



General Plan Advisory Committee

Meeting 2 – Land Use

July 24, 2025

Agenda

1. Welcome and Role Call
2. Land Use Plan Overview
3. Approach to Land Use Plan Update
4. Focus Area Analysis
5. Small Group Activity
6. Public Comments
7. Next Steps



General Plan Advisory Committee



1. **Pat Douglas, Chair**
2. Krystal Alexander
3. Maxine Barfield
4. Anya Christiansen
5. Shuree Danyell
6. Mikael Ector
7. Valerie Felix
8. Hervé Gordon
9. Cheryl Guinn
10. Mari Morales Rodriguez
11. Charisse Nicholson
12. William Perez
13. Ramon Quinones
14. Kip Rudd
15. Patricia Sanchez
16. Jacin Scott
17. Alicia Smith
18. Greg Sneed
19. Phyllis C. Thompson
20. Lidia Vazquez

Project Schedule

Phase 1

EXISTING
CONDITIONS

VISION
STATEMENT
/GUIDING
PRINCIPLES

2023 – 2025

Phase 2

LAND
USE
PLAN

WE
ARE
HERE

Summer 2025 –
Spring 2026

GENERAL
PLAN
ELEMENTS

Spring 2026 –
Spring 2027

PROGRAM
EIR

Spring 2026 –
Spring 2027

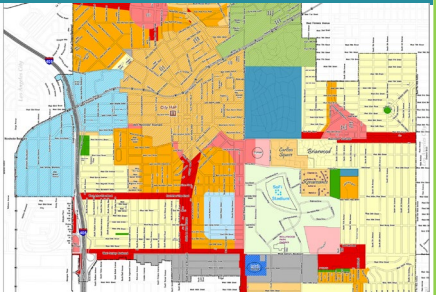
PUBLIC
HEARINGS
AND
ADOPTION

Spring 2027

General Plan Overview

This effort includes extensive updates to:

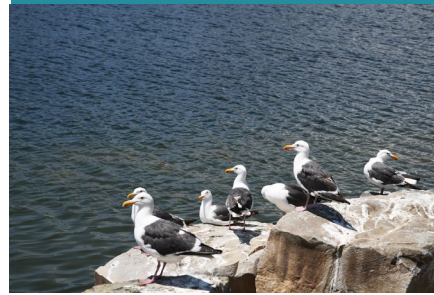
LAND USE



CIRCULATION



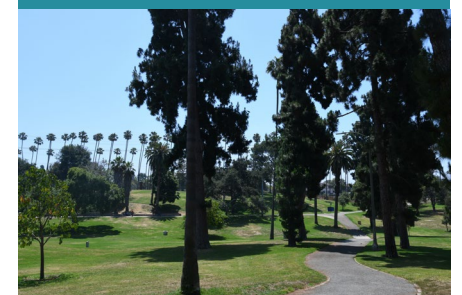
CONSERVATION



NOISE



OPEN SPACE

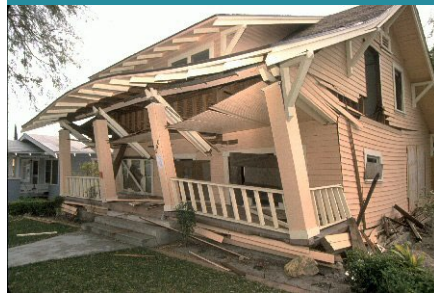


Limited updates to:

HOUSING



SAFETY



ENVIRO JUSTICE



New:

ECONOMIC DEV



Land Use Plan Overview



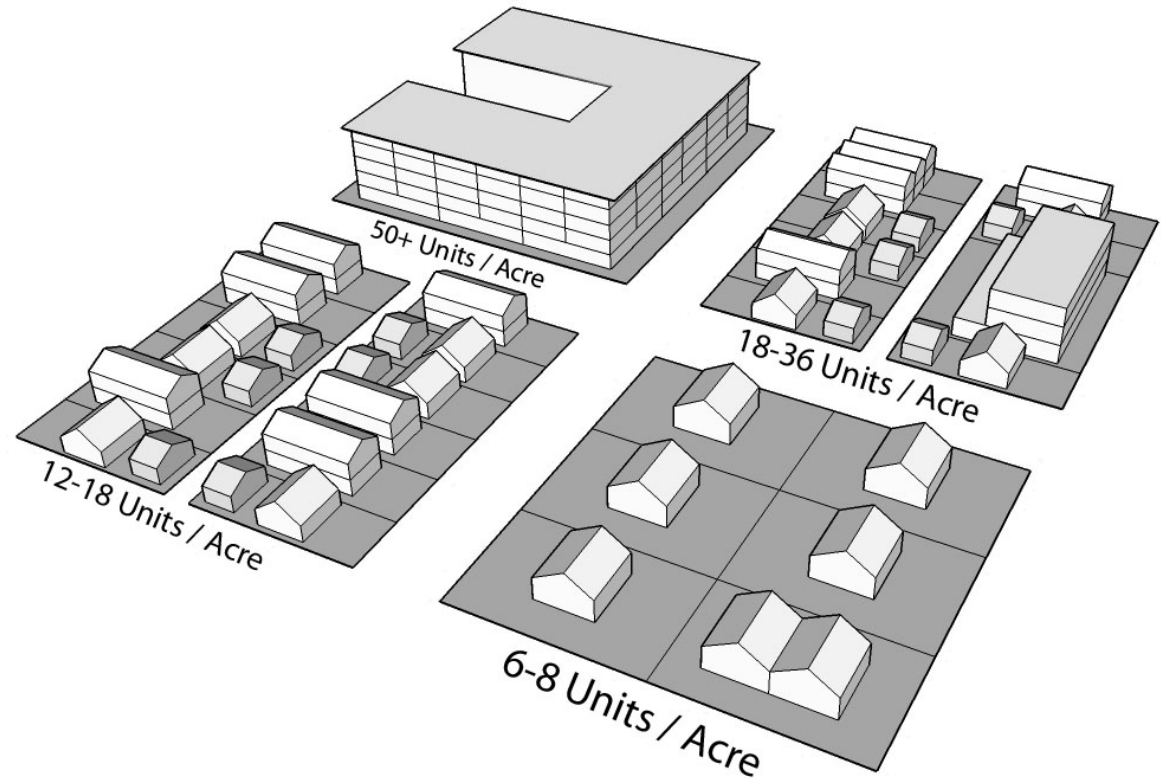
What is a Land Use Plan?



- Consists of two primary components; a land use map and land use designations.
- The land use map illustrates the pattern, distribution, and intensity of land use designations across the entire city, down to the parcel level.
- The land use designations establish the types, density, and intensity of land uses permitted throughout the city.
- The land use map is a visual representation of the City's aspirations for the future.

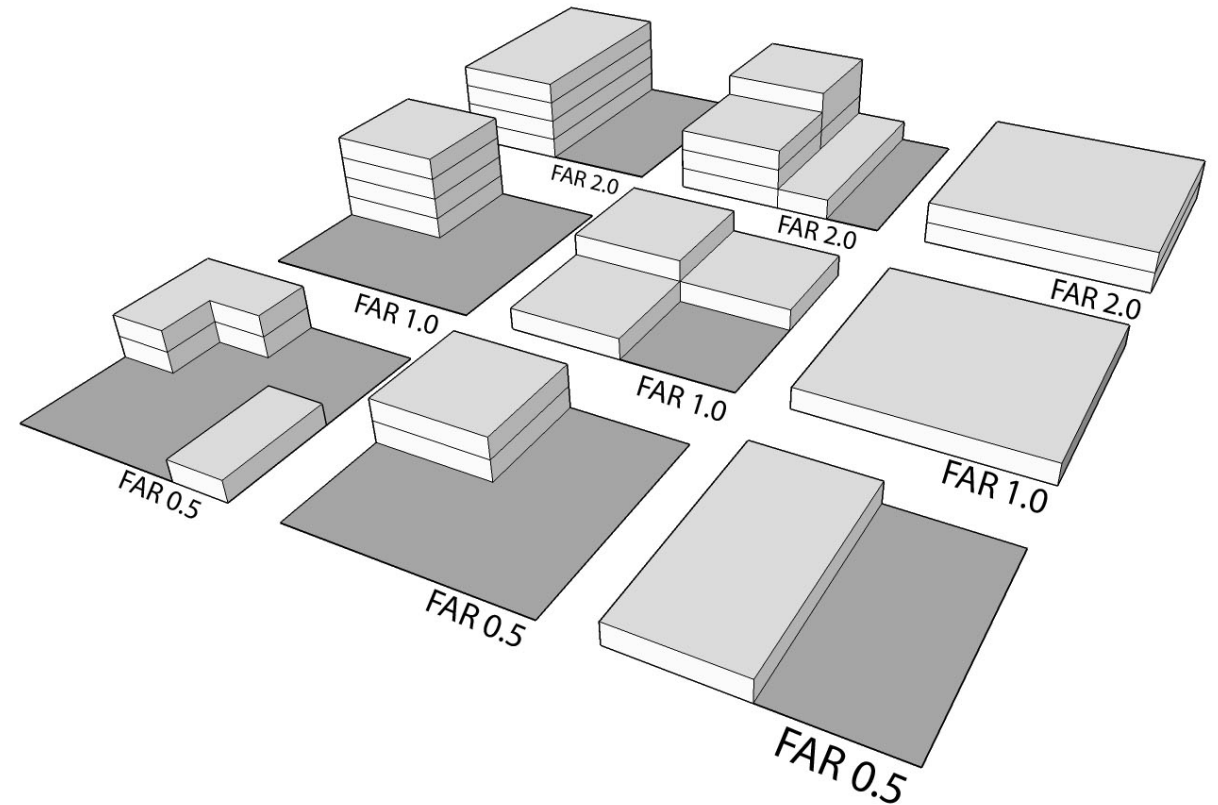
Residential Density

- Each residential land use designation includes a range of allowable densities.
- Described in terms of dwelling units per acre (du/ac).
- Reflects how compact the pattern of development is.



Non-Residential Intensity

- Each non-residential land use designation includes a maximum intensity.
- Described in terms floor area ratio (FAR), which is the ratio of total floor area of all buildings on a lot to the total area of the lot.
- Helps regulate the size and massing of commercial, industrial, and office buildings.



State Legislation – Housing Production

- SB 4 (Affordable Housing on Faith Lands Act)
- SB 9 (Ministerial Approval of Up to Two SFRs)
- SB 35 (Affordable Housing Streamlined Approval)
- SB 330 (Housing Crisis Act of 2019)
- SB 897 and AB 2221 (Accessory Dwelling Units and Junior Accessory Dwelling Units)
- AB 2011 and SB 6 (Permit Residential Development on Commercial/Retail Zoned Sites)
- And many more...







Limits local government's ability to deny, reduce the density, or render housing development projects infeasible.

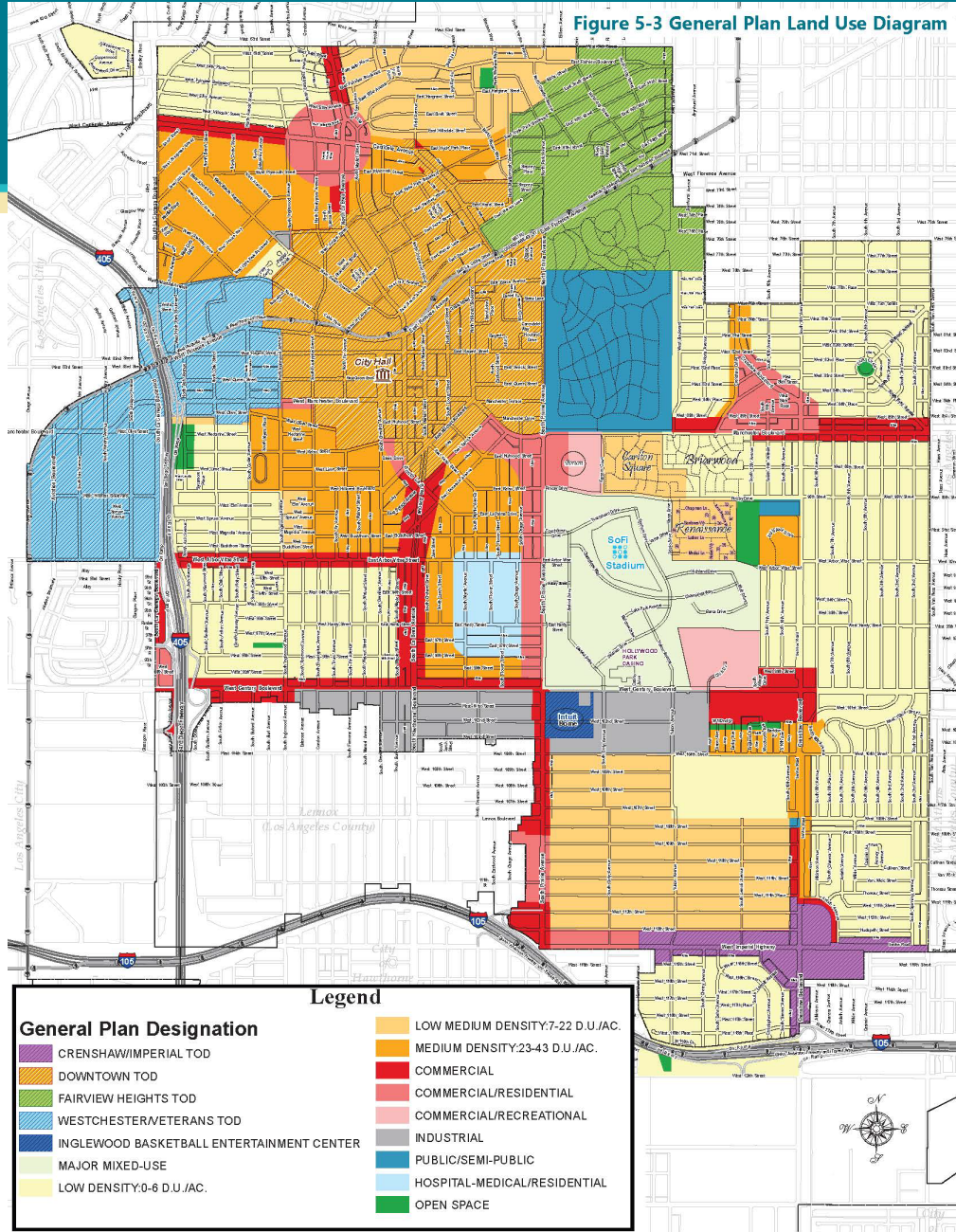


California Department of
**Housing and Community
Development**



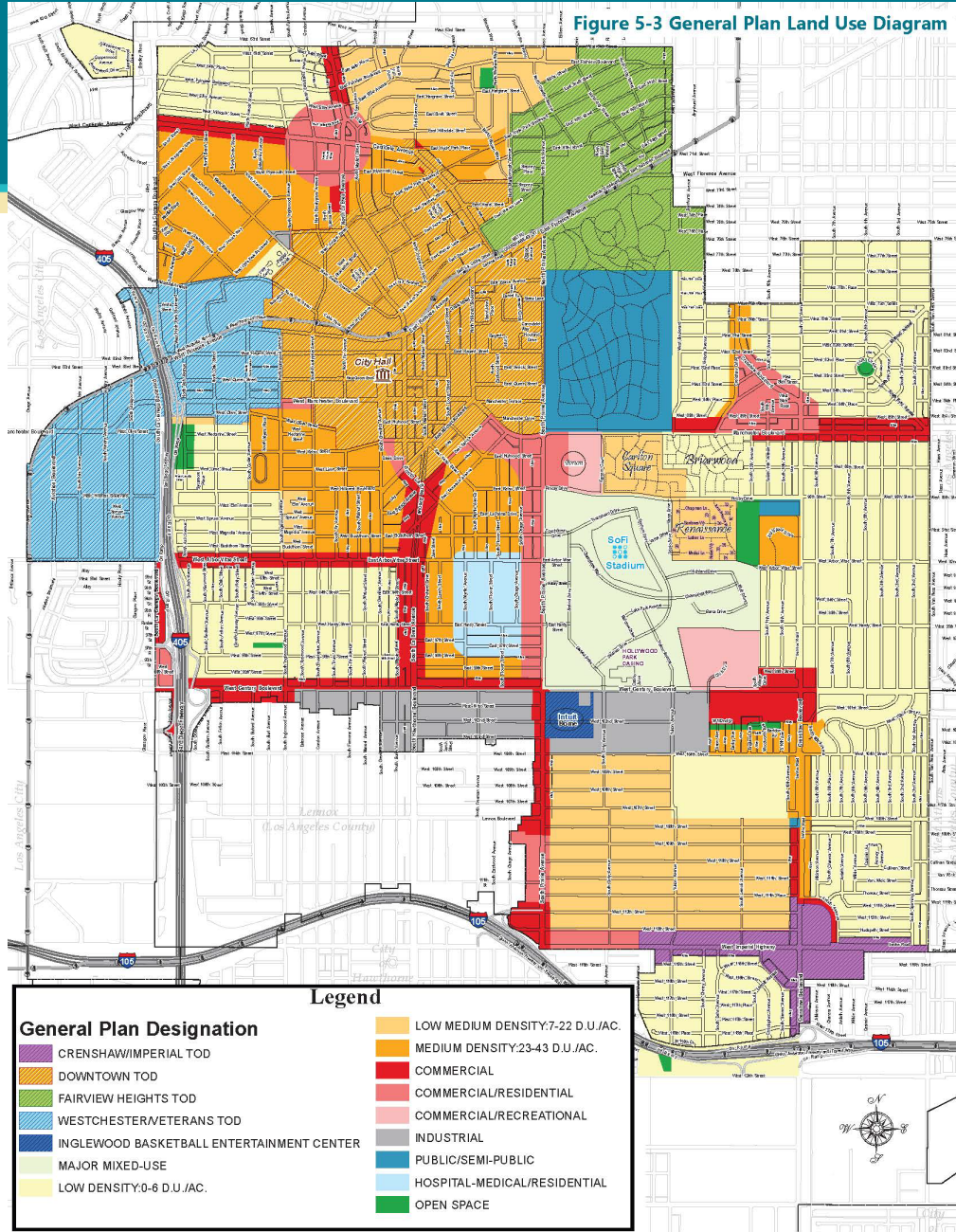
Current LU Plan Overview

Category		Definition
Crenshaw/Imperial TOD		Mixed use commercial center with community facilities serving retail and services along a few of the most major traffic arterials.
Downtown TOD		Half mile radius around the Downtown Inglewood Metro Station that contains residential, office, retail, government and light industrial/creative office, in a pedestrian-friendly environment.
Fairview Heights TOD		Half mile radius around Fairview Heights Metro Station which contains the historic, low-density neighborhood, borders mixed use streets, and acts as a gateway to Inglewood and a connection to Vincent Park.
Westchester/Veterans TOD		Mixed use areas with community facilities serving retail and services along most major traffic arterials.
Inglewood Basketball Entertainment Center		Large-scale development sites integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Inglewood's residents to live close to businesses and employment.
Major Mixed Use		Large-scale development sites integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Inglewood's residents to live close to businesses and employment.



Current LU Plan Overview

Category	Definition
Low Density Residential	Low density single-family neighborhoods with 0-6 dwelling units/acre.
Low Medium Density Residential	Predominately single-family units and a few townhouses and garden apartments with 7-22 dwelling units/acre. Transition between low intensity uses and high intensity development.
Medium Density Residential	Allows for relatively large multiple dwelling complexes and high-density single-family units with 23-43 dwelling units/acre. Proximity to freeway network and shopping facilities.
Commercial	Location of all forms of commercial enterprise.
Commercial/Residential	Commercial areas with residential uses in supportive locations (mixed use).
Commercial/Recreational	Commercial areas with private recreational development and compatible land uses (mixed use).
Industrial	Light and heavy industrial businesses – manufacturing, assembly, warehouses, etc.
Public/Semi-Public	Civil and public facilities such as schools, fire stations, libraries, water treatment, City Hall, etc.
Hospital-Medical/Residential	Daniel Freeman and Centinela Hospital and the related uses nearby.
Open space	Natural areas established for recreation and preservation.



What's the Difference?

Land Use Plan

- Establishes broader land use categories: their distribution, location, density, and intensity.
- Statement of City's vision for future development pattern.

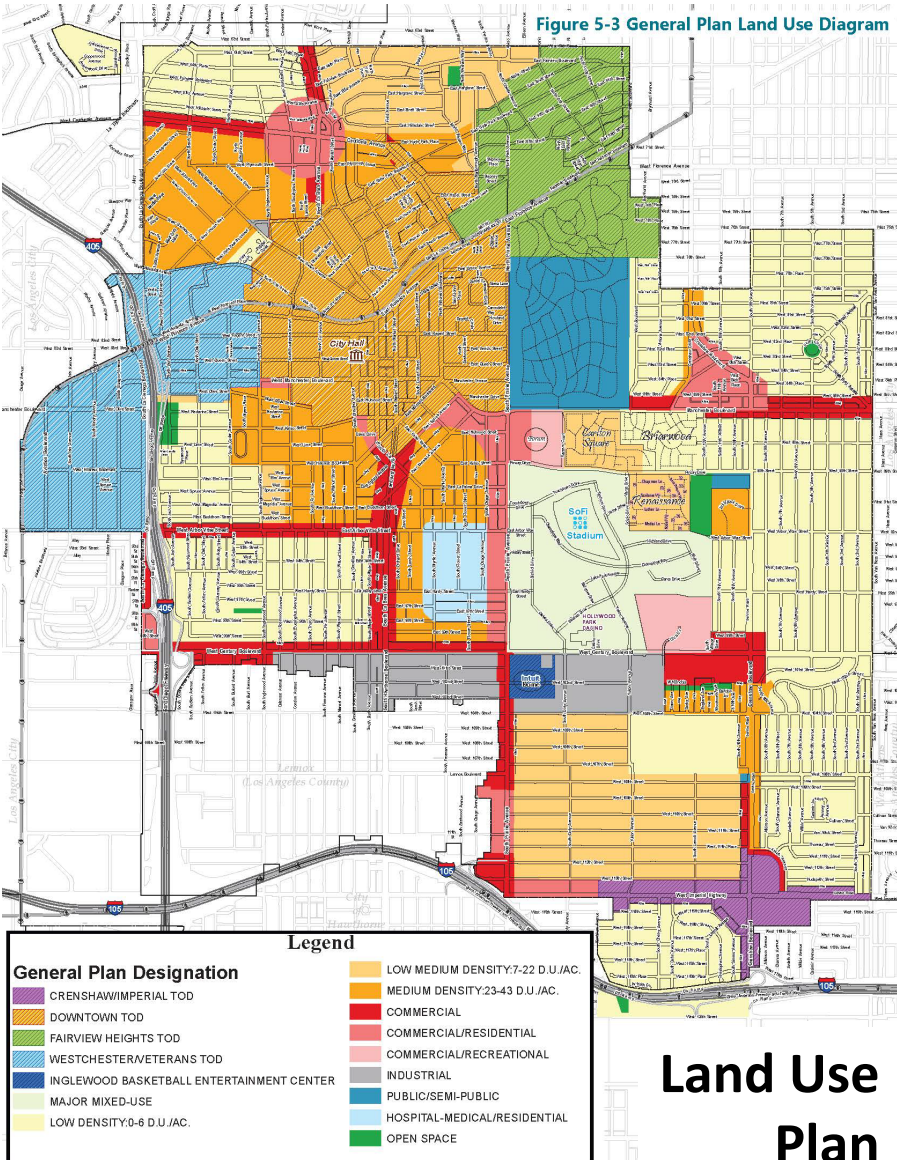
Zoning

- Must align with the Land Use Plan categories but often splits into more zones. For residential densities, defaults to GP.
- Zoning Ordinance implements the Land Use Plan through development standards (height, setbacks, parking spaces, etc.).

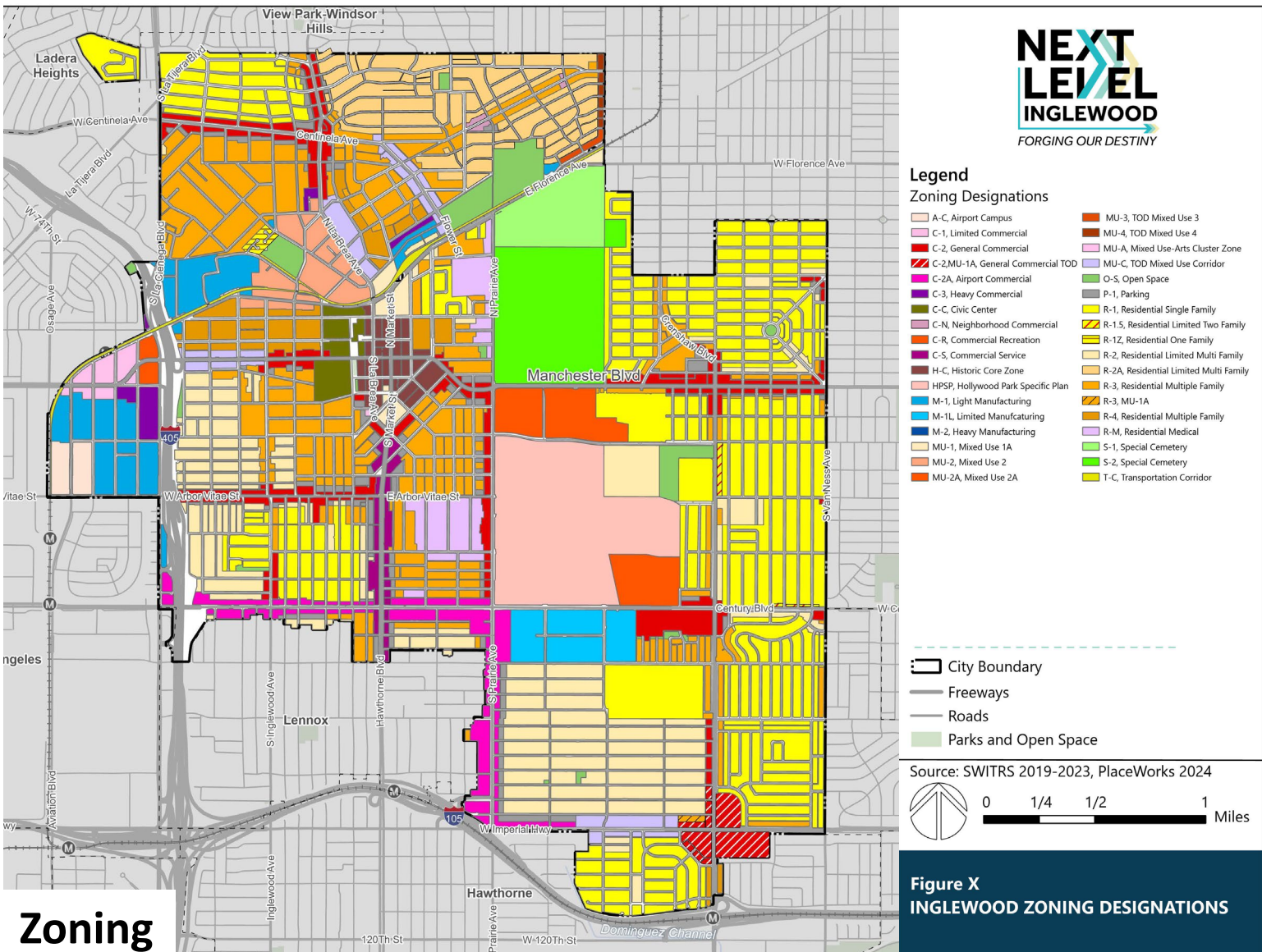
Existing Land Use

- Depiction of what is built on the ground today.
- The goal is for built / existing uses to eventually match what is shown on the land use map.

Land Use Plan vs. Zoning

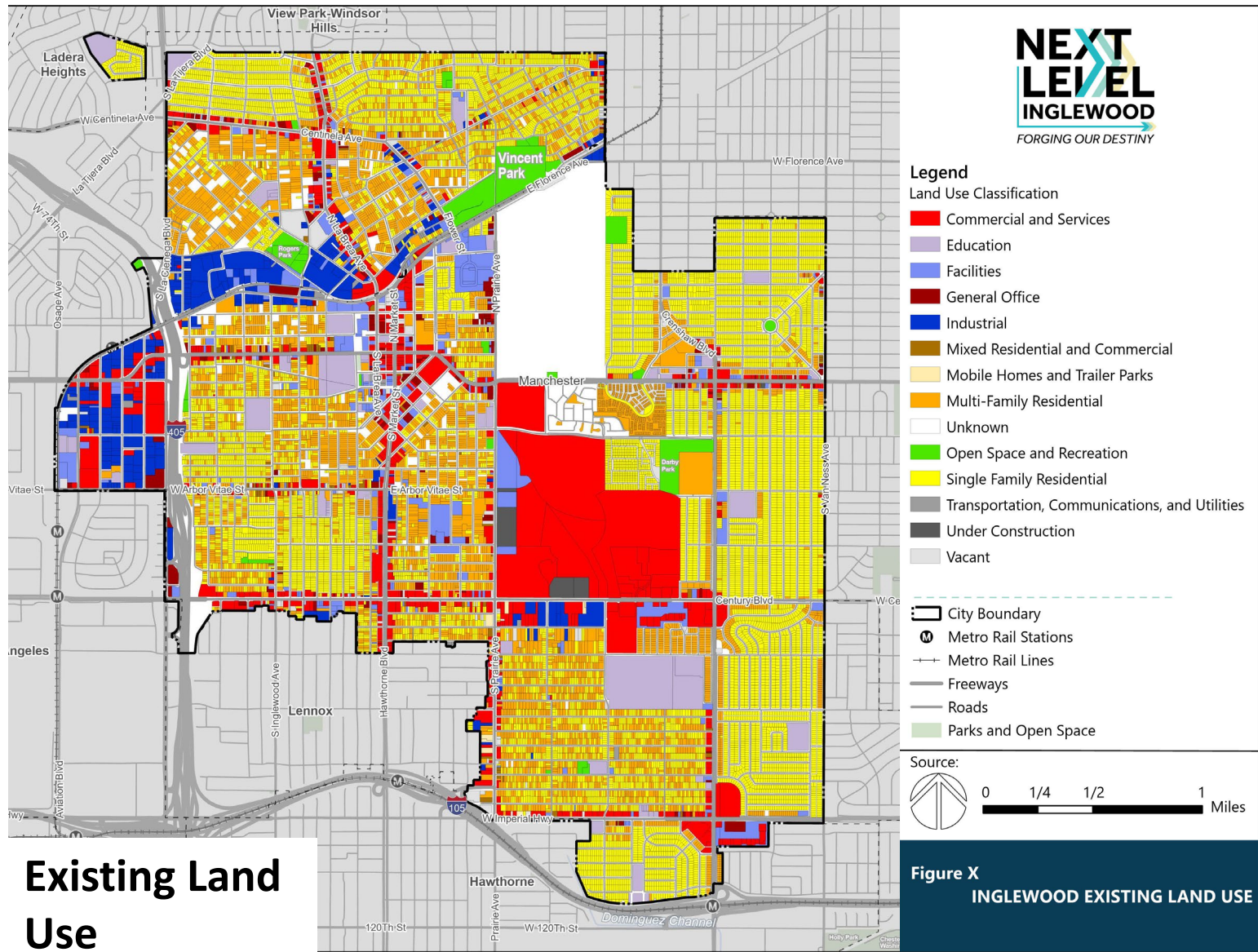
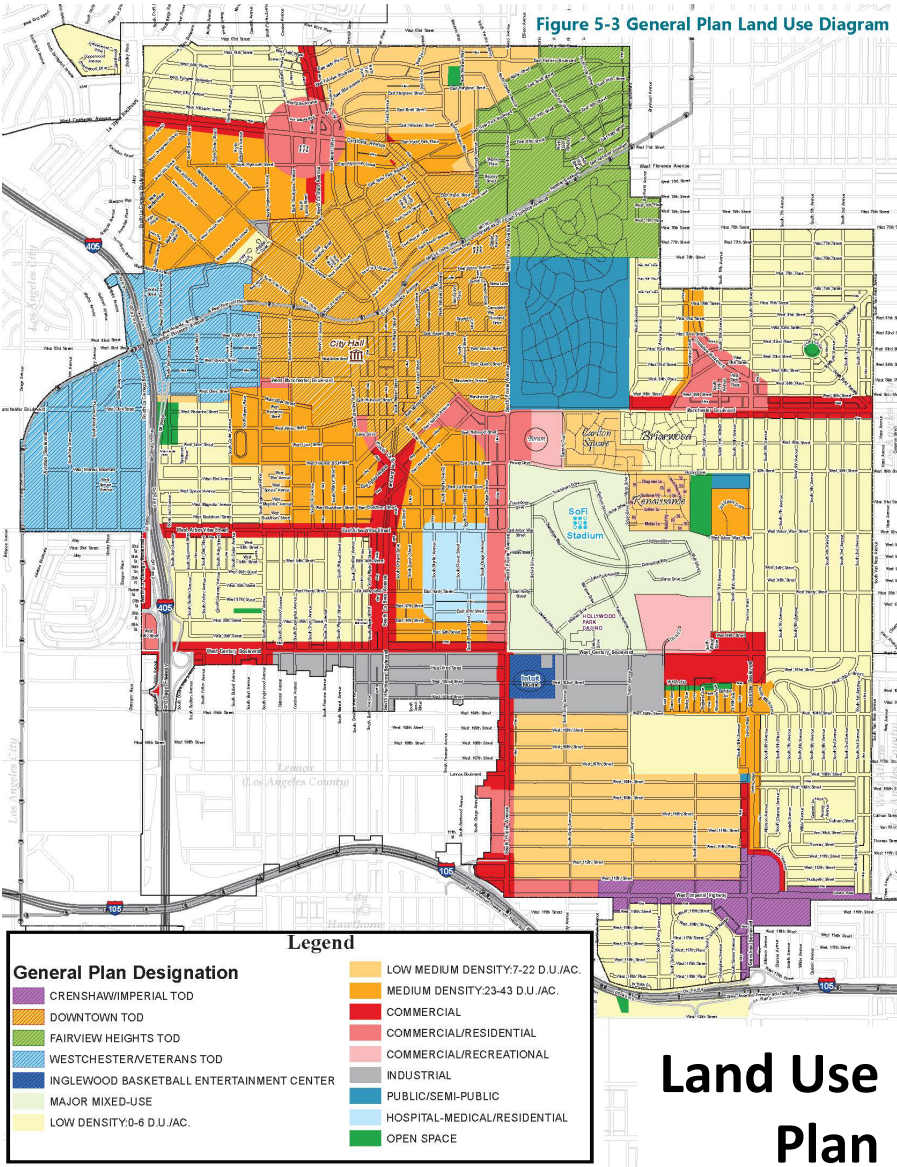


Land Use Plan



Zoning

Land Use Plan vs. Existing Land Use



Approach to Land Use Plan Update

**NEXT
LEVEL**
INGLEWOOD
FORGING OUR DESTINY



Introduction to the Update Approach



Administrative Updates

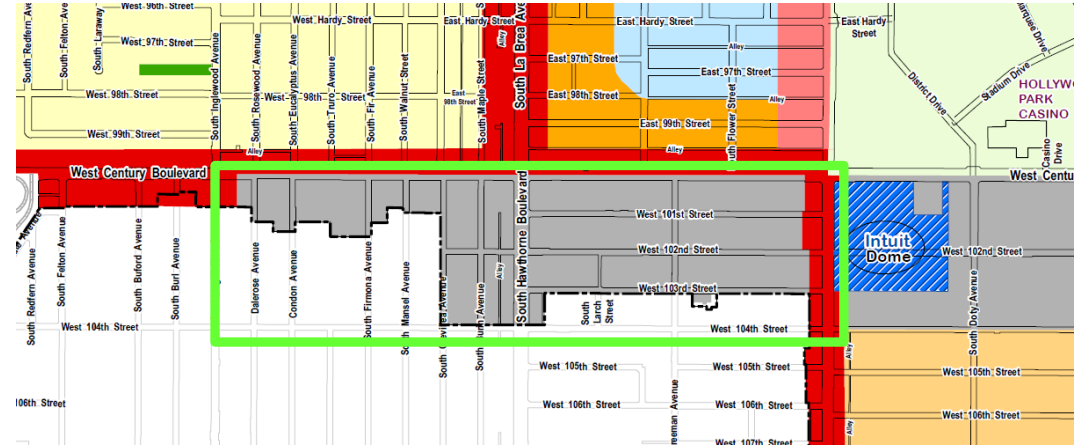
- Resolve conflicts between the Land Use Map, Zoning Map, and existing conditions
- Consider changes to Land Use Category definitions (intent, density / intensity)
- Parcelization of Land Use Map

Focus Areas

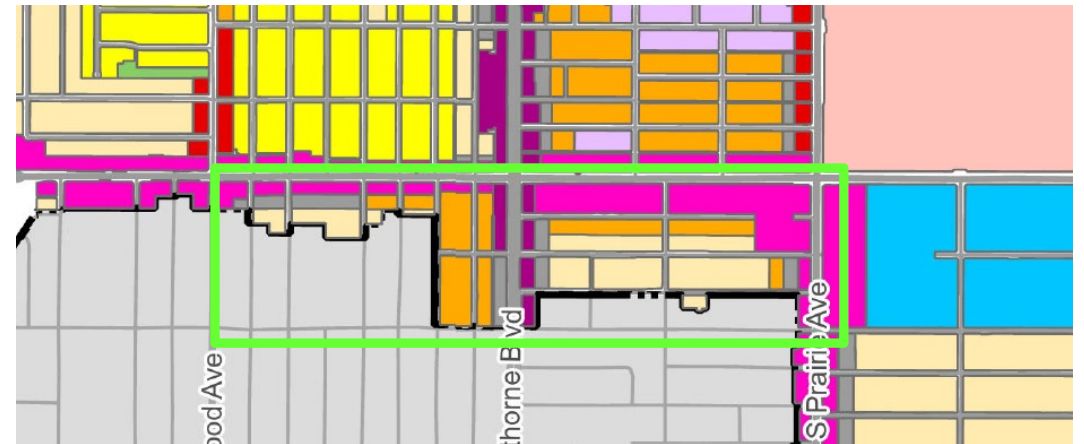
- Identify and reimagine areas within the city with a strong potential for change
- Land use decisions informed through public input process, including GPAC

Admin Changes: Land Use Plan & Zoning

- For some parcels, the Land Use Plan and zoning map are inconsistent.
- Most commonly due to recent changes to zoning that are not reflected on the Land Use Plan.
- Identify inconsistent parcels and determine whether the Land Use Designation or zoning district is more applicable, based on Vision.



Land Use Plan



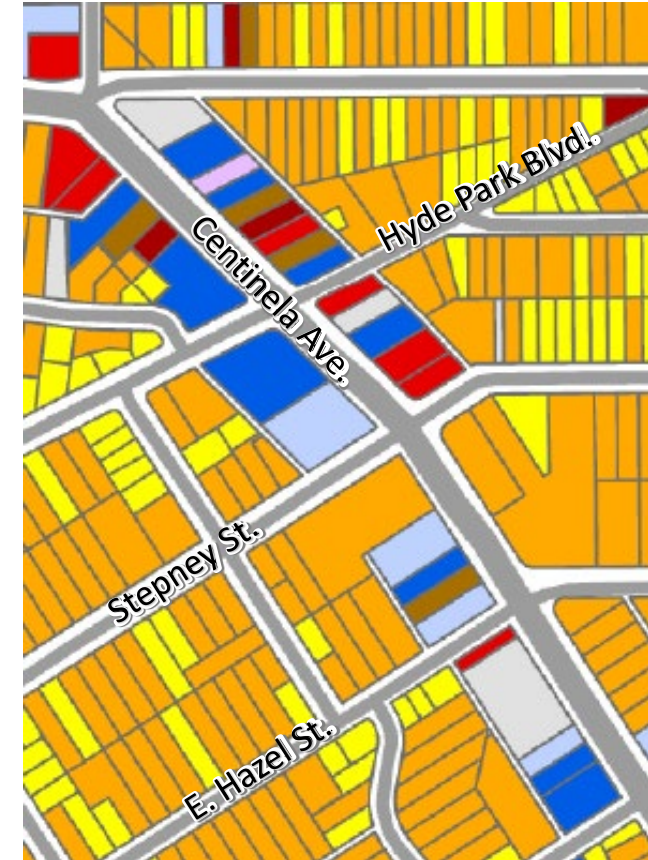
Zoning Map

Admin Changes: Land Use Plan & Existing Land Use

- For other parcels, the Land Use Plan and zoning map are inconsistent with what exists today.
- Most commonly due to the adoption of Specific Plans anticipating a new type of use.
- Identify inconsistent parcels and determine if the Land Use Designation and/or zoning district is still applicable, based on Vision.



Zoning Map (DT TOD)



Existing Land Uses

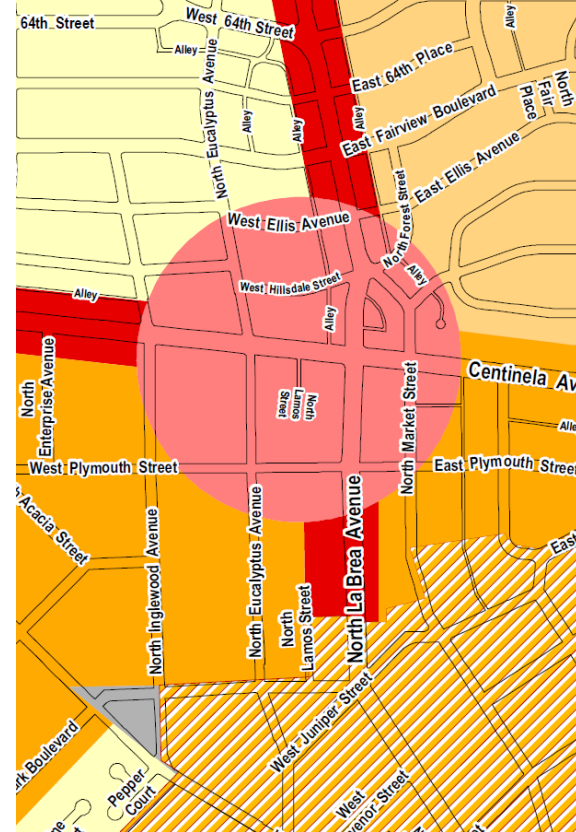
Changes to Land Use Category Definitions

- For some Land Use Designations, their definitions may no longer align with the City's Vision.
- For other designations, their definitions may not align with the zoning districts that implement them.
- Identify which designations need to be revised to more accurately reflect City's Vision and/or zoning.

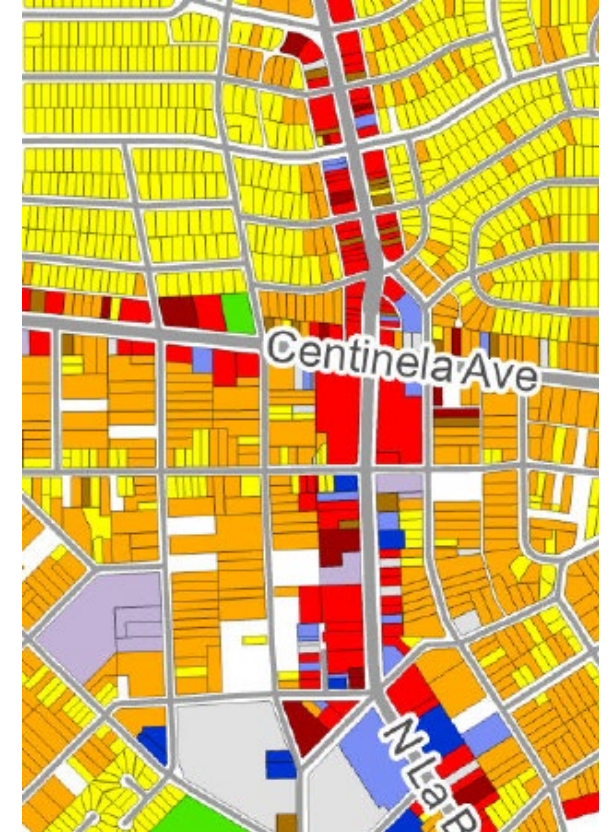
	Low Medium Density (General Plan)	R-2 Residential Limited Multiple Family (Zoning)
Minimum Lot Area per Unit	N/A	2,500 sq. ft.
Maximum Density	22 units per acre	17 units per acre (effective)

Parcelization of Land Use Categories

- The City's current Land Use Plan does not uniformly align with individual parcels.
- Parcelize the current Plan for more precise application.
- Allows for easier updates to Land Use Map when amendments are made.



Land Use Plan



Existing Land Uses

Focus Area Analysis



Introduction to Focus Areas



The focus areas were identified as sites of potential change because they exhibit one or more of the following characteristics:





- May be physically or economically underutilized (i.e., built at densities inconsistent with current land values),
- Have a large number of tenant vacancies, and/or
- Are within or adjoin a use that can trigger economic change (e.g., downtown, transit stations, sports/entertainment venues).

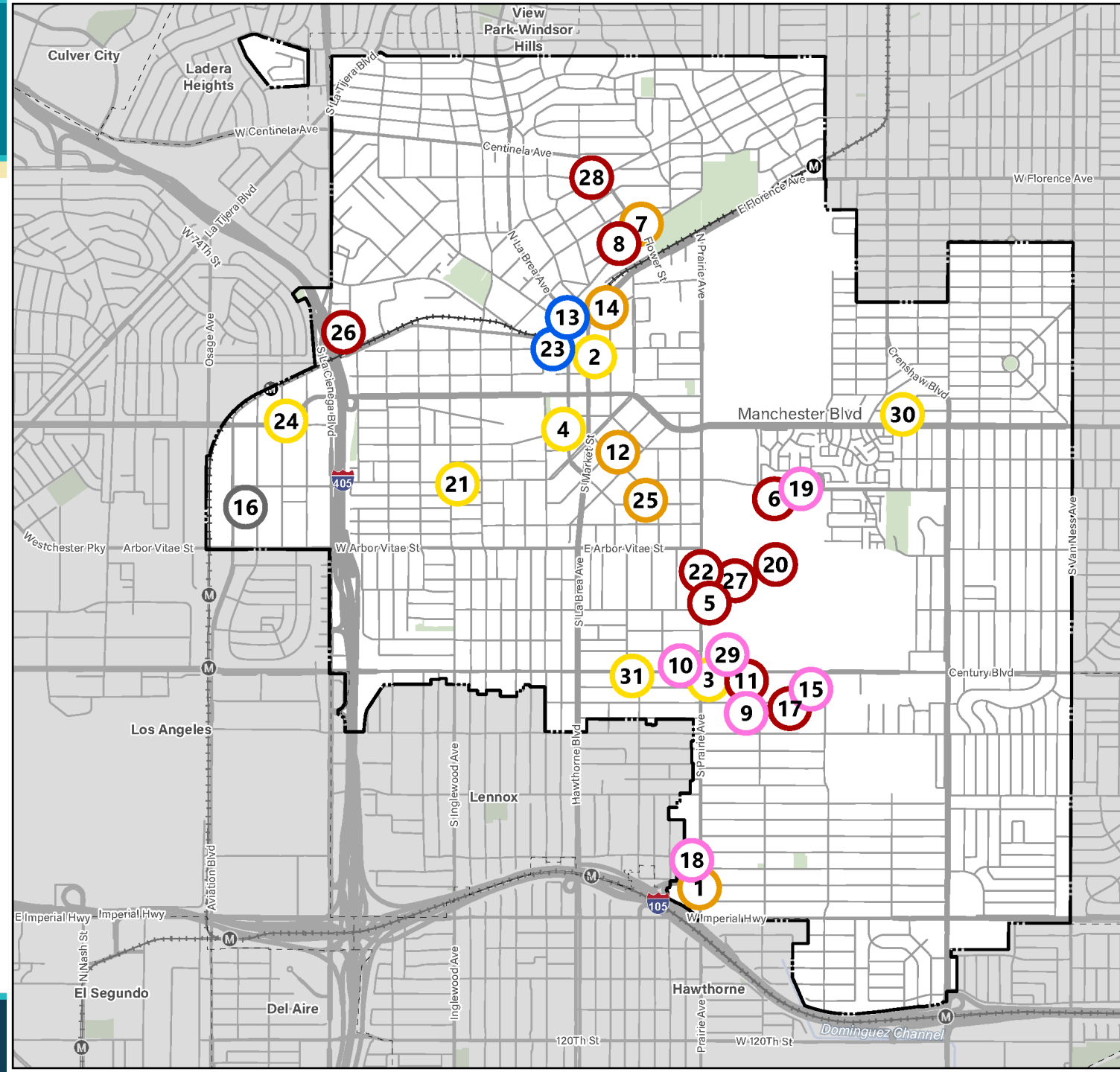
Pending and Approved Development Projects

Legend

Project Category

-  Multifamily Residential
-  Mixed-Use
-  Commercial
-  Hotel
-  Entertainment
-  Industrial

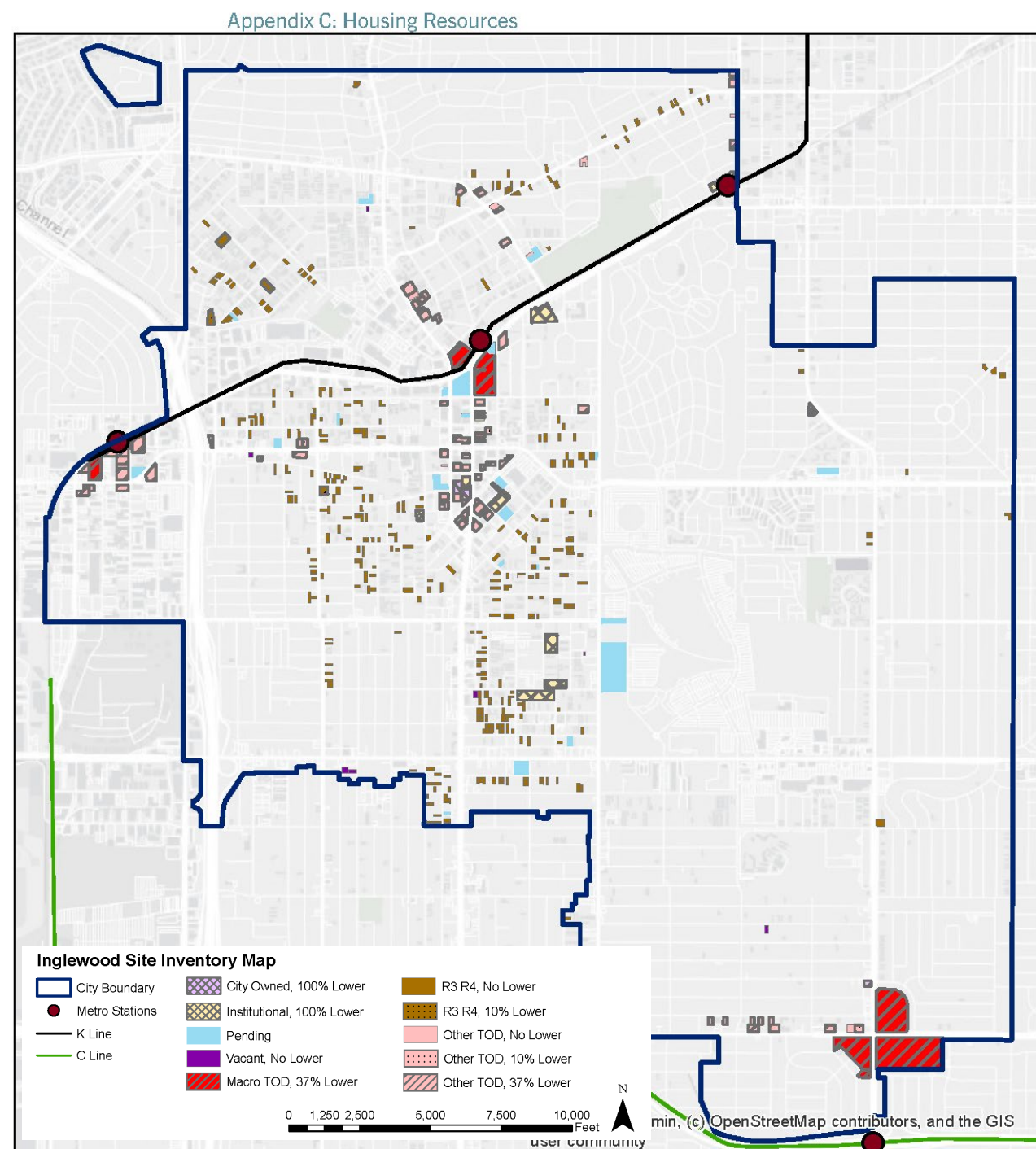
-  City Boundary
-  Freeways
-  Roads
-  Parks and Open Space



Change is Anticipated

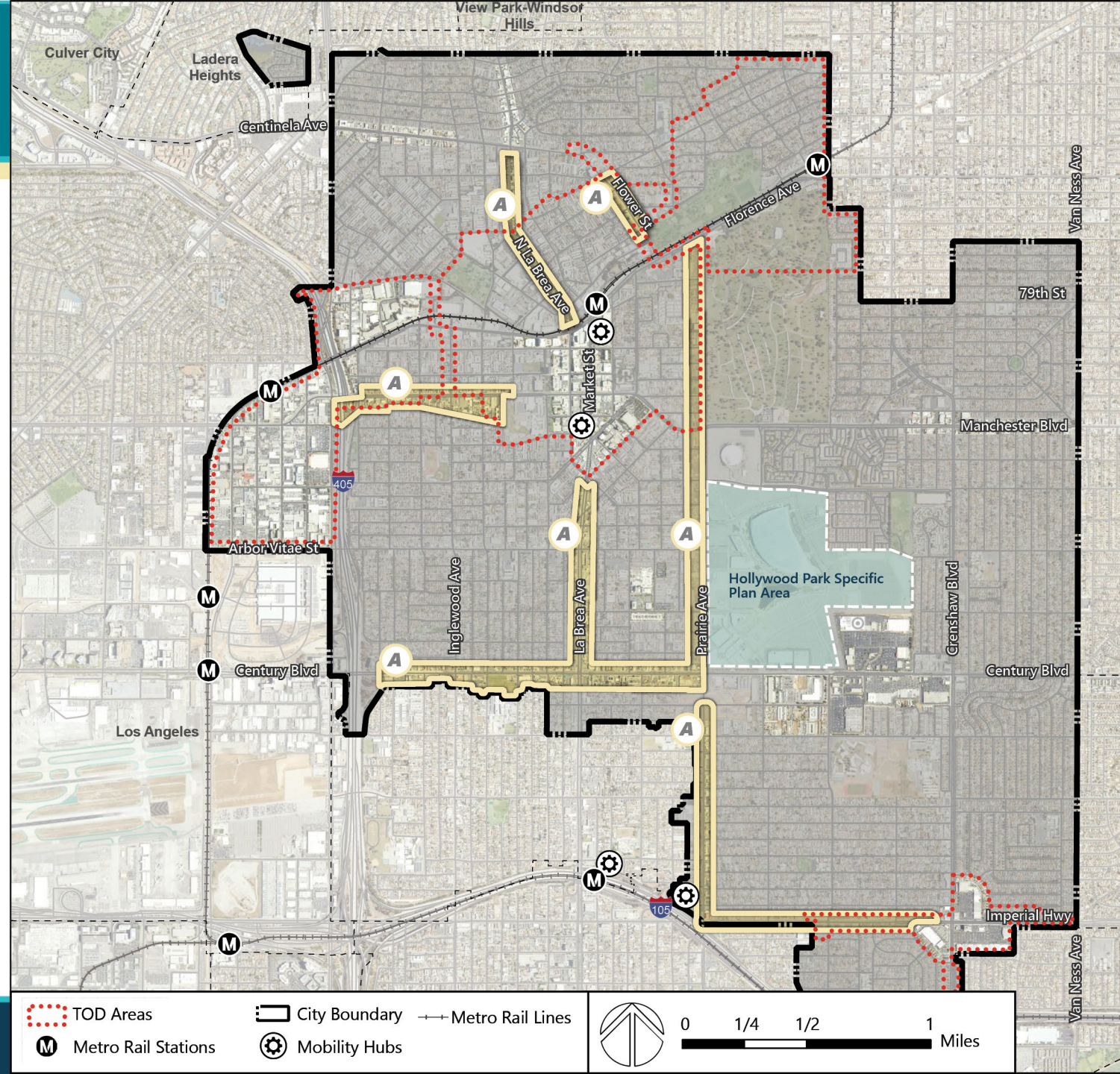
Housing Element Sites

- Regional Housing Needs Allocation (RHNA) of 7,439 total units
 - 2,768 Lower Income
 - 1,112 Moderate Income
 - 3,559 Above Moderate Income
- City identified capacity for 12,400 units
 - 3,018 Lower Income
 - 2,794 Moderate Income
 - 6,589 Above Moderate Income



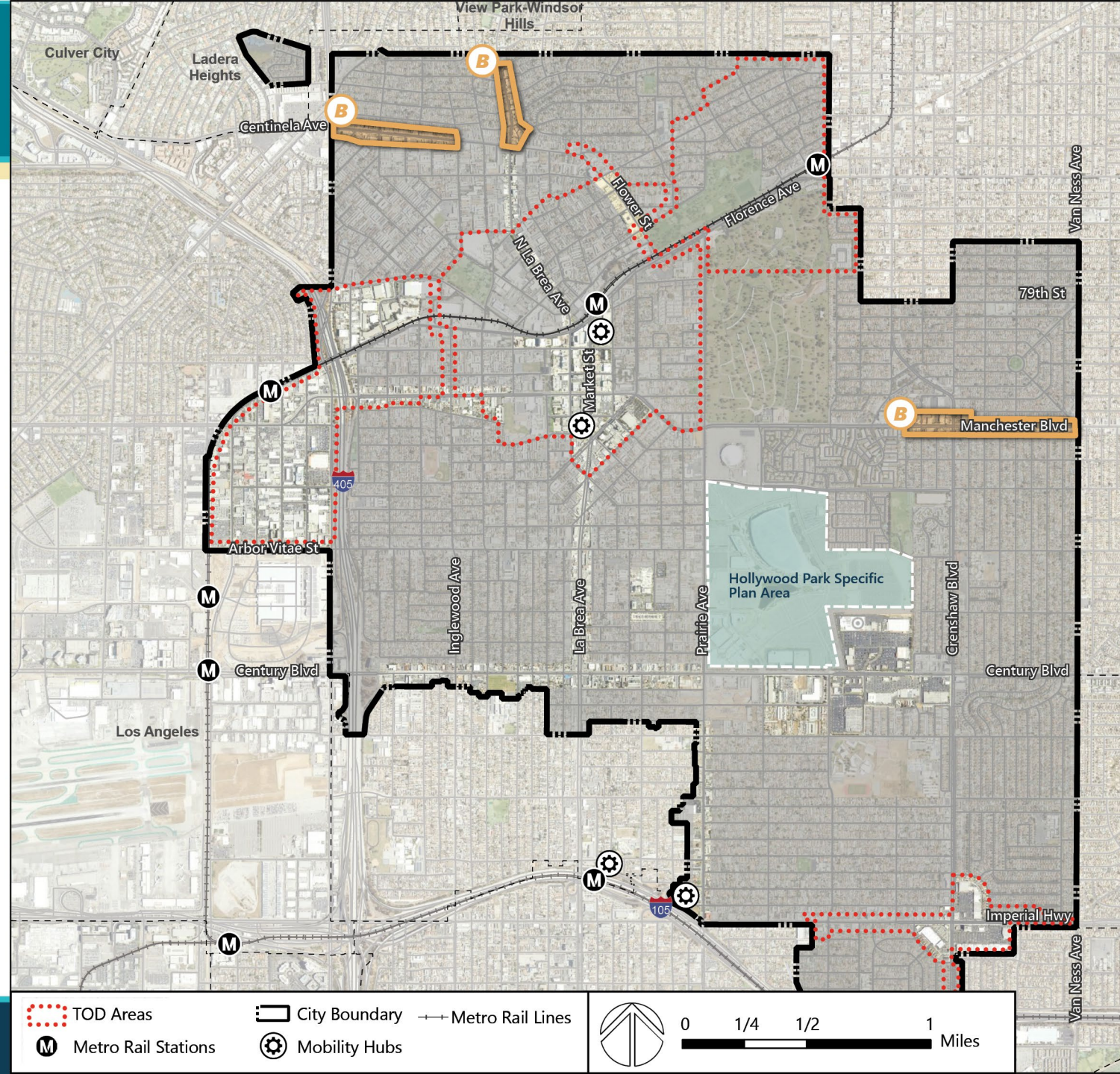
Focus Areas – Group A

- Corridors with a mix of functionally different uses.
- Urban form is automobile oriented with buildings set back from the street and surface parking lots.
- May be overly zoned for commercial use given market demand and vacancies.
- Opportunity for economic enhancement.



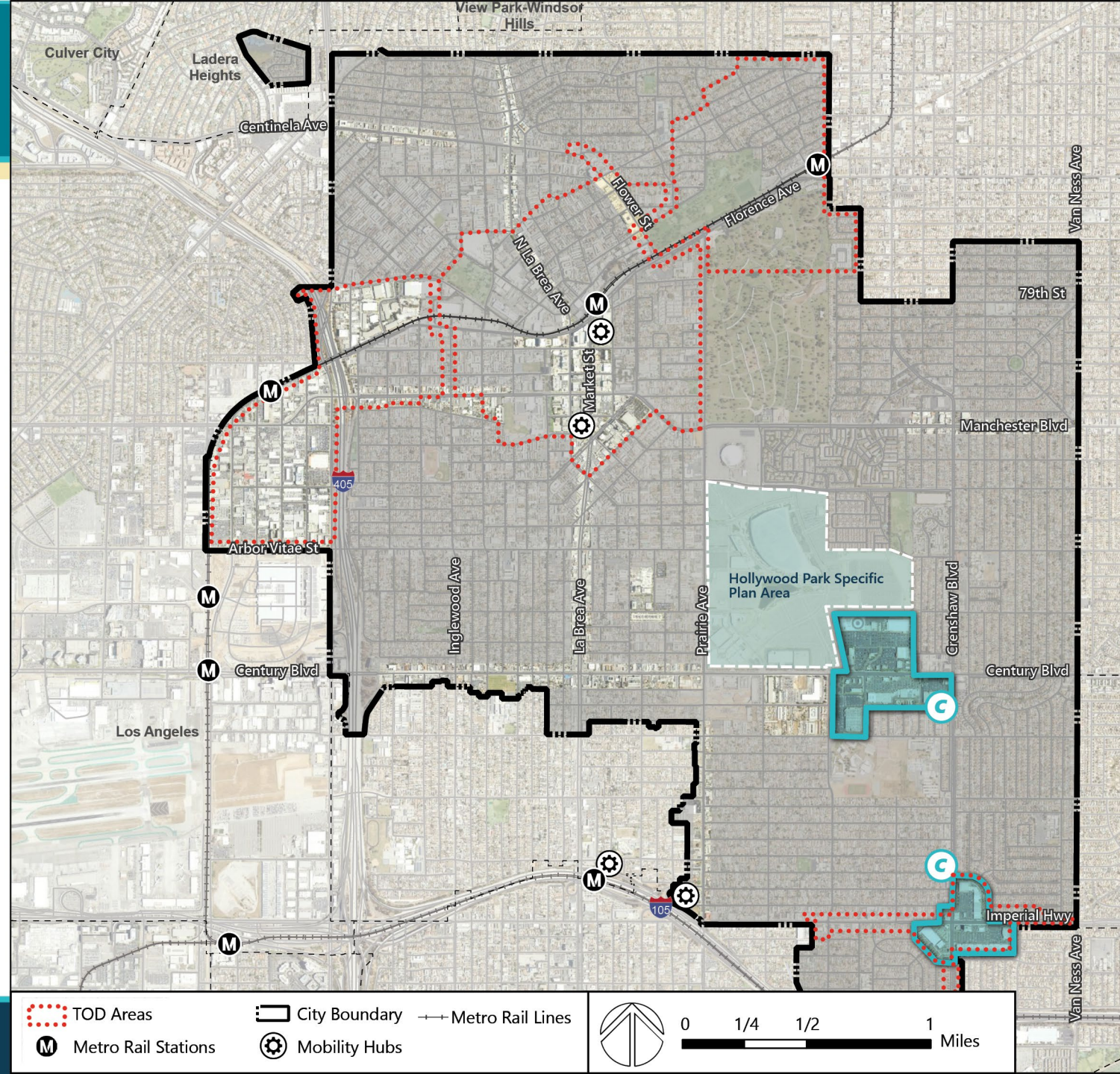
Focus Areas – Group B

- Corridors with urban form that are conducive to both a vibrant pedestrian experience and intensification as a neighborhood center or hub.



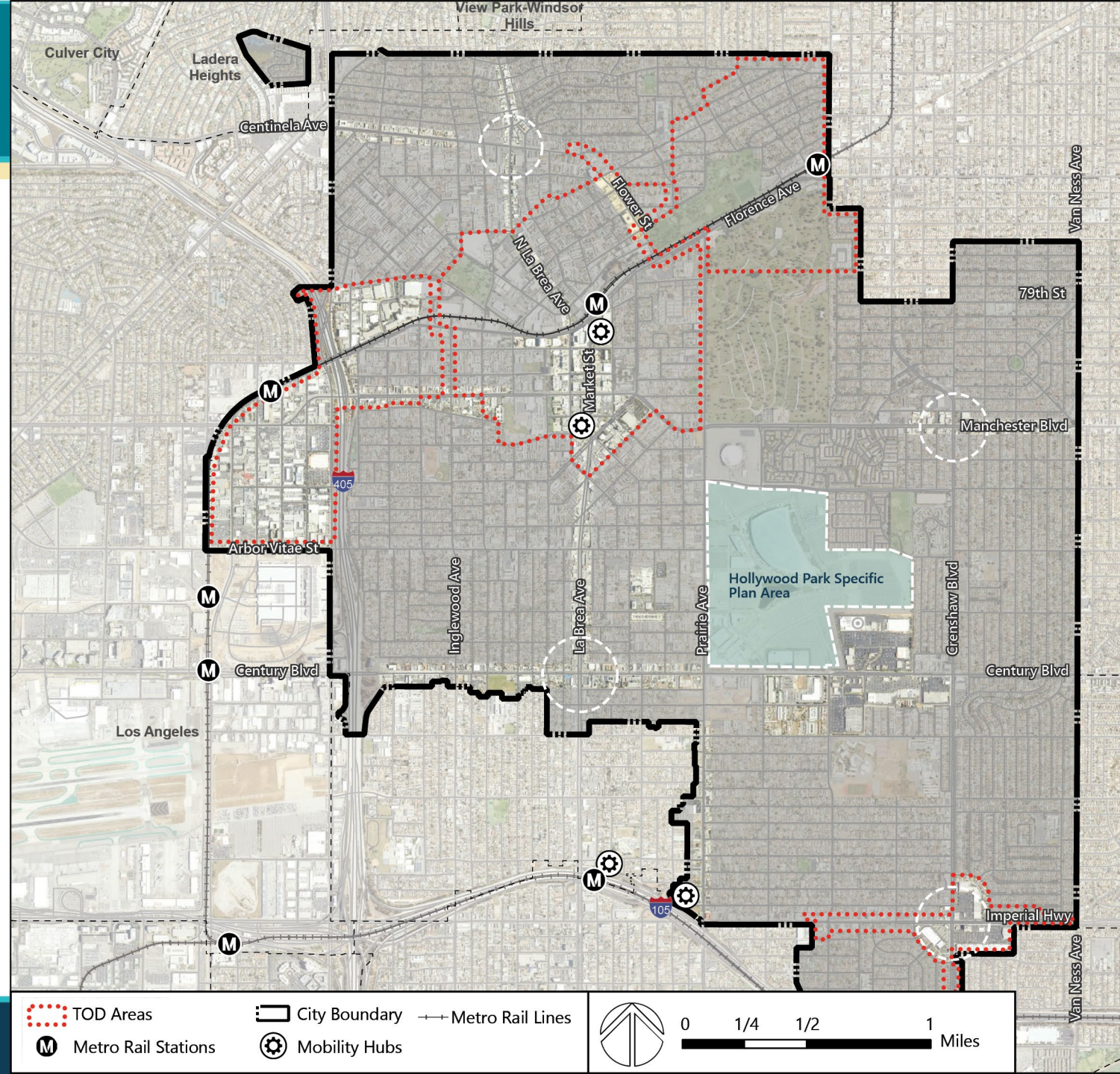
Focus Areas – Group C

- Sites with potential for infill development given underutilization of land area such as surface parking lots.



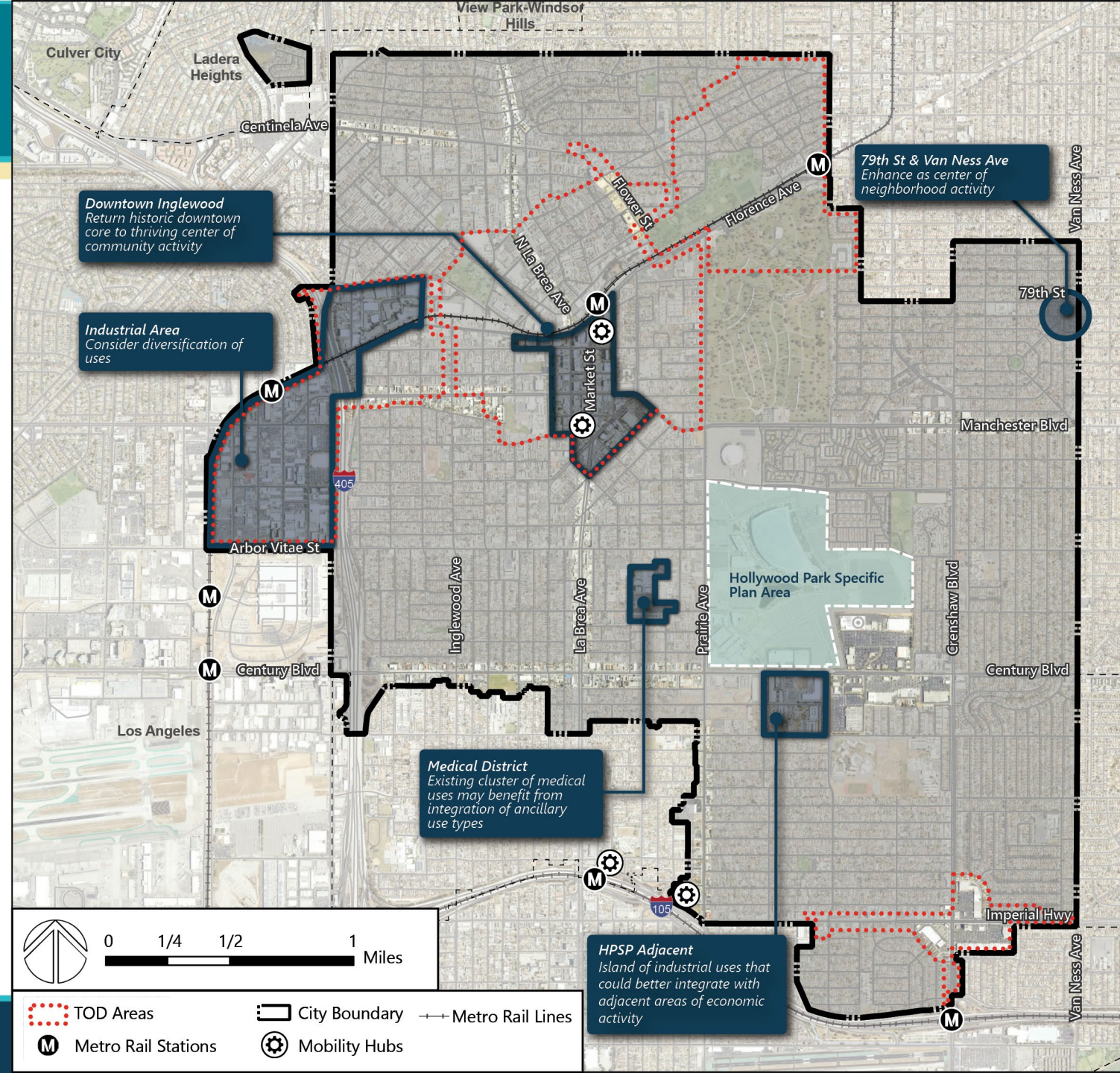
Focus Areas Major Intersections

- Areas with the potential for intensification at the intersection of major thoroughfares.



Additional Focus Areas

- **Downtown Inglewood** – return historic downtown core to thriving center of community activity
- **Industrial Area** – consider diversification of uses
- **Medical District** – existing cluster of medical uses may benefit from integration of ancillary use types
- **HPSP Adjacent** – island of industrial uses that could better integrate with adjacent areas of economic activity
- **79th and Van Ness** – Enhance as center of neighborhood activity



Comprehensive Inventory of Focus Areas

A

Corridors with a mix of functionally different uses. Urban form is automobile oriented with buildings set back from the street and surface parking lots. May be overly zoned for commercial use given market demand. Opportunity for economic enhancement.

Example: Century Blvd. between I-405 and S. Prairie Ave.

B

Corridors with urban form that is conducive to both a vibrant pedestrian experience and intensification as a neighborhood center or hub.

Example: Manchester Ave. between S. 111th Ave. and S. Van Ness Ave.

C

Sites with potential for infill development given underutilization of land area such as surface parking lots.

Example: The Village at Century



Major intersections with potential for intensification.

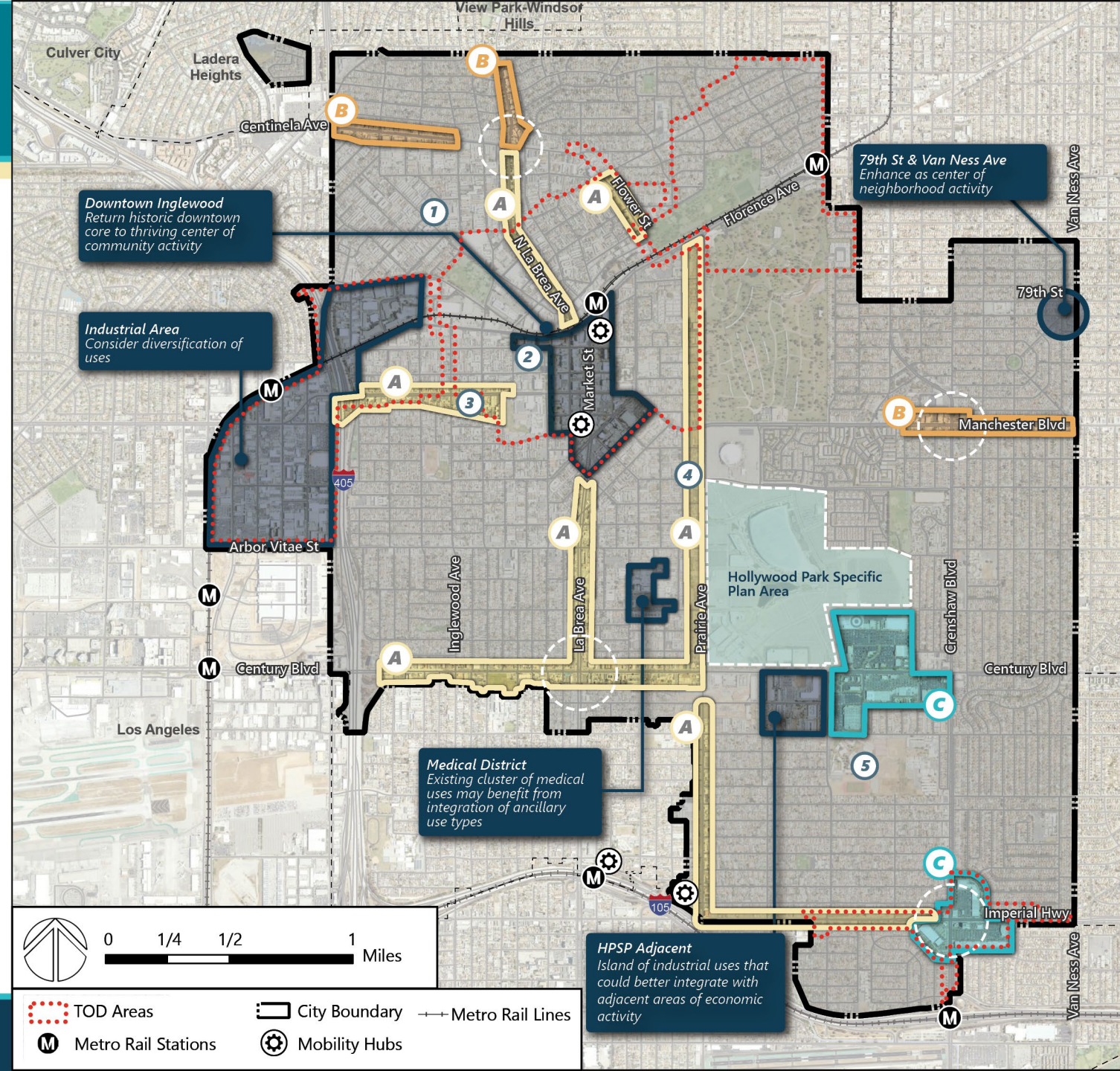
Example: N. La Brea Ave and Centinela Ave

Inglewood USD Schools Slated for Closure

- ① Highland Elementary School
- ② Crozier Middle School
- ③ Hudnall Elementary School
- ④ Kelso Elementary School
- ⑤ Morningside High School

Additional Focus Areas

- Downtown Inglewood
- Industrial Area
- Medical District
- Hollywood Park Specific Plan (HPSP) Adjacent
- 79th & Van Ness



Small Group Exercise



Instructions



- Count off to form into groups of not more than five
- Move to designated table for group discussion
- Project team members will be available to answer questions
- Identify/confirm potential focus areas for consideration:
 - » Change of Land Use Types
 - » Change of Land Use Intensity
 - » Change of Land Use Character
- Select a table representative to report on the group's recommendations
- Reconvene to report out on results of discussions (5 mins per table)

Public Comment



Next Steps



Upcoming Outreach



■ Pop Ups at Community Events

- » July 26: District 1 Family Unity Day
- » August 5: National Night Out
- » August 16: District 2 Chili Cook Off

■ Community Meeting #1

- » Saturday, September 6 between 10am to 2pm at Center of Hope, 9550 Crenshaw Blv

■ Visit the new project website at NextLevelInglewood.com starting on Saturday, 7/26

Adjourn to Next Meeting



Inglewood General Plan Advisory Committee

Wednesday, November 19, 2025

6:00pm

Community Room, First Floor

Inglewood City Hall

One Manchester Boulevard

Inglewood, CA 90301

Thank you

