



# CITY OF INGLEWOOD

## DEVELOPMENT SERVICES DEPARTMENT

### PLANNING DIVISION



---

#### GENERAL PLAN ADVISORY COMMITTEE AGENDA

JANUARY 7, 2026 6:00 P.M.  
Community Room - First Floor  
1 West Manchester Boulevard

---

1. Pledge of Allegiance.
2. Roll Call.
3. Welcome.
4. Discuss Draft Land Use Alternatives.
5. Public Comments. Anyone wishing to address the General Plan Advisory Committee on any matter within their jurisdiction may do so at this time.
6. Next Steps.
7. Adjournment.

If you will require special accommodations, due to a disability, please contact the Planning Division at (310) 412-5230, One Manchester Boulevard, Fourth Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 48 hours prior to the day of the hearing(s).

"Si no entiende esta noticia o si necesita más información, favor de llamar a este número (310) 412-5230."

In the event that the General Plan Advisory Committee meeting of January 7, 2026, is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next General Plan Advisory Committee meeting.

**NEXT GENERAL PLAN ADVISORY COMMITTEE MEETING:  
WEDNESDAY, MARCH 18, 2026, AT 6:00 P.M.  
COMMUNITY ROOM, FIRST FLOOR, INGLEWOOD CITY HALL  
ONE MANCHESTER BOULEVARD  
INGLEWOOD, CA 90301**




---

---

---

---

---

---

---

---




---

---

---

---

---

---

---

---




---

---

---

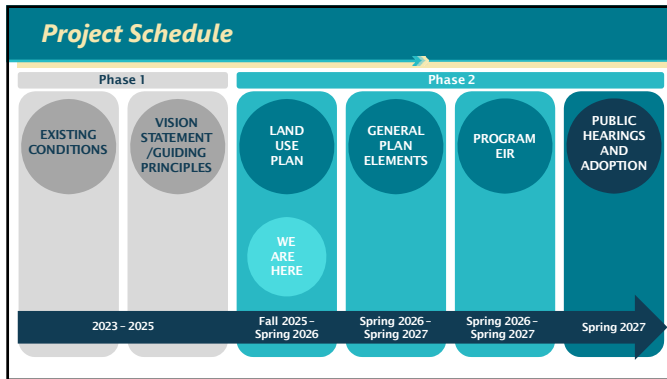
---

---

---

---

---




---

---

---

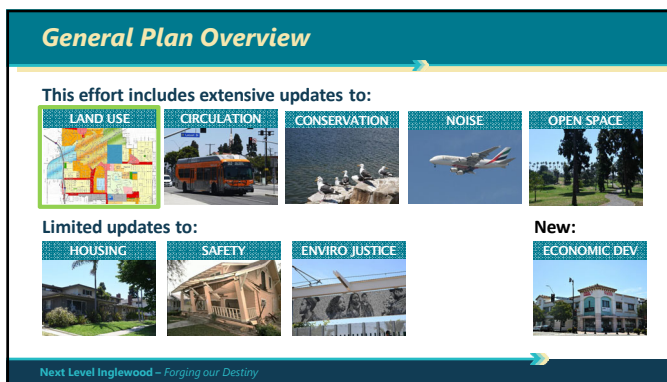
---

---

---

---

---




---

---

---

---

---

---

---

---




---

---

---

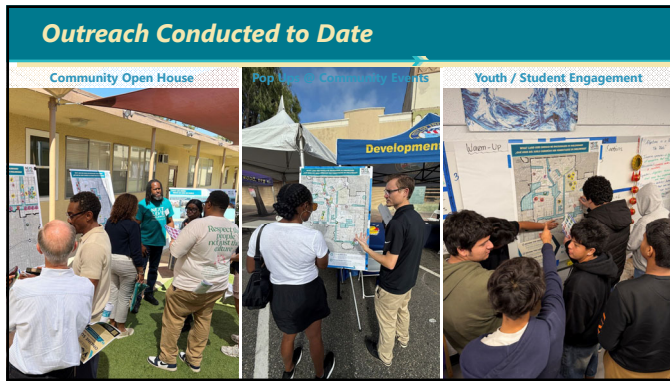
---

---

---

---

---




---

---

---

---

---

---

---

---

### What we've heard so far...

- Accommodate vertical mixed use in multiple locations
- Preference for pedestrian-oriented character rather than auto-oriented
- Allow for housing in many areas that are primarily commercial today
- Expand housing choices in residential neighborhoods
- Access to more parks and open space

Next Level Inglewood – Forging our Destiny

---

---

---

---

---

---

---

---

## Land Use Discussion

---

---

---

---

---

---

---

---



## Refresh on 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

Next Level Inglewood – Forging our Destiny

---

---

---

---

---

---

---

---

## Objective & Process

**OBJECTIVE:** Confirm that the preliminary land use alternatives are suitable for sharing with the community. We are not deciding on a Land Use Plan.

The alternatives discussed tonight will be presented for public review and feedback at Community Meeting #2. With the feedback received from the community, the GPAC will provide recommendations for a preferred Land Use Plan at our next meeting (March).

### For each focus area...

- 1) Review the proposed alternatives
- 2) Discuss whether any changes or additions to alternatives should be considered
- 3) Confirm alternatives to be presented to the community

Next Level Inglewood – Forging our Destiny

---

---

---

---

---

---

---

---

## Guidelines

### Things to keep in mind:

- The City may not designate private property as Park / Open Space (considered a “taking”)
- Reducing the capacity for housing in one area will require increasing the capacity for housing in another area (no net loss)
- Bonus densities and heights may be provided for affordable housing developments (state-mandated)
- Recent state laws allow a minimum of four housing units in all residential zones (SB 9), for multifamily residences to be built in commercial areas under certain circumstances (AB 2011, SB 6), and for minimum heights and densities of residences within ½ mile from transit stations (SB 79)

Next Level Inglewood – Forging our Destiny

---

---

---

---

---

---

---

---




---

---

---

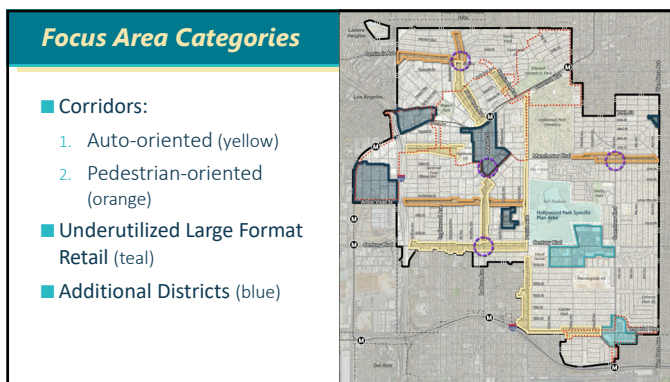
---

---

---

---

---




---

---

---

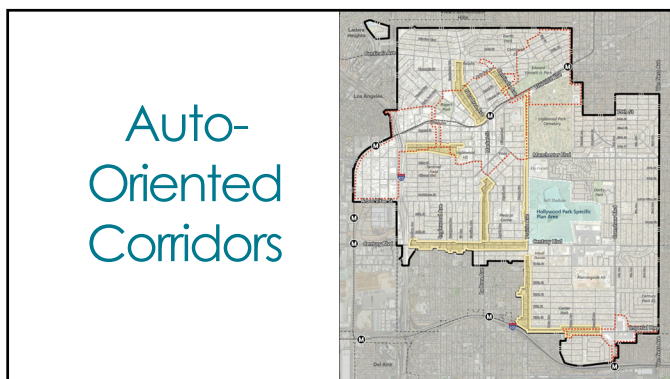
---

---

---

---

---




---

---

---

---

---

---

---

---



---

---

---

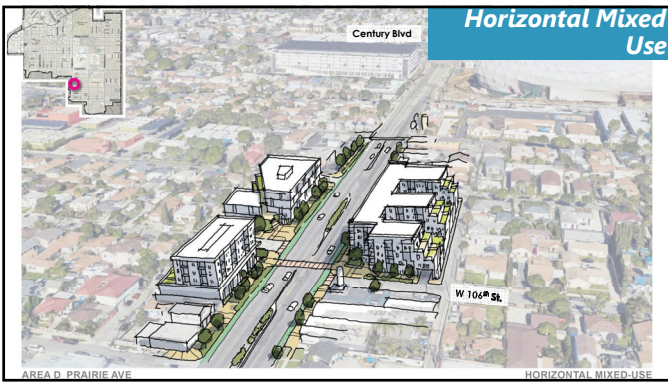
---

---

---

---

---



---

---

---

---

---

---

---

---



---

---

---

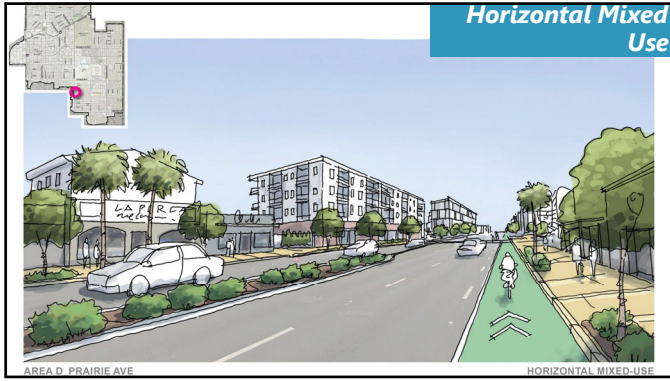
---

---

---

---

---



---

---

---

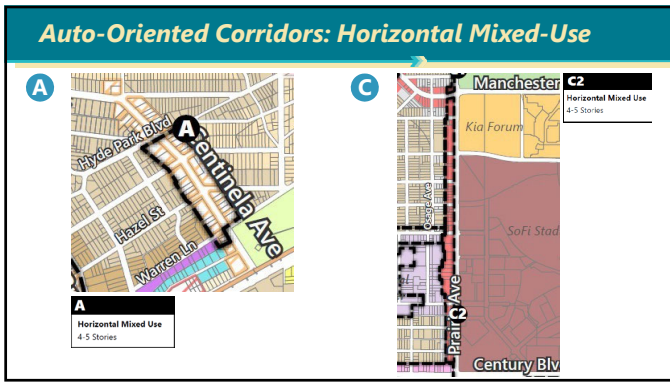
---

---

---

---

---



---

---

---

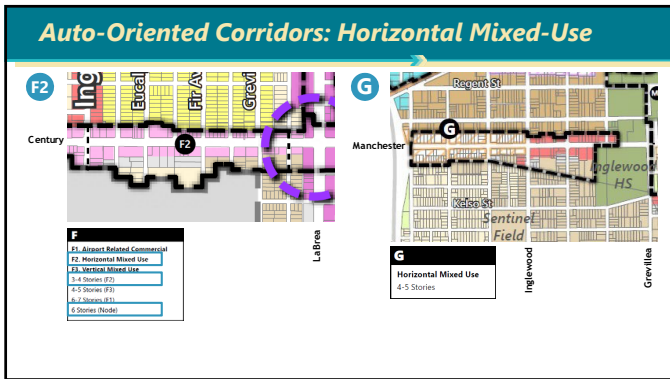
---

---

---

---

---



---

---

---

---

---

---

---

---





---

---

---

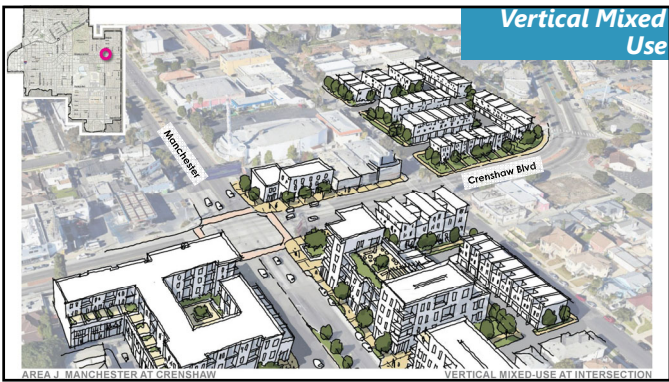
---

---

---

---

---



---

---

---

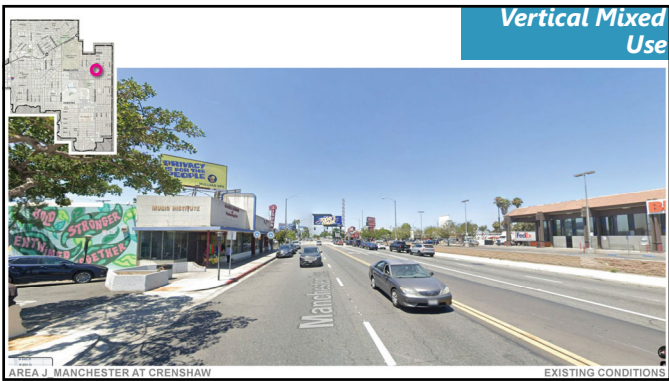
---

---

---

---

---



---

---

---

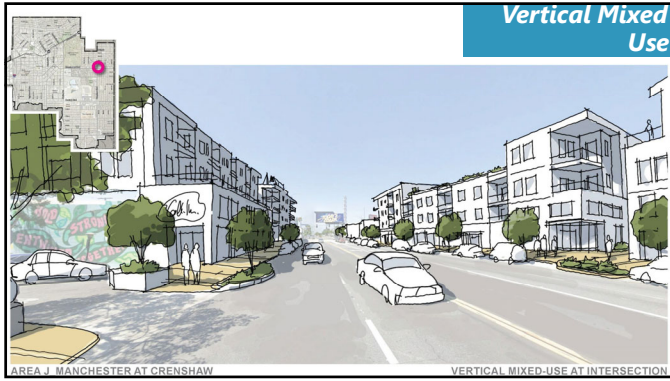
---

---

---

---

---



---

---

---

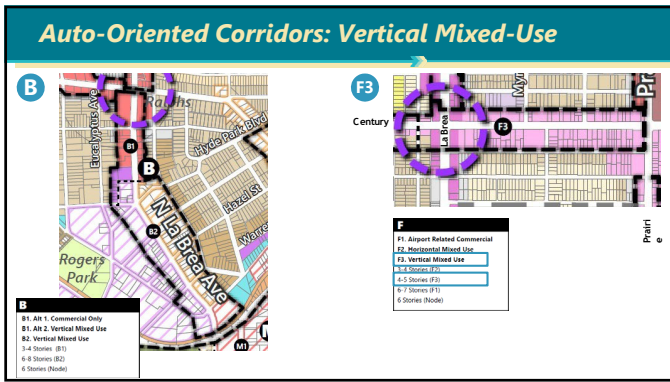
---

---

---

---

---



---

---

---

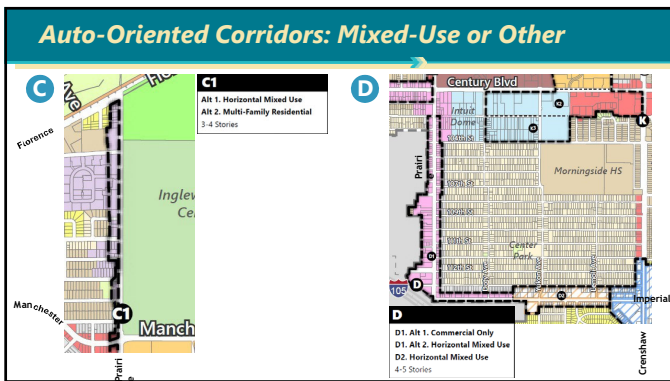
---

---

---

---

---



---

---

---

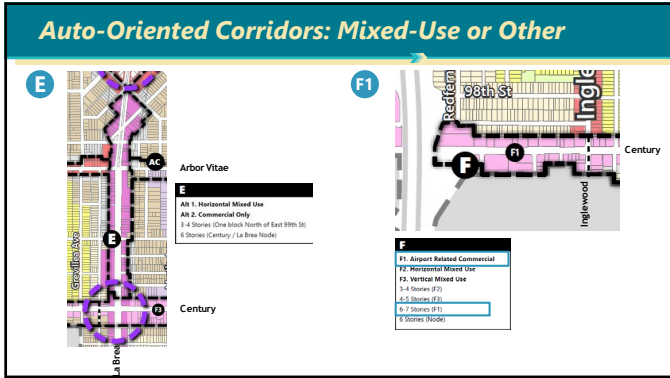
---

---

---

---

---



---

---

---

---

---

---

---

---



---

---

---

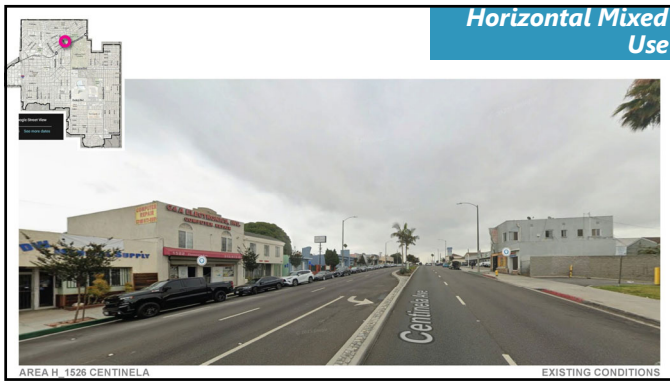
---

---

---

---

---



---

---

---

---

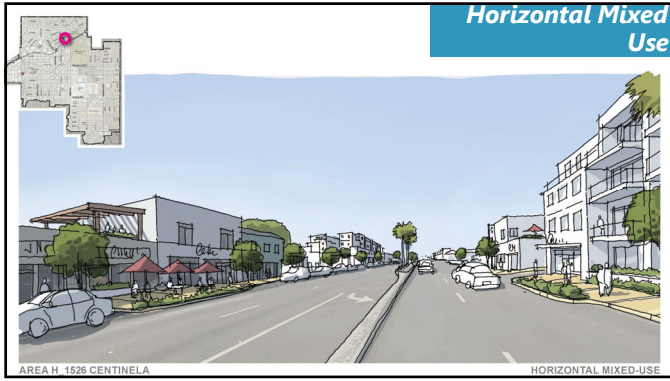
---

---

---

---





---

---

---

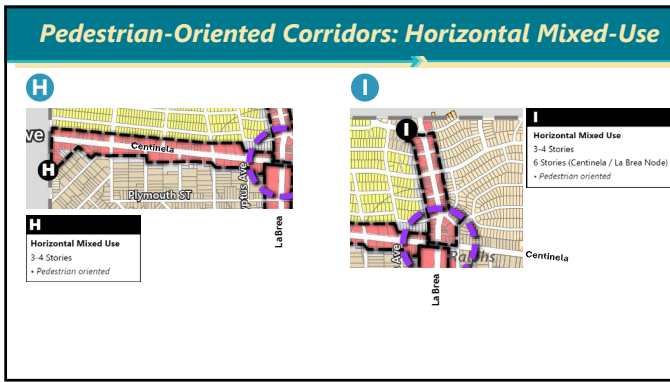
---

---

---

---

---



---

---

---

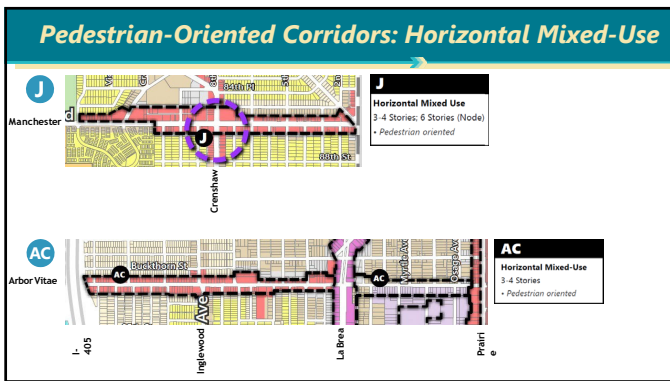
---

---

---

---

---



---

---

---

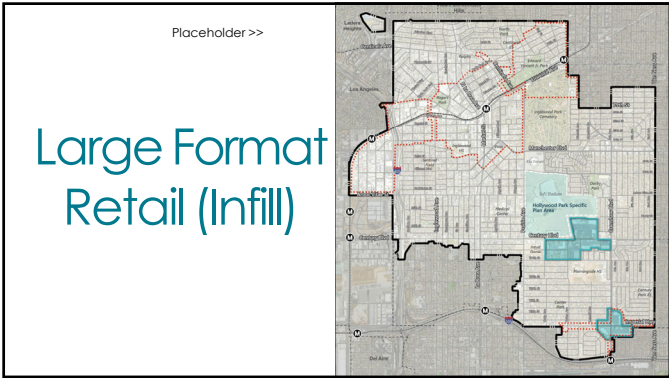
---

---

---

---

---



---

---

---

---

---

---

---



---

---

---

---

---

---

---



---

---

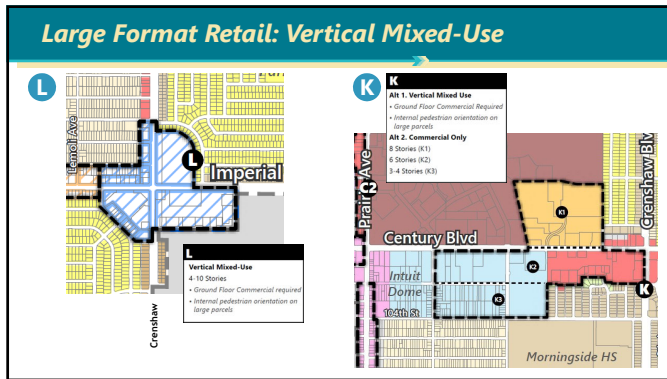
---

---

---

---

---




---

---

---

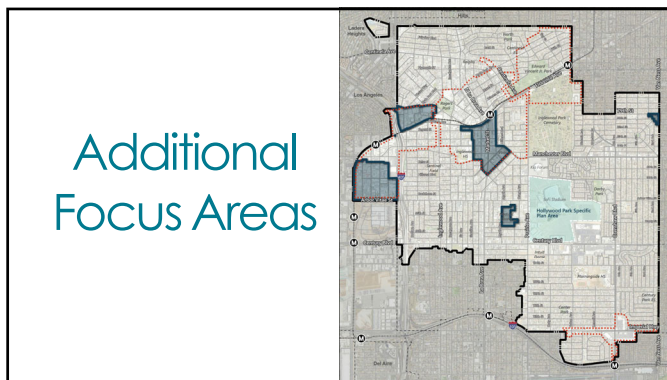
---

---

---

---

---




---

---

---

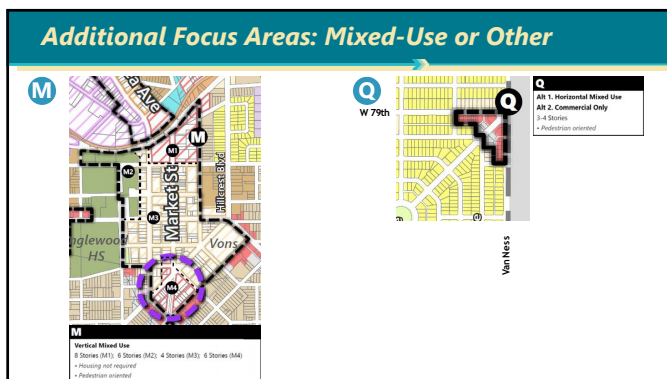
---

---

---

---

---




---

---

---

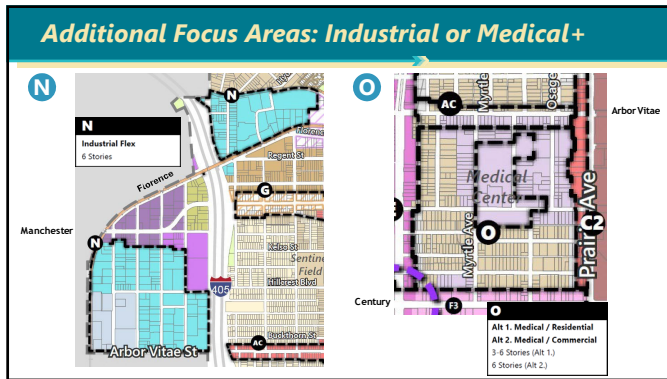
---

---

---

---

---




---

---

---

---

---

---

---

---




---

---

---

---

---

---

---

---




---

---

---

---

---

---

---

---

**Upcoming Outreach**

- Community Meeting #2
  - » Likely late January 2026
- Visit the project website at [NextLevelInglewood.com](http://NextLevelInglewood.com)

Next Level Inglewood – Forging our Destiny

---

---

---

---

---

---

---

---

**Adjourn to Next Meeting**

**Inglewood General Plan Advisory Committee**  
 Thursday, March 19, 2026  
 6:00pm  
 Community Room, First Floor  
 Inglewood City Hall  
 One Manchester Boulevard  
 Inglewood, CA 90301

Next Level Inglewood – Forging our Destiny

---

---

---

---

---

---

---

---

*Thank you*




---

---

---

---

---

---

---

---



**I**

**Horizontal Mixed Use**  
3-4 Stories  
6 Stories (Centinela / La Brea Node)  
• Pedestrian oriented

**H**

**Horizontal Mixed Use**  
3-4 Stories  
• Pedestrian oriented

**N**

**Industrial Flex**  
6 Stories

**G**

**Horizontal Mixed Use**  
4-5 Stories

**N**

**Industrial Flex**  
6 Stories

**AC**

**Horizontal Mixed-Use**  
3-4 Stories  
• Pedestrian oriented

**E**

**Alt 1. Horizontal Mixed Use**  
**Alt 2. Commercial Only**  
3-4 Stories (One block North of East 99th St)  
6 Stories (Century / La Brea Node)

**F**

**F1. Airport Related Commercial**  
**F2. Horizontal Mixed Use**  
**F3. Vertical Mixed Use**  
3-4 Stories (F2)  
4-5 Stories (F3)  
6-7 Stories (F1)  
6 Stories (Node)

**O**

**Alt 1. Medical / Residential**  
**Alt 2. Medical / Commercial**  
3-6 Stories (Alt 1.)  
6 Stories (Alt 2.)

**D**

**D1. Alt 1. Commercial Only**  
**D1. Alt 2. Horizontal Mixed Use**  
**D2. Horizontal Mixed Use**  
4-5 Stories

**A**

**Horizontal Mixed Use**  
4-5 Stories

**M**

**Vertical Mixed Use**  
8 Stories (M1); 6 Stories (M2); 4 Stories (M3); 6 Stories (M4)  
• Housing not required  
• Pedestrian oriented

**B**

**B1. Alt 1. Commercial Only**  
**B1. Alt 2. Vertical Mixed Use**  
**B2. Vertical Mixed Use**  
3-4 Stories (B1)  
6-8 Stories (B2)  
6 Stories (Node)

**Q**

**Alt 1. Horizontal Mixed Use**  
**Alt 2. Commercial Only**  
3-4 Stories  
• Pedestrian oriented

**C1**

**Alt 1. Horizontal Mixed Use**  
**Alt 2. Multi-Family Residential**  
3-4 Stories

**J**

**Horizontal Mixed Use**  
3-4 Stories; 6 Stories (Node)  
• Pedestrian oriented

**C2**

**Horizontal Mixed Use**  
4-5 Stories

**K**

**Alt 1. Vertical Mixed Use**  
• Ground Floor Commercial Required  
• Internal pedestrian orientation on large parcels  
**Alt 2. Commercial Only**  
8 Stories (K1)  
6 Stories (K2)  
3-4 Stories (K3)

**L**

**Vertical Mixed-Use**  
4-10 Stories  
• Ground Floor Commercial required  
• Internal pedestrian orientation on large parcels

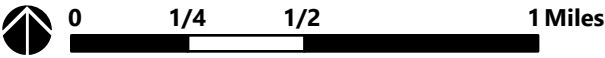
Focus Areas

Nodes

Metro Rail Station

**Zoning**

- R-1, RESIDENTIAL SINGLE FAMILY
- R- 1 1/2, RESIDENTIAL LIMITED TWO FAMILY
- R-1Z, RESIDENTIAL ONE FAMILY
- R-2, RESIDENTIAL LIMITED MULTI FAMILY
- R-2A, RESIDENTIAL LIMITED MULTI FAMILY
- R-3, RESIDENTIAL MULTIPLE FAMILY
- R-4, RESIDENTIAL MULTIPLE FAMILY
- R-M, RESIDENTIAL MEDICAL
- C-1, LIMITED COMMERCIAL
- C-2, GENERA COMMERCIAL
- A-C, AIRPORT CAMPUS
- C-2A, AIRPORT COMMERCIAL
- C-3, HEAVY COMMERCIAL
- C-N, NEIGHBORHOOD COMMERCIAL ZONE
- C-R, COMMERCIAL RECREATION
- C-S, COMMERCIAL SERVICE
- M-1, LIGHT MANUFACTURING
- M-1L, LIMITED MANUFACTURING
- M-2, HEAVY MANUFACTURING
- P-1, PARKING
- C-C, CIVIC CENTER
- O-S, OPEN SPACE
- S-1, SPECIAL CEMETERY
- S-2, SPECIAL CEMETERY
- T-C, TRANSPORTATION CORRIDOR
- H-C, HISTORIC CORE ZONE
- MU-1, MIXED USE-1 ZONE
- MU-2, MIXED USE-2 ZONE
- MU-2A, MIXED USE 2A
- MU-3, MIXED USE-3 ZONE
- MU-4, MIXED USE-4 ZONE
- MU-A, MIXED USE-ART CLUSTER
- MU-C, MIXED USE CORRIDOR ZONE
- C-2, MU-1A, GENERAL COMMERCIAL, TOD MIXED USE 1A OVERLAY
- R-3, MU-1A, RESIDENTIAL MULTIPLE FAMILY, TOD MIXED USE 1A OVERLAY
- HPSP, HOLLYWOOD PARK SPECIFIC PLAN ZONE



**Land Use Alternatives**

12/4/25