5.

G. Development Standards (Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable). Government Code Section 65451(a)(3).

1. Project Uses.

- a) The Project (as defined in Municipal Code Section 12-200.1B), and all of the businesses operated in the Plan Area (as defined in Municipal Code Section 12-200.1E) may incorporate any of the permitted uses listed in Figure 4 of Municipal Code Section 12-200.5 as a matter of right, without obtaining any further discretionary approvals from the City. No ordinance or regulation shall be adopted that would prohibit or impair a permitted use by any of the businesses operated in the Plan Area. Any ordinance or regulation adopted subsequent to the date that the Notice of Intent to propose the Initiative adding this Article 40 is submitted to the City Clerk that would prohibit or impair a permitted use by any of the businesses operating within the Plan Area shall be null and void in its entirety and without any legal effect.
- b) Notwithstanding any provision of the Home Stretch Specific Plan, at the application of any owner(s) in the Plan Area (as defined in Municipal Code Section 12-200.1E) to the Community Development and Housing Director, any additional use permitted in the C3 Zone not expressly authorized by the Home Stretch Specific Plan shall be permitted in any of the businesses operating in the Plan Area, provided that the applicable procedures for authorizing such use required by Chapter 12 of the Municipal Code, if any, are complied with, or, in the alternative, at the application of any owner(s) in the Plan Area, for the establishment of a Planned Assembly Development pursuant to Article 18 of Chapter 12 of the Municipal Code, provided that the applicable procedures for authorizing such Planned Assembly Development required by Chapter 12 of the Municipal Code are complied with. If any owner(s) in the Plan Area applies for any additional use permitted in the C3 Zone not expressly authorized by the Home Stretch Specific Plan with respect to a portion or component of the Plan Area, only the portion or component of the Plan Area

involved shall become subject to the above-mentioned Article and/or Chapter of the Municipal Code and/or the applicable development standards and criteria for the C3 Zone, and no other portion or component of the Plan Area shall be affected in any way by the same, and all other portions and components of the Plan Area shall continue to be subject only to the applicable uses, development standards, criteria, design, signage and landscape requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements of the Home Stretch Specific Plan.

2. Project Layout and Site Plan.

- a) The Project (as defined in Municipal Code Section 12-200.1B) shall be developed in substantial conformance (as defined in Municipal Code Section 12-200.1G6) with Figure 5 of Municipal Code Section 12-200.5. The Project shall provide a minimum of 2,200 total parking spaces and the circulation and ingress and egress areas shown in Figure 5 of Municipal Code Section 12-200.5. Additional parking and circulation areas may be provided in the subdivider's and/or owner(s)' discretion in the areas shown as "Building Area" on the Site Plan shown in Figure 5 of Municipal Code Section 12-200.5.
- b) At the application of any owner(s) in the Plan Area (as defined in Municipal Code Section 12-200.1E) to the Community Development and Housing Director, the Project (as defined in Municipal Code Section 12-200.1B), or any portion or component thereof, may be developed other than in substantial conformance with the Site Plan shown in Figure 5 of Municipal Code Section 12-200.5, provided that such alternative proposal obtains Site Plan Review approval in accordance with Article 18.1 of Chapter 12 of the Municipal Code, and complies with the applicable development standards and criteria, if any, for the C3 Zone. In addition, at the application of any owner(s) in the Plan Area, a Planned Assembly Development pursuant to Article 18 of Chapter 12 of the Municipal Code may be established for the Project or any portion or component thereof, provided that the applicable procedures for authorizing such Planned Assembly Development required by Chapter 12 of the Municipal Code are complied with. If any owner(s) in the Plan Area makes an alternative proposal for development of a portion or component of the Plan Area, only the portion or component of the Plan Area involved shall become subject to the above-mentioned Article and Chapter of the Municipal Code and/or the applicable development standards and criteria for the C3 Zone, and no other portion or component of the Plan Area shall be affected in any way by the same, and all other portions and components of the Plan Area shall continue to be subject only to the applicable uses, development standards, criteria, design, signage and landscape requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements of the Home Stretch Specific Plan.
- c) Each Building Area shown in Figure 6 of Municipal Code Section 12-200.5 may be developed with one or more buildings, provided that the total gross leasable area of all building(s) within a given Building Area does not exceed the permissible gross leasable area allocated to each Building Area in Figure 6 of Municipal Code Section 12-200.5, and provided that the total gross leasable area for the entire Project (as defined in Municipal Code Section 12-200.1B) does not exceed 650,000 square feet.

3. Design Criteria.

- a) The Project (as defined in Municipal Code Section 12-200.1B) shall be developed in substantial conformance (as defined in Municipal Code Section 12-200.1G6) with the design criteria shown in Figure 7 of Municipal Code Section 12-200.5. Notwithstanding any provision of the Home Stretch Specific Plan, no building in the Plan Area (as defined in Municipal Code Section 12-200.1E) shall exceed a height of 60 feet.
- b) At the application of any owner(s) in the Plan Area (as defined in Municipal Code Section 12-200.1E) to the Community Development and Housing Director, the Project (as defined in Municipal Code Section 12-200.1B), or any portion or component thereof, may be developed other than in substantial conformance with the design criteria shown in Figure 7 of Municipal Code Section 12-200.5, provided that the owner(s) obtains Site Plan Review approval in accordance with Article 18.1 of Chapter 12 of the Municipal Code and complies with the applicable development standards and criteria, if any, for the C3 Zone. In addition, at the application of any owner(s) in the Plan Area, a Planned Assembly Development pursuant to Article 18 of Chapter 12 of the Municipal Code may be established for the Project or any portion or component thereof, provided that the applicable procedures for authorizing such Planned Assembly Development required by Chapter 12 of the Municipal Code are complied with. If any owner(s) in the Plan Area makes an alternative proposal for development of a portion or component of the Plan Area, only the portion or component of the Plan Area involved shall become subject to the above-mentioned Article and Chapter of the Municipal Code and/or the applicable development standards and criteria for the C3 Zone, and no other portion or component of the Plan Area shall be affected in any way by the same, and all other portions and components of the Plan Area shall continue to be subject only to the applicable uses, development standards, criteria, design, signage and landscape requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements of the Home Stretch Specific Plan.

4. Landscaping Plan.

- a) The Project (as defined in Municipal Code Section 12-200.1B) shall be developed in substantial conformance (as defined in Municipal Code Section 12-200.1G6) with the landscaping plan shown in Figure 8 of Municipal Code Section 12-200.5. While there are no landscaping requirements for those areas labeled Building Area shown in Figure 8 of Municipal Code Section 12-200.5, landscaping may be provided in such areas in the discretion of the owner(s).
- b) At the application of any owner(s) in the Plan Area (as defined in Municipal Code Section 12-200.1E) to the Community Development and Housing Director, the Project (as defined in Municipal Code Section 12-200.1B) or any portion or component thereof, may be landscaped other than in substantial conformance with the landscaping plan shown in Figure 8 of Municipal Code Section 12-200.5, provided that the owner(s) obtains Site Plan Review approval in accordance with Article 18.1 of Chapter 12 of the Municipal Code and complies with the applicable criteria for landscaping, if any, for the C3 Zone. In addition, at the application of any owner(s) in the Plan Area, a Planned Assembly Development pursuant to Article 18 of Chapter 12 of the Municipal Code may be established for the Project or any portion

or component thereof, provided that the applicable procedures for authorizing such Planned Assembly Development required by Chapter 12 of the Municipal Code are complied with. If any owner(s) in the Plan Area makes an alternative proposal for development of a portion or component of the Plan Area, only the portion or component of the Plan Area involved shall become subject to the above-mentioned Article and Chapter of the Municipal Code and/or the applicable development standards and criteria for the C3 Zone, and no other portion or component of the Plan Area shall be affected in any way by the same, and all other portions and components of the Plan Area shall continue to be subject only to the applicable uses, development standards, criteria, design, signage and landscape requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements of the Home Stretch Specific Plan.

5. Signage Plan.

- a) Signage for the Project (as defined in Municipal Code Section 12-200.1B) shall be developed in substantial conformance (as defined in Municipal Code Section 12-200.1G6) with the signage plan shown in Figure 9 of Municipal Code Section 12-200.5.
- b) At the application of any owner(s) in the Plan Area (as defined in Municipal Code Section 12-200.1E) to the Community Development and Housing Director, the Project (as defined in Municipal Code Section 12-200.1B), or any portion or component thereof, may be developed other than in substantial conformance with the signage plan shown in Figure 9 of Municipal Code Section 12-200.5, provided that the signs proposed comply with the requirements of Article 23 of Chapter 12 of the Municipal Code for signs in the C3 Zone, if any, or if the owner(s) obtains a variance for the proposed sign in accordance with Article 26 of Chapter 12 of the Municipal Code or an adjustment in accordance with Section 12-98.1 of Chapter 12 of the Municipal Code. In addition, at the application of any owner(s) in the Plan Area, a Planned Assembly Development pursuant to Article 18 of Chapter 12 of the Municipal Code may be established for the Project or any portion or component thereof, provided that the applicable procedures for authorizing such Planned Assembly Development required by Chapter 12 of the Municipal Code are complied with. If any owner(s) in the Plan Area makes an alternative proposal for development of a portion or component of the Plan Area, only the portion or component of the Plan Area involved shall become subject to the above-mentioned Article and Chapter of the Municipal Code and/or the applicable development standards and criteria for the C3 Zone, and no other portion or component of the Plan Area shall be affected in any way by the same, and all other portions and components of the Plan Area shall continue to be subject only to the applicable uses, development standards, criteria, design, signage and landscape requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements of the Home Stretch Specific Plan.

6. Substantial Conformance.

Wherever the Home Stretch Specific Plan provides for verification that a matter is in substantial conformance with another matter, the verification of substantial conformance shall be made by the Community Development and Housing Director, applying only the following criteria:

- a) Does the matter conflict with the dedications and widenings shown in Figure 3 of Municipal Code Section 12-200.5?

- b) Does the matter conflict with the permitted uses listed in Figure 4 of Municipal Code Section 12-200.5?
- c) Does the matter conflict with the Site Plan shown in Figure 5 of Municipal Code Section 12-200.5?
- d) Does the matter conflict with the permissible gross leasable area shown in Figure 6 of Municipal Code Section 12-200.5?
- e) Does the matter conflict with the design criteria set forth in Figure 7, the Landscape Plan shown in Figure 8, or Signage Plan shown in Figure 9 of Municipal Code Section 12-200.5?
- f) Will the matter prevent satisfaction of the mitigation measures set forth in Figure 10 of Municipal Code Section 12-200.5?
- g) Does the matter conflict with the Tentative Tract Map shown in Figure 11 of Municipal Code Section 12-200.5?
- h) Does the matter conflict with the Rough Grading Plan shown in Figure 12 of Municipal Code Section 12-200.5?

Whenever the Community Development and Housing Director verifies that the answer to each question set forth in Clauses a) through h) above is "no", he will be required to find that the matter in question substantially conforms to the other matter, without the exercise of any discretion, and no development standards, criteria, requirements, procedures, mitigations or exactions shall be imposed thereon, except those expressly set forth in the Home Stretch Specific Plan.

7. Project Modifications Required by Other Agencies.

If at any time, modifications in the Project (as defined in Municipal Code Section 12-200.1B) are required by any agency other than the City including, without limitation, any federal, state or regional agency, such modifications shall be subject only to the applicable uses, development standards, criteria, design, signage and landscape requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements of the Home Stretch Specific Plan and not to any of the requirements of Chapter 12 of the Municipal Code, except as expressly set forth herein.

8. Comprehensive Planning Document.

- a) The Home Stretch Specific Plan is a comprehensive, stand alone planning document that preempts and replaces all of the standards, criteria, procedures for review (including, without limitation, permit procedures), and other requirements required by Chapter 12 of the Municipal Code, except as otherwise expressly set forth herein. The Home Stretch Specific Plan is intended to fully occupy the field of zoning regulations applicable to the Plan Area (as defined in Municipal Code Section 12-200.1E) and is to be interpreted liberally in order to effectuate its purpose and intent. Accordingly, in order to encourage creativity in design, where specific development criteria have been omitted in the Home Stretch Specific Plan, such omission is intentional and any aspect of the Project (as defined in Municipal Code Section 12-200.1B) that is affected by the omitted criteria may be provided or not provided in the discretion of the owner(s).
- b) Without limiting the generality of the foregoing, Figure 7-1 through Figure 7-12 of Municipal Code Section 12-200.5 and Figure 9-1 through Figure 9-7 of Municipal Code Section 12-200.5 depict design criteria for Major Tenants (defined as all occupants

of the Plan Area (as defined in Municipal Code Section 12-200.1E) over 10,000 square feet in size) and Shop Tenants (defined as all occupants of the Plan Area under 10,000 square feet in size including, without limitation, occupants of outparcels) and sign criteria for Major Tenants and Shop Tenants. It is the intent of the Home Stretch Specific Plan that any design criteria and any sign criteria applicable to any Major Tenant in the Project (as defined in Municipal Code Section 12-200.1B) shall be applicable to the building of such Major Tenant wherever it is located in the Project and any design criteria and sign criteria applicable to any Shop Tenant in the Project shall be applicable to the building of such Shop Tenant wherever located in the Project. As an example, the Figures in Municipal Code Section 12-200.5 do not include Figures for building signage for Major Tenants or Shop Tenants. It is the intent of the Home Stretch Specific Plan that building signage of Major Tenants and Shop Tenants may be in any configuration, provided that such signage substantially conforms to the signage plan shown in Figure 9 of Municipal Code Section 12-200.5.

H. Implementation Measures. (Program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the Home Stretch Specific Plan) Government Code Section 65451(a)(4).

1. The implementation measures, regulations, programs, public works projects, and financing measures necessary to carry out the Home Stretch Specific Plan are specified in this Article 40. The City is authorized and directed to carry out all implementation measures, regulations and programs for which it is responsible pursuant to the Home Stretch Specific Plan.
2. Except as otherwise expressly set forth in Municipal Code Section 12-200.1F2, all improvements in the Plan Area (as defined in Municipal Code Section 12-200.1E) shall be privately financed by the owner(s).

I. Optional Contents. Government Code Section 65452.

1. To mitigate the potential environmental impacts of the Project (as defined in Municipal Code Section 12-200.1B), the Project shall be developed in compliance with the mitigation measures shown in Figure 10 of Municipal Code Section 12-200.5.
2. The Project (as defined in Municipal Code Section 12-200.1B) may be built in one or more phases, in the discretion of the owner(s).
3. To the extent permitted by law, each City board, agency, commission, department, and bureau shall expedite the processing of all plans for the Project (as defined in Section 12-200.1B) including, without limitation, the Plans (as defined in Municipal Code Section 12-200.1C3) and the construction plans referred to in Municipal Code Section 12-200.1D.
4. It is hereby found that the issuance of permits, verifications, and approvals for improvements and development that substantially conform to the requirements of the Home Stretch Specific Plan is ministerial and, accordingly, is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080 and CEQA Guidelines Section 15300.1.

Section 12-200.2 PROJECT CONSISTENCY. Government Code Section 65455.

A. Tract Maps or Parcel Maps.

1. The Project (as defined in Municipal Code Section 12-200.1B) shall be developed in substantial conformance (as defined in Municipal Code

Section 12-200.1G6) with the Tentative Tract Map shown in Figure 11 of Municipal Code Section 12-200.5, provided that the proposed lots shown in Figure 11 of Municipal Code Section 12-200.5 may be combined, merged, or tied together in the subdivider's discretion. Building footprints and layouts shown in Figure 11 of Municipal Code Section 12-200.5 are intended for conceptual illustration purposes only. Actual building footprints and layouts may vary.

2. For purposes of the Subdivision Map Act (Government Code Section 66400 et seq.), it is hereby found that:
 - a) A Tract or Parcel Map that is consistent with Figure 11 of Municipal Code Section 12-200.5 is consistent with the General Plan and the Home Stretch Specific Plan.
 - b) The design or improvement of any subdivision that is consistent with Figure 11 of Municipal Code Section 12-200.5 is consistent with the General Plan and the Home Stretch Specific Plan.
 - c) The Plan Area (as defined in Municipal Code Section 12-200.1E) is physically suitable for the proposed type of development contemplated by the Tentative Tract Map shown in Figure 11 of Municipal Code Section 12-200.5.
 - d) The Plan Area (as defined in Municipal Code Section 12-200.1E) is physically suitable for the proposed density of development contemplated by the Tentative Tract Map shown in Figure 11 of Municipal Code Section 12-200.5.
 - e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and are not likely to substantially and avoidably injure fish or wildlife in their habitat.
 - f) The density of the subdivision and type of improvements are not likely to cause serious public health problems.
 - g) The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision.
 - h) Infrastructure improvements and mitigation measures are required by the Home Stretch Specific Plan to mitigate the potential environmental effects of the Project (as defined in Municipal Code Section 12-200.1B). Existing sewer lines and wastewater treatment facilities are adequate to serve the land uses proposed by the Project.
 - i) The Plan Area (as defined in Municipal Code Section 12-200.1E) consists of a parcel or parcels of land having approved access to a public street or highway, which comprises part of a tract of land zoned for retail commercial development and which has the approval of the governing body as to street alignments and widths.
3. A Tract Map or Parcel Map that is in substantial conformance (as defined in Municipal Code Section 12-200.1G6) with the Tentative Tract Map shown in Figure 11 of Municipal Code Section 12-200.5, shall be approved by the Community Development and Housing Director, and no development standards, criteria, requirements, procedures, mitigations, or exactions shall be imposed thereon, except those expressly set forth in the Home Stretch Specific Plan.
4. At the application of any owner(s) in the Plan Area (as defined in Municipal Code Section 12-200.1E) to the Community Development and

Housing Director, the Project (as defined in Municipal Code Section 12-200.1B), or any portion or component thereof, may be developed other than in substantial conformance with the Tentative Tract Map shown in Figure 11 of Municipal Code Section 12-200.5, provided, that such alternative proposal is approved in accordance with the requirements of Article 22 of Chapter 12 of the Municipal Code and complies with the applicable development standards and criteria, if any, for the C3 Zone. In addition, at the application of any owner(s) in the Plan Area, a Planned Assembly Development pursuant to Article 18 of Chapter 12 of the Municipal Code may be established for the Project or any portion or component thereof, provided that the applicable procedures for authorizing such Planned Assembly Development required by Chapter 12 of the Municipal Code are complied with. If any owner(s) in the Plan Area makes an alternative proposal for development of a portion or component of the Plan Area, only the portion or component of the Plan Area involved shall become subject to the above-mentioned Article and Chapter of the Municipal Code and/or the applicable development standards and criteria for the C3 Zone, and no other portion or component of the Plan Area shall be affected in any way by the same, and all other portions and components of the Plan Area shall continue to be subject only to the applicable uses, development standards, criteria, design, signage and landscape requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements of the Home Stretch Specific Plan.

5. Reciprocal Access and Parking Easements. Concurrent with the recordation of the first tract or parcel map unit for the Project (as defined in Municipal Code Section 12-200.1B), the subdivider shall record a reciprocal easement agreement against the property which is located in the Plan Area (as defined in Municipal Code Section 12-200.1E), providing that all of the owner(s) shall have reciprocal rights of ingress, egress and access rights over the vehicular circulation areas shown in Figure 5 of Municipal Code Section 12-200.5. The reciprocal easement agreement shall also provide that parking in the Project shall be utilized in common for the benefit of all uses and owner(s) in the Project. Such reciprocal easement agreement shall not be terminated without the written consent of the Community Development and Housing Director, whose approval shall not be unreasonably withheld or delayed.

B. Rough Grading Plan.

1. The Project (as defined in Municipal Code Section 12-200.1B) shall be developed in substantial conformance (as defined in Municipal Code Section 12-200.1G6) with the rough grading plan shown in Figure 12 of Municipal Code Section 12-200.5. In addition, grading in the Plan Area (as defined in Municipal Code Section 12-200.1E) shall comply with the following sections of Chapter 33 of the California Building Code, 2001 Edition. Section 3305; Section 3306; Section 3308, except for the definition of "approval" ("approval", for purposes of the Home Stretch Specific Plan, shall mean that the proposed work or completed work complies with the requirements of the Home Stretch Specific Plan and the above-cited sections of Chapter 33 of the California Building Code, without the exercise of any discretion by the reviewing City official); Section 3309; Section 3310; Section 3311; Section 3312; Section 3313; Section 3314; Section 3315; Section 3316; Section 3317; and Section 3318. Building footprints and layouts shown in Figure 12 of Municipal Code Section 12-200.5 are intended for conceptual illustration purposes only. Actual building footprints and layouts may vary.
2. A grading plan that is in substantial conformance (as defined in Municipal Code Section 12-200.1G6) with the rough grading plan shown in Figure 12 of Municipal Code Section 12-200.5 and that meets the other criteria set forth in Municipal Code Section 12-200.2B1 shall be required to be approved by the official of the City who typically approves grading plans,

without the exercise of any discretion, and no development standards, criteria, requirements, procedures, mitigations, or exactions shall be imposed thereon except those expressly set forth in the Home Stretch Specific Plan.

3. Without limiting the effect of any other provision of the Home Stretch Specific Plan, this Section 12-200.2B shall, with respect to the Plan Area (as defined in Municipal Code Section 12-200.1E), preempt and replace all of the standards, criteria, procedures for review (including, without limitation, permit procedures), and other requirements required by Chapter 11 of the Municipal Code, except as otherwise expressly set forth herein.
4. At the application of any owner(s) in the Plan Area (as defined in Municipal Code Section 12-200.1E) to the Community Development and Housing Director, the Plan Area (as defined in Municipal Code Section 12-200.1E, or any portion or component thereof, may be developed other than in substantial conformance with the rough grading plan shown in Figure 12 of Section 12-200.5, provided that such alternative rough grading plan is approved in accordance with the City's procedures governing grading permits. In addition, at the application of any owner(s) in the Plan Area, a Planned Assembly Development pursuant to Article 18 of Chapter 12 of the Municipal Code may be established for the Project or any portion or component thereof, provided that the applicable procedures for authorizing such Planned Assembly Development required by Chapter 12 of the Municipal Code are complied with. If any owner(s) in the Plan Area makes an alternative proposal for development of a portion or component of the Plan Area, only the portion or component of the Plan Area involved shall become subject to the City's above-mentioned procedures governing grading permits, and no other portion or component of the Plan Area shall be affected in any way by the same, and all other portions and components of the Plan Area shall continue to be subject only to the applicable uses, development standards, criteria, design, signage and landscape requirements, subdivision requirements, review procedures, exactions, mitigations, and other requirements of the Home Stretch Specific Plan.

Section 12-200.3 FEES AND CHARGES.

The subdivider, owner(s), and occupants of the Project (as defined in Section 12-200.1B hereof) shall be subject to the standard fees and charges (including connection fees) applicable on a city-wide basis to developments located in the C3 Zone as of the date on which the City typically collects the applicable fee(s) or charge(s); provided, however, that in no event shall such fees or charges (including connection fees) exceed the standard fees and charges (including connection fees) applicable on a city-wide basis to developments located in the C3 Zone as of the date that the Notice of Intent to propose the Initiative adding this Article 40 is submitted to the City Clerk.

Section 12-200.4 RELATIONSHIP TO THE GENERAL PLAN.

The Home Stretch Specific Plan Area is intended to comprehensively implement the goals, objectives, standards, and policies of the General Plan for the Plan Area (as defined in Municipal Code Section 12-200.1E) through the standards, criteria, requirements, procedures, mitigations, and exactions set forth in this Article 40. The General Plan amendment from Commercial/Recreation and Commercial/Residential to Commercial does not alter the amount of commercially planned property in the City, but rather shifts the Plan Area from one commercial designation to another. The General Plan amendment and the Home Stretch Specific Plan are consistent with and are intended to comprehensively implement the goals, objectives, and policies of the General Plan. Further, because the Home Stretch Specific Plan is intended to comprehensively implement the General Plan, pursuant to the legal effect of Government Code section 65860 and Health and Safety Code section 33331, any portion of the Municipal Code or the applicable Redevelopment Plan of the local redevelopment agency (or any of such plans' respective implementing regulations or procedures), which, if applied to the Plan Area or the Project (as defined in Municipal Code Section 12-200.1B), would conflict or impede the

implementation of the Home Stretch Specific Plan or the development of the Project, is hereby found to be inconsistent with the General Plan and is therefore void and of no further effect.

Section 12-200.5 FIGURES.

- A. Figure 1: Diagram Illustrating Plan Area.
- B. Figure 2: Legal Description of Plan Area.
- C. Figure 3. Dedications and Widening.
- D. Figure 4. Permitted Uses.

Uses shown in the matrix with a "P" shall be permitted by right. Uses shown in the matrix with an "NP" shall not be permitted.

The land use categories that have been established for the use matrix are based upon the Standard Industrial Classification Manual (1987 Edition) issued by the U.S. Office of Management and Budget. In all cases, except where noted by the lack of Standard Industrial Classification number (SIC), the SIC Manual shall be used to define uses within a category (which shall include all industry code uses) and as a definition of the land use category. In addition, all uses permitted in the City of Inglewood Chapter 12 of the Municipal Code C-3 Zone shall be permitted.

- E. Figure 5. Site Plan.
- F. Figure 6. Building Gross Leasable Area.
- G. Figure 7. Design Criteria.
- H. Figure 8. Landscape Plan.
- I. Figure 9. Signage Plan.
- J. Figure 10. Mitigation Measures.
- K. Figure 11. Tentative Tract Map.
- L. Figure 12. Rough Grading Plan.
- M. Figure 13. Essential Facilities Plan.