



General Plan Advisory Committee

Meeting 3 – Land Use

December 10, 2025

Agenda

1. Welcome and Role Call
2. Project Overview
3. Community Outreach Overview
4. Land Use Discussion
5. Public Comments
6. 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

Fall 2025 –
Spring 2026

GENERAL
PLAN
ELEMENTS

Spring 2026 –
Spring 2027

PROGRAM
EIR

Spring 2026 –
Spring 2027

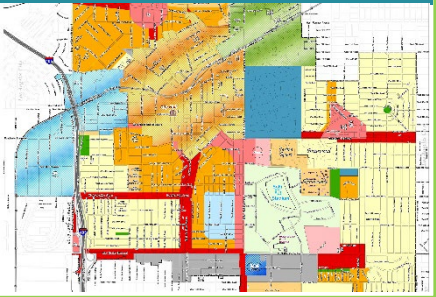
PUBLIC
HEARINGS
AND
ADOPTION

Spring 2027

General Plan Overview

This effort includes extensive updates to:

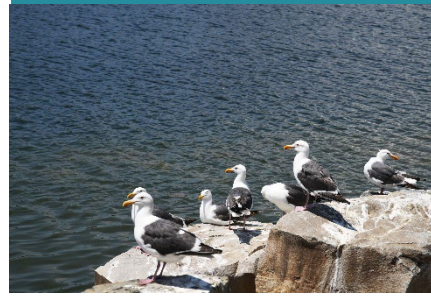
LAND USE



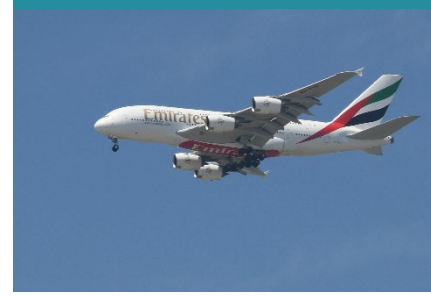
CIRCULATION



CONSERVATION



NOISE



OPEN SPACE

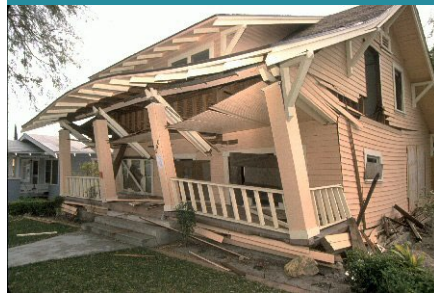


Limited updates to:

HOUSING



SAFETY



ENVIRO JUSTICE



New:

ECONOMIC DEV



Community Outreach Overview



Outreach Conducted to Date

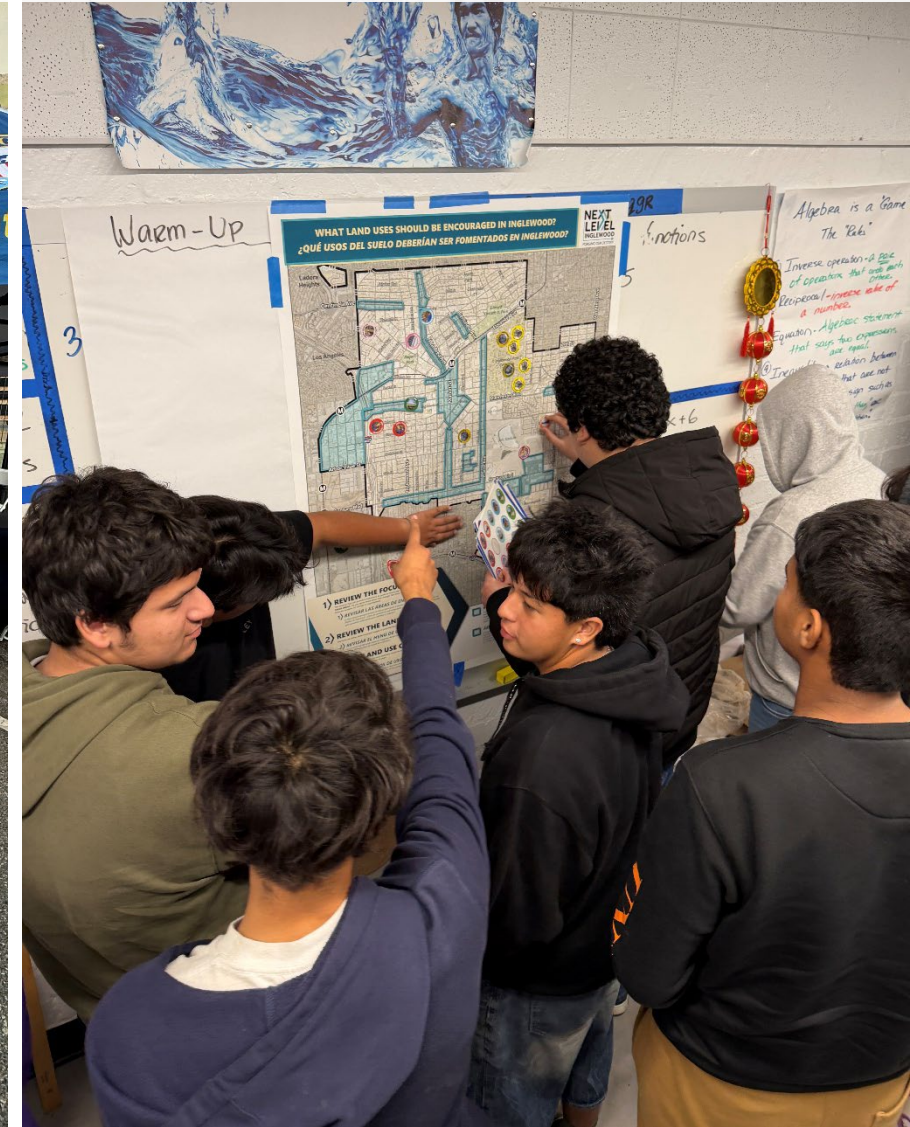
Community Open House



Pop Ups @ Community Events



Youth / Student Engagement



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



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

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

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)
- 

Potential Land Use Typologies

Commercial Only



Residential Only



Horizontal Mixed-Use



Vertical Mixed-Use



Industrial Flex



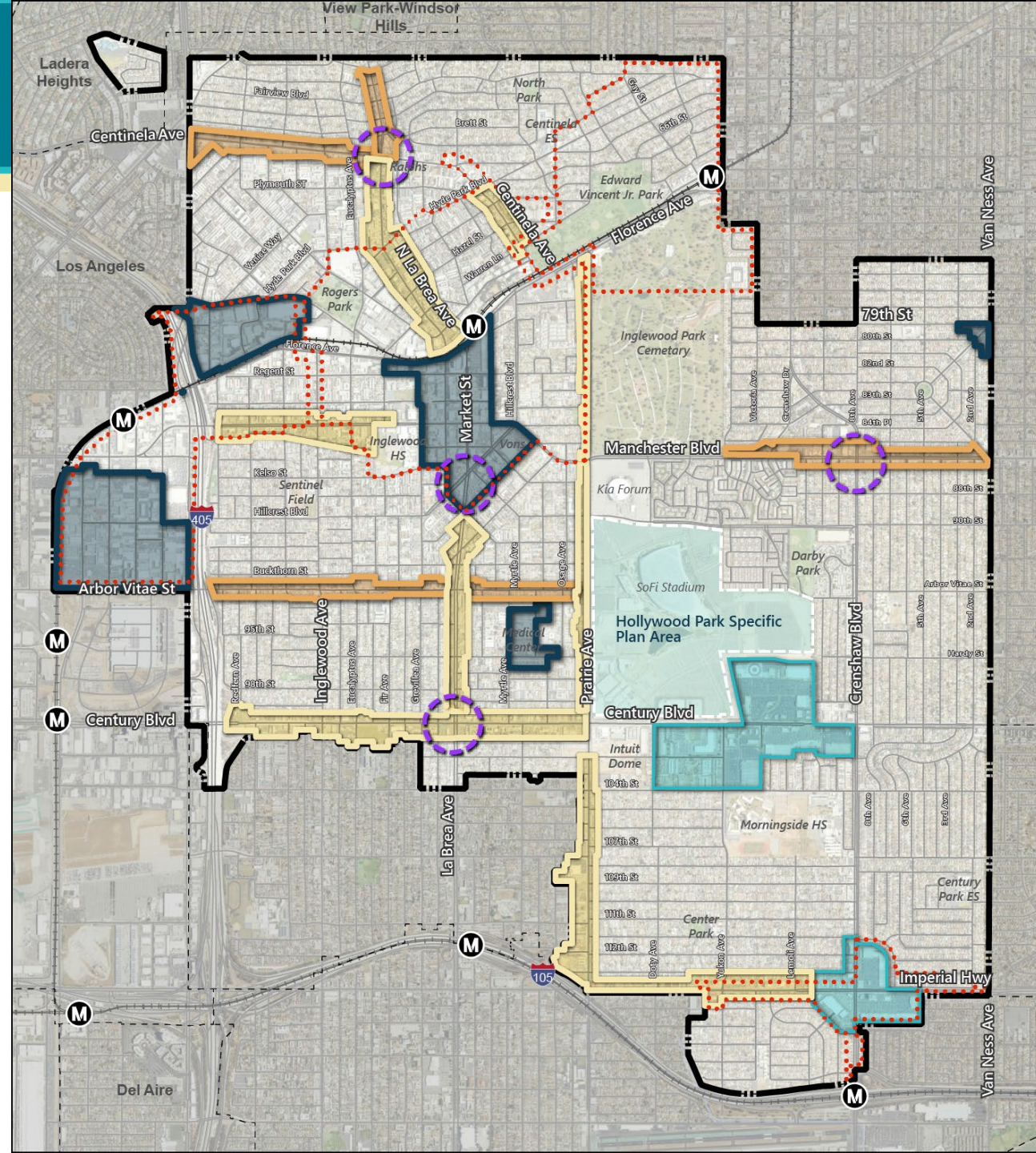
Focus Area Categories

■ Corridors:

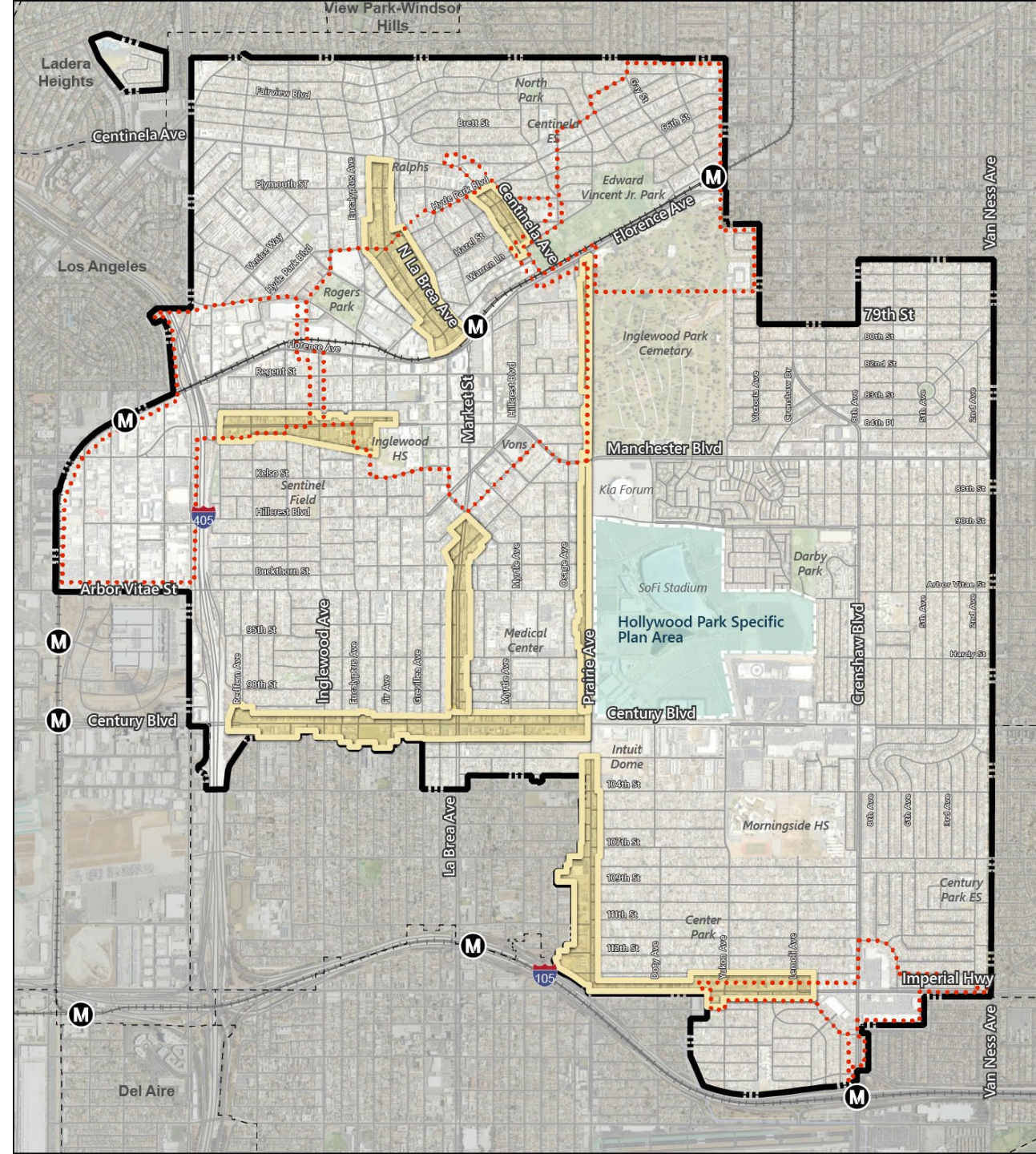
1. Auto-oriented (yellow)
2. Pedestrian-oriented (orange)

■ Underutilized Large Format Retail (teal)

■ Additional Districts (blue)



Auto-Oriented Corridors



Horizontal Mixed Use

Century Blvd

W 106th St.

AREA D_PRAIRIE AVE

EXISTING CONDITIONS



Horizontal Mixed Use

Century Blvd

W 106th St.

AREA D_PRAIRIE AVE

HORIZONTAL MIXED-USE



Horizontal Mixed Use



AREA D_PRAIRIE AVE

EXISTING CONDITIONS

Horizontal Mixed Use



AREA D_PRAIRIE AVE

HORIZONTAL MIXED-USE

Auto-Oriented Corridors: Horizontal Mixed-Use

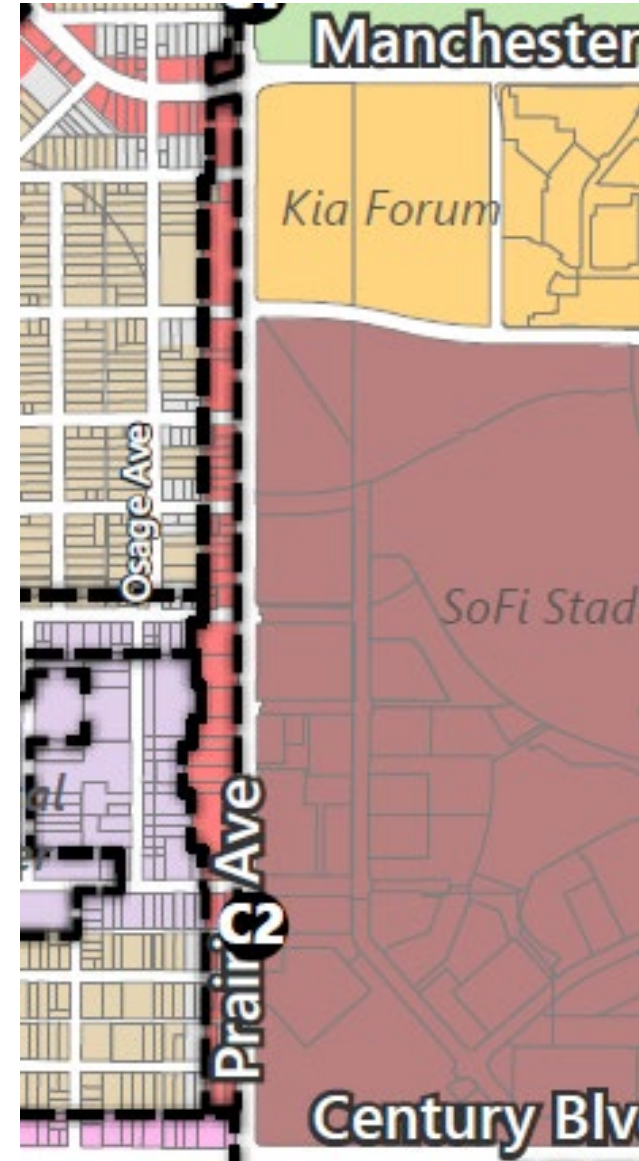
A



A

Horizontal Mixed Use
4-5 Stories

C



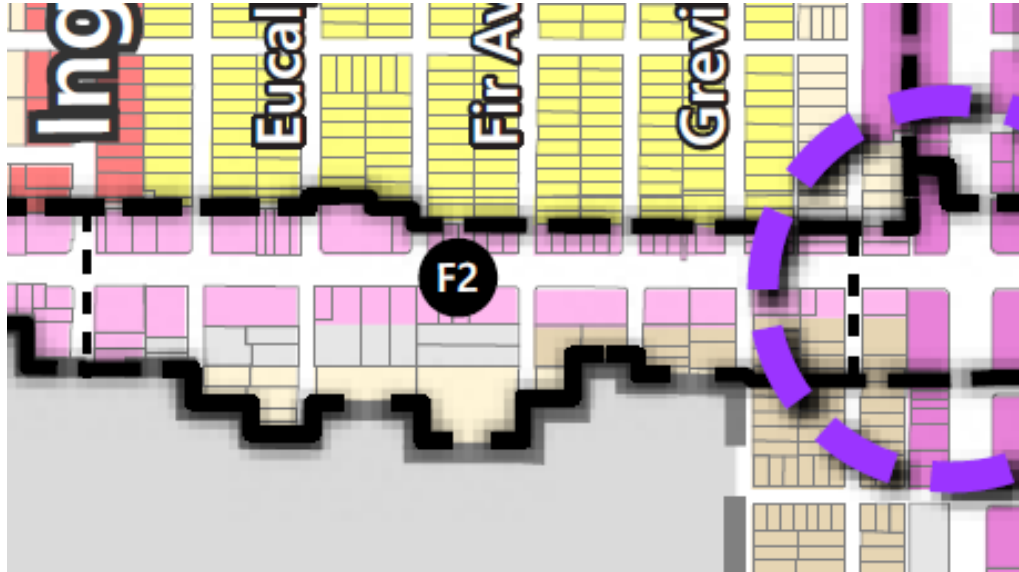
C2

Horizontal Mixed Use
4-5 Stories

Auto-Oriented Corridors: Horizontal Mixed-Use

F2

Century

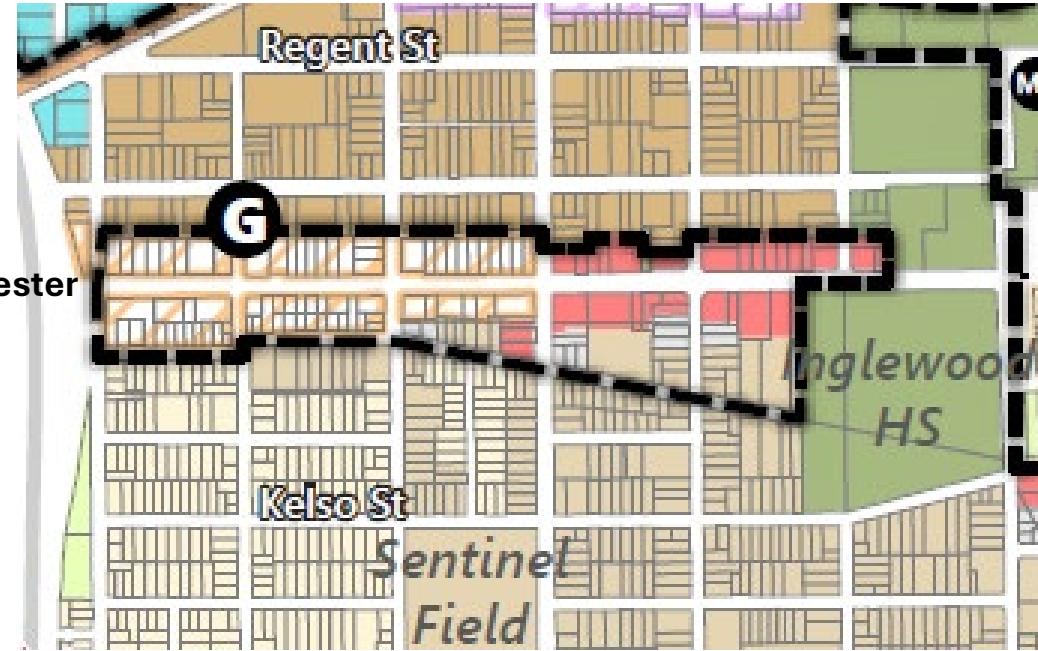


La Brea

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)

G

Manchester



Inglewood

Grevillea

G
Horizontal Mixed Use
4-5 Stories

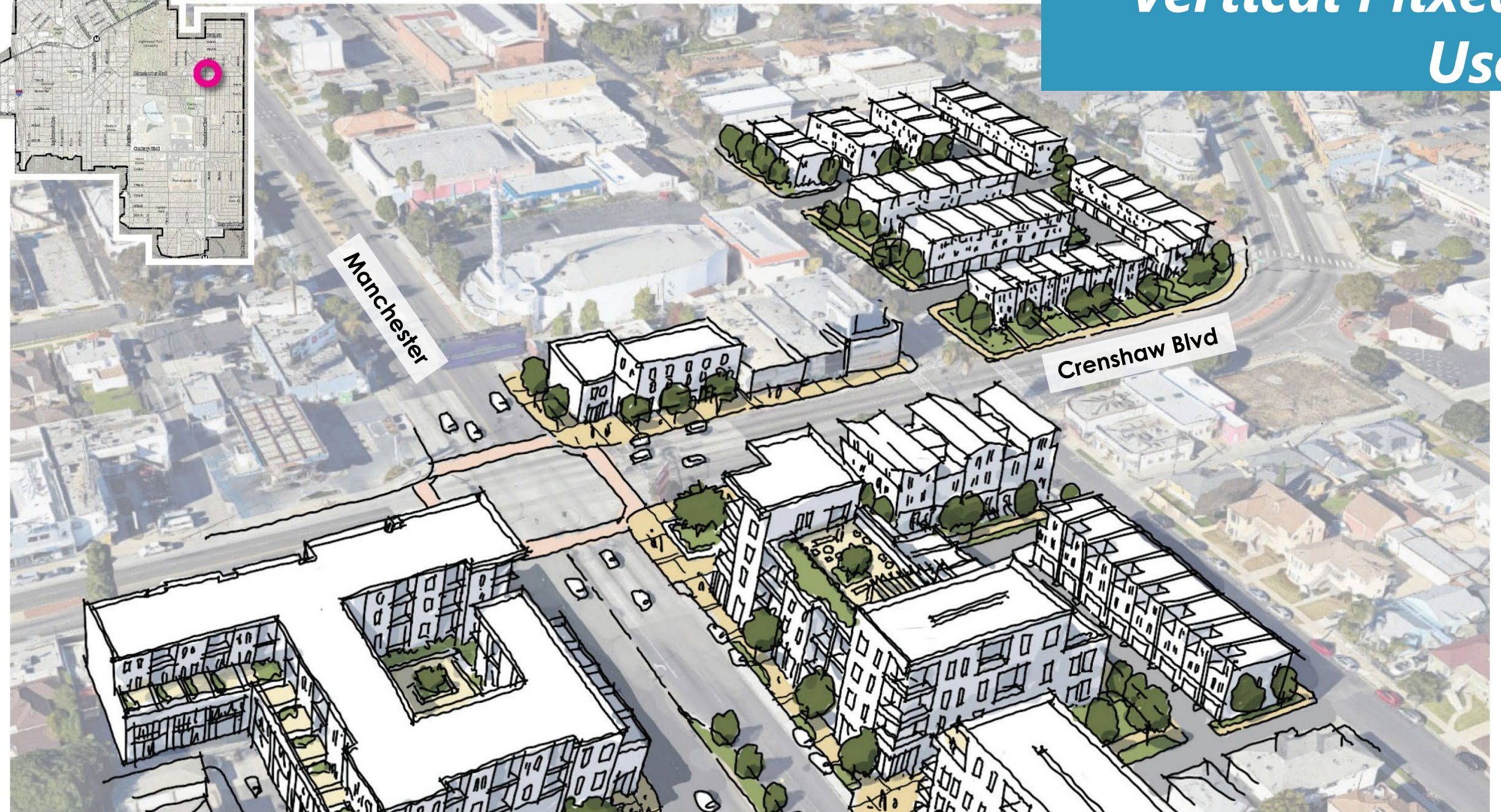
Vertical Mixed Use



AREA J_MANCHESTER AT CRENSHAW

EXISTING CONDITIONS

Vertical Mixed Use



AREA J_MANCHESTER AT CRENSHAW

VERTICAL MIXED-USE AT INTERSECTION

Vertical Mixed Use



AREA J_MANCHESTER AT CRENSHAW

EXISTING CONDITIONS

Vertical Mixed Use

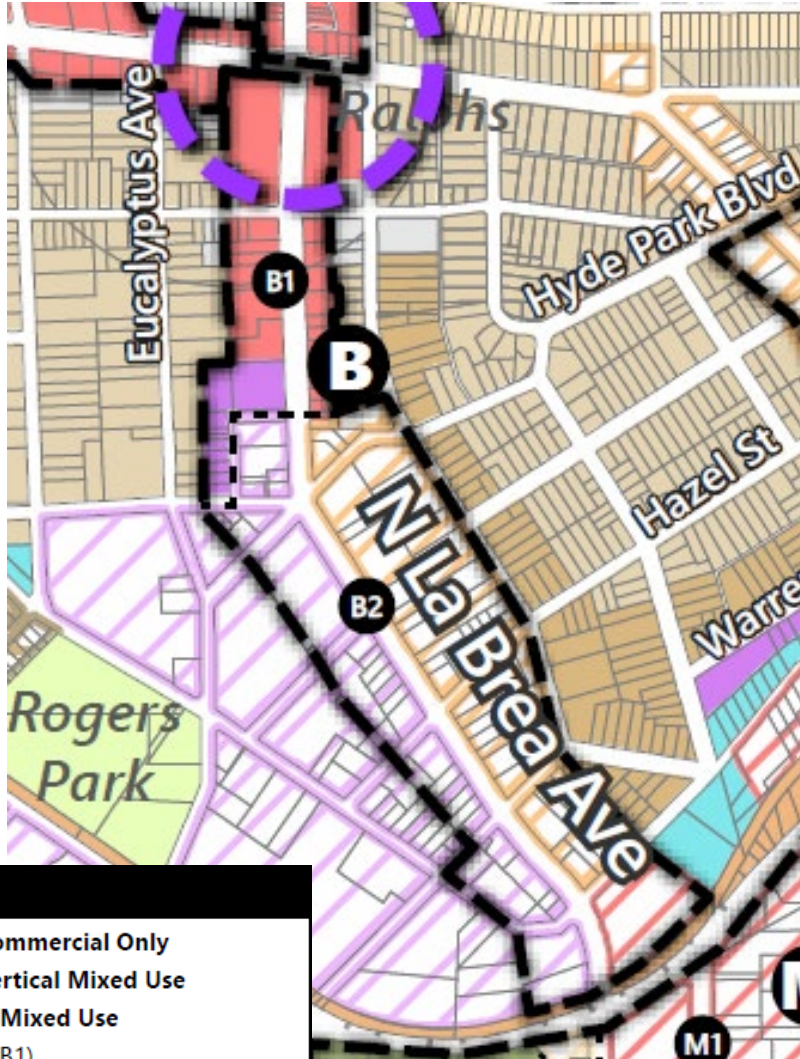


AREA J_MANCHESTER AT CRENSHAW

VERTICAL MIXED-USE AT INTERSECTION

Auto-Oriented Corridors: Vertical Mixed-Use

B

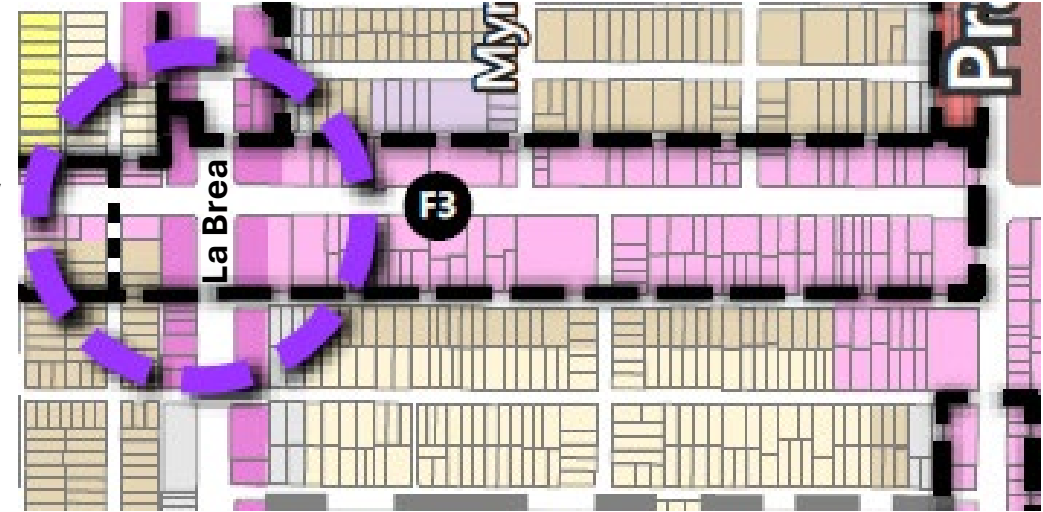


B

- 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)

F3

Century



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)

Prairie

Auto-Oriented Corridors: Mixed-Use or Other

C

Florence

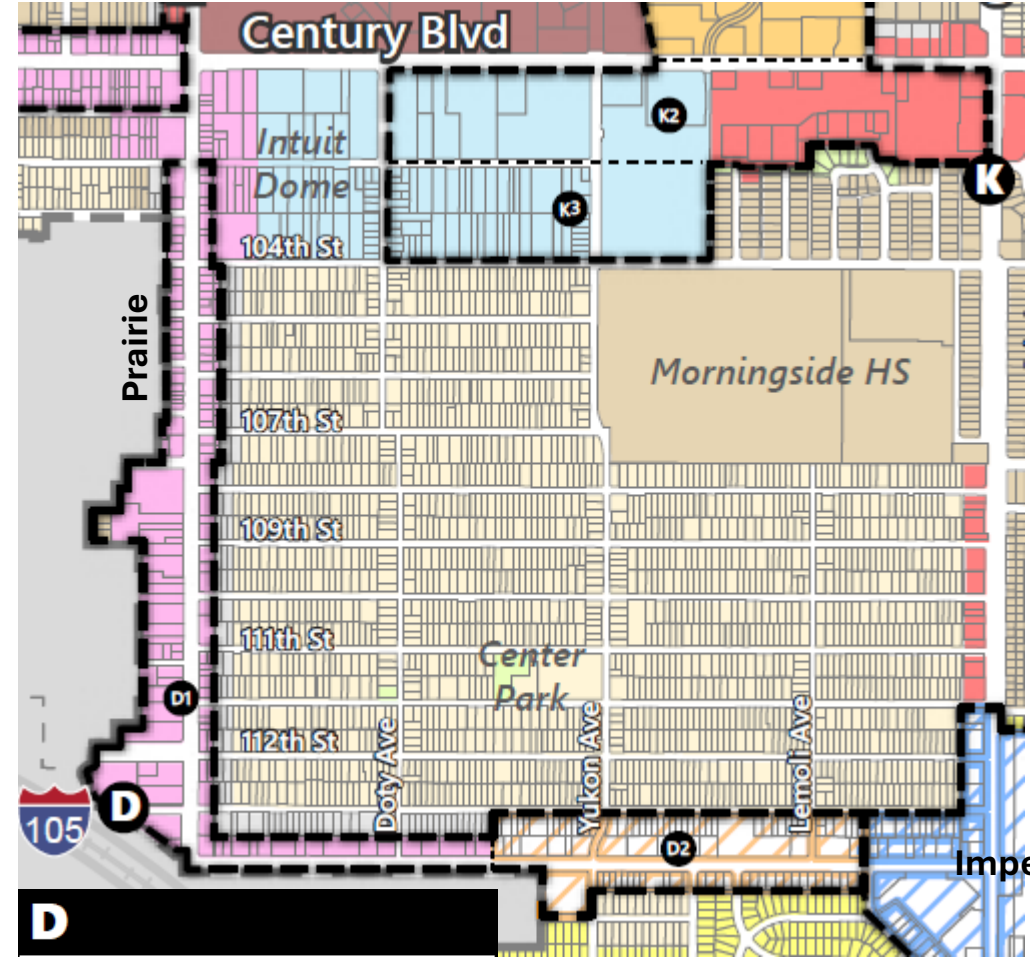


Prairie

C1

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

D



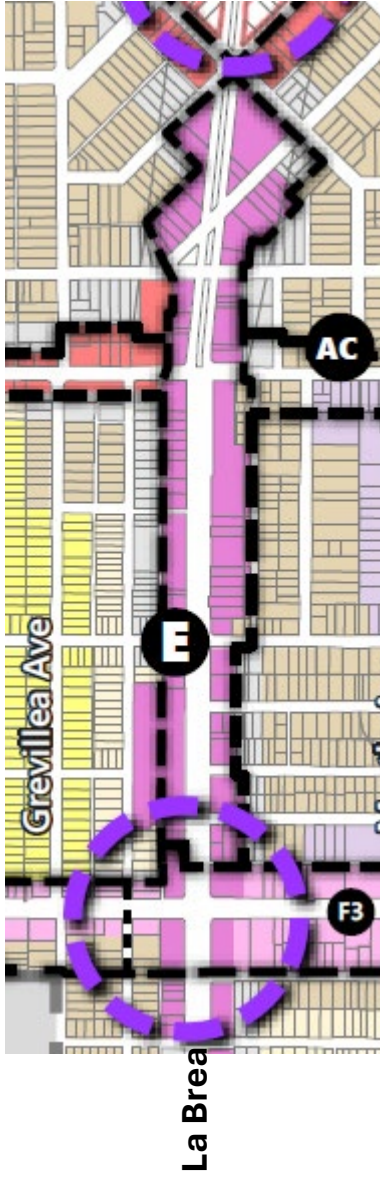
Crenshaw

D

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

Auto-Oriented Corridors: Mixed-Use or Other

E



Arbor Vitae

E

Alt 1. Horizontal Mixed Use

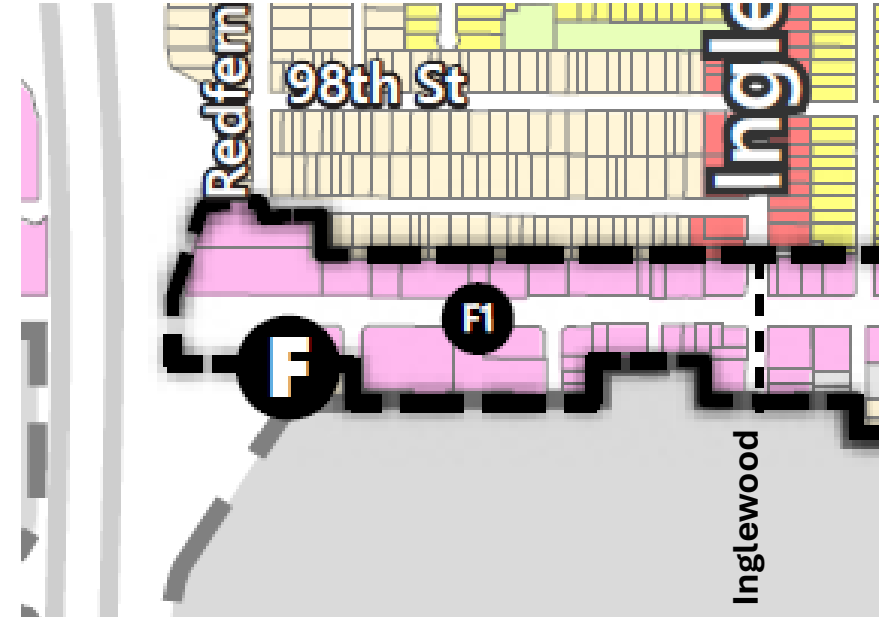
Alt 2. Commercial Only

3-4 Stories (One block North of East 99th St)

6 Stories (Century / La Brea Node)

Century

F1



Century

F

F1. Airport Related Commercial

F2. Horizontal Mixed Use

F3. Vertical Mixed Use

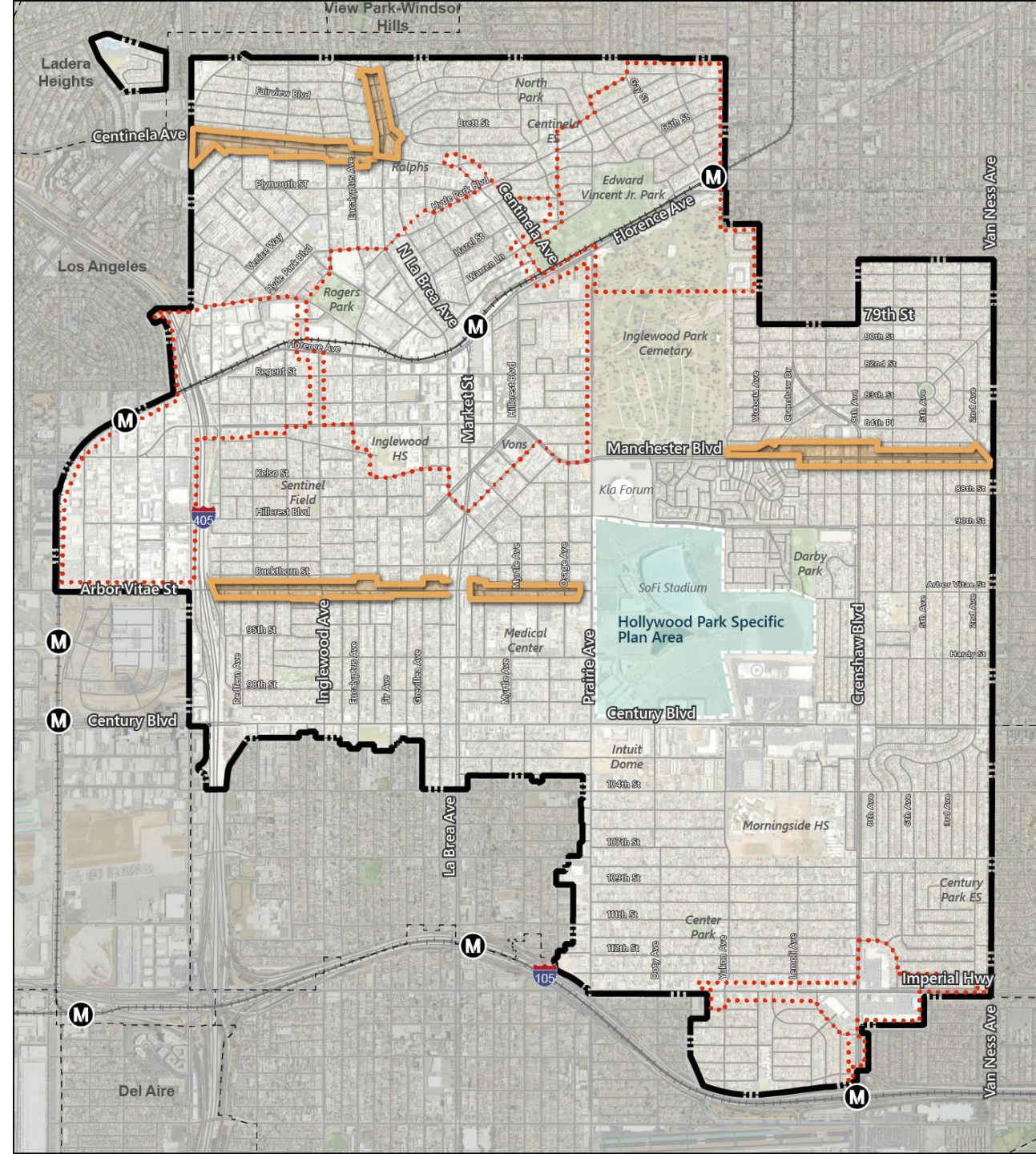
3-4 Stories (F2)

4-5 Stories (F3)

6-7 Stories (F1)

6 Stories (Node)

Pedestrian-Oriented Corridors



Horizontal Mixed Use



AREA H_1526 CENTINELA

EXISTING CONDITIONS

Horizontal Mixed Use

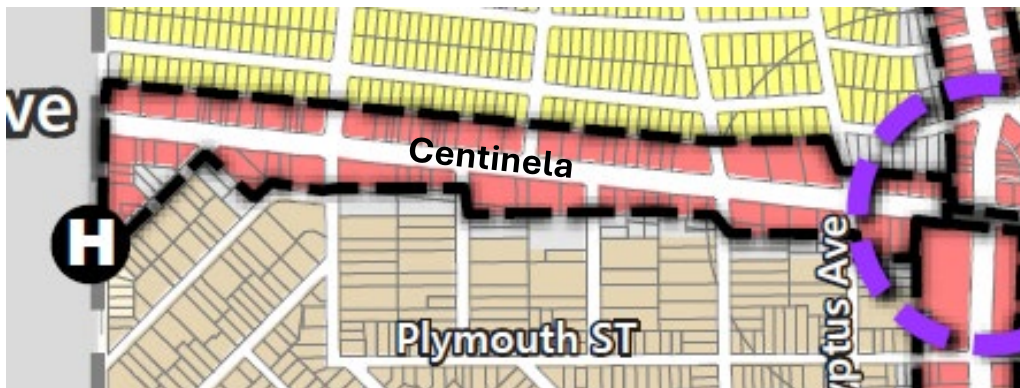


AREA H_1526 CENTINELA

HORIZONTAL MIXED-USE

Pedestrian-Oriented Corridors: Horizontal Mixed-Use

H



H

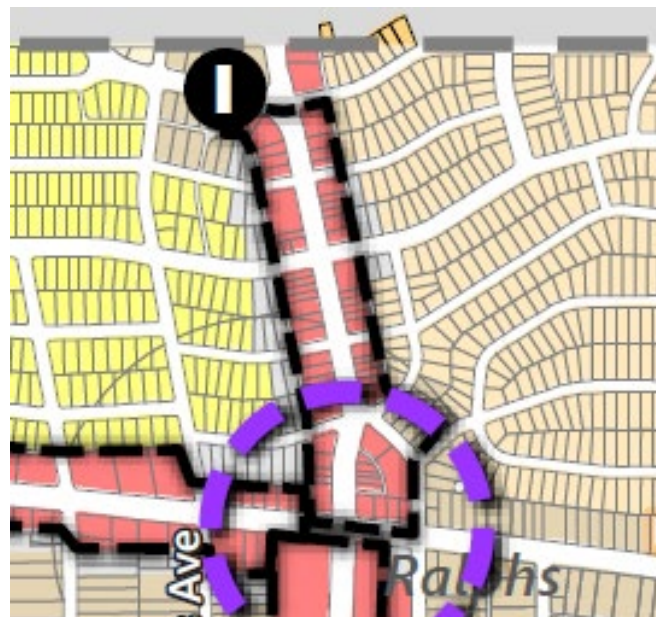
Horizontal Mixed Use

3-4 Stories

- *Pedestrian oriented*

La Brea

I



I

Horizontal Mixed Use

3-4 Stories

6 Stories (Centinela / La Brea Node)

- *Pedestrian oriented*

La Brea

Centinela

Pedestrian-Oriented Corridors: Horizontal Mixed-Use

J

Manchester



Crenshaw

J

Horizontal Mixed Use

3-4 Stories; 6 Stories (Node)

- *Pedestrian oriented*

AC

Arbor Vitae



I-405

Inglewood

La Brea

Prairie

AC

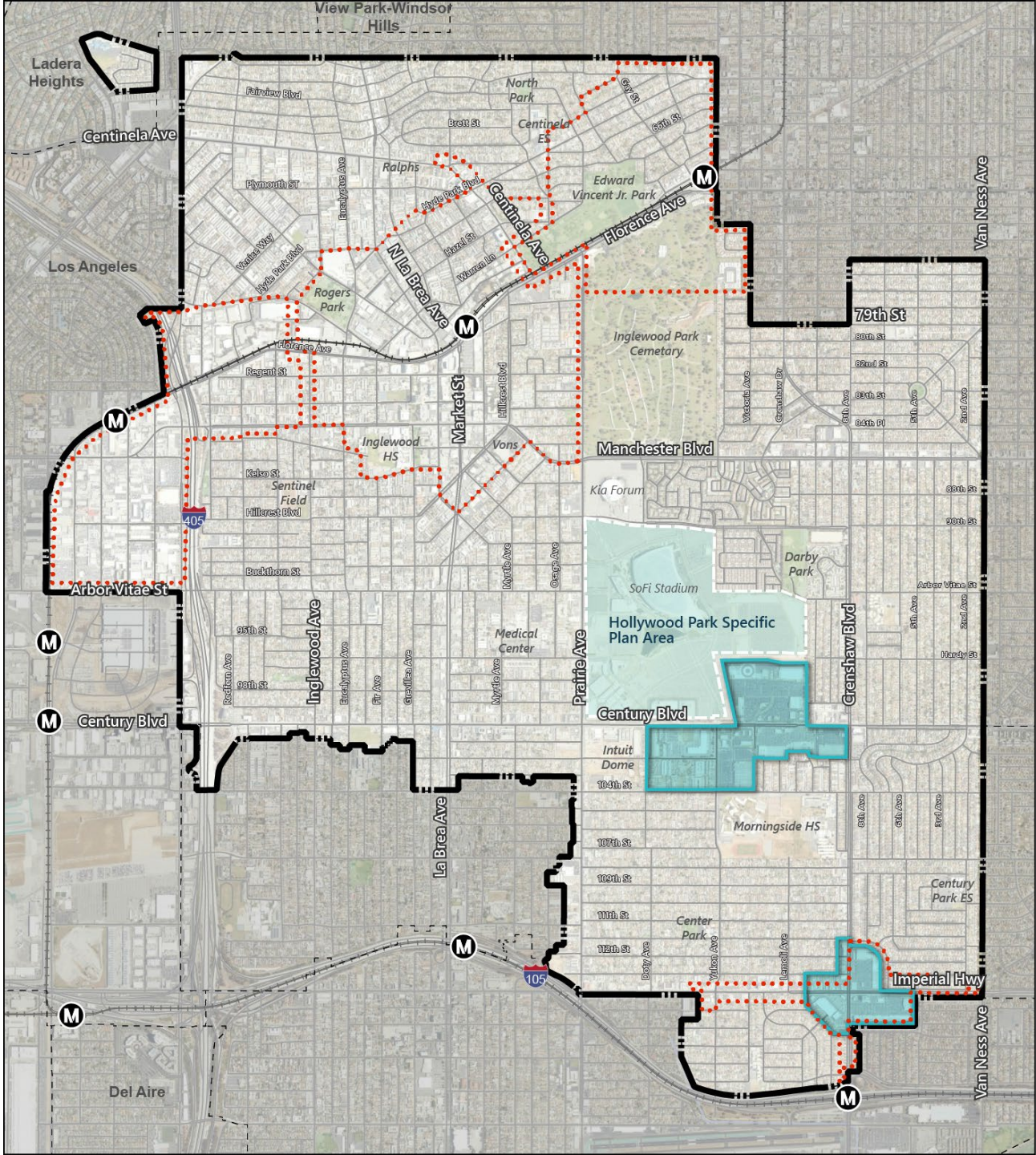
Horizontal Mixed-Use

3-4 Stories

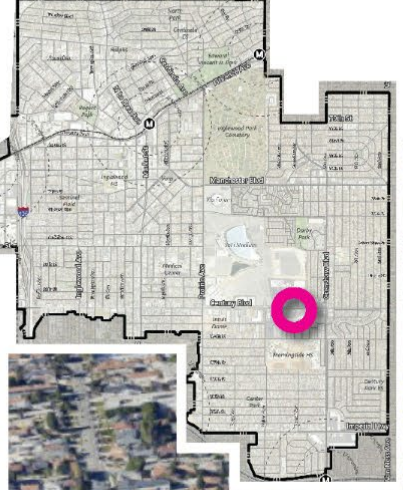
- *Pedestrian oriented*

Placeholder >>

Large Format Retail (Infill)



Large Format / Infill



AREA K_CENTURY BLVD

EXISTING CONDITIONS

Large Format / Infill



Yukon Ave

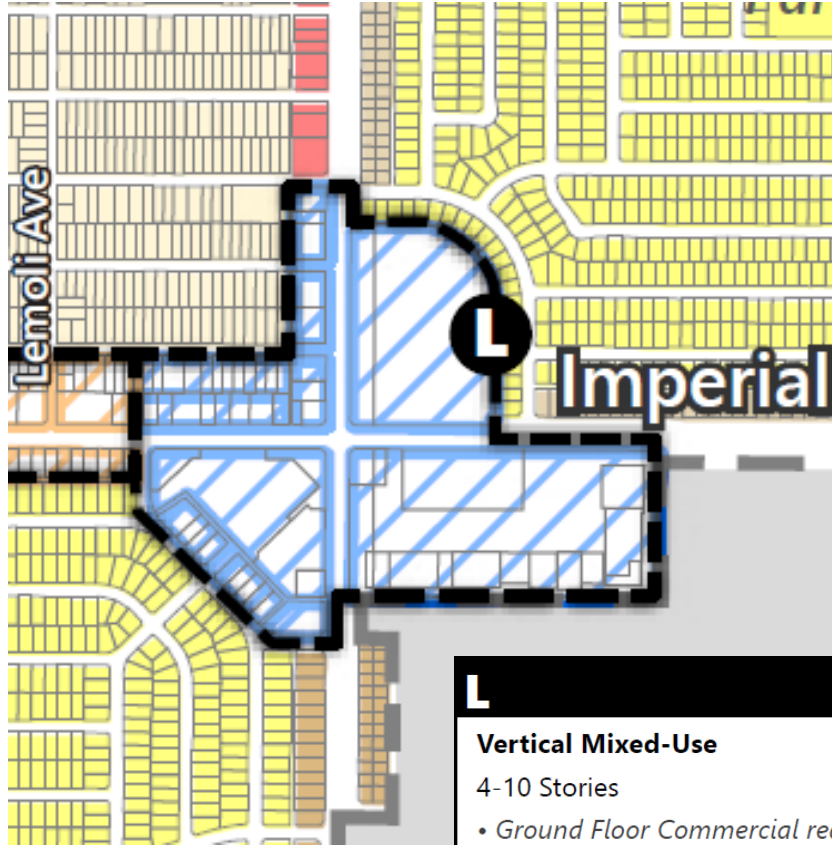
Century Blvd

AREA K_CENTURYBLVD

VERICAL AND HORIZONTAL MIXED-USE

Large Format Retail: Vertical Mixed-Use

L



Crenshaw

L

Vertical Mixed-Use

4-10 Stories

- Ground Floor Commercial required
- Internal pedestrian orientation on large parcels

K

K

Alt 1. Vertical Mixed Use

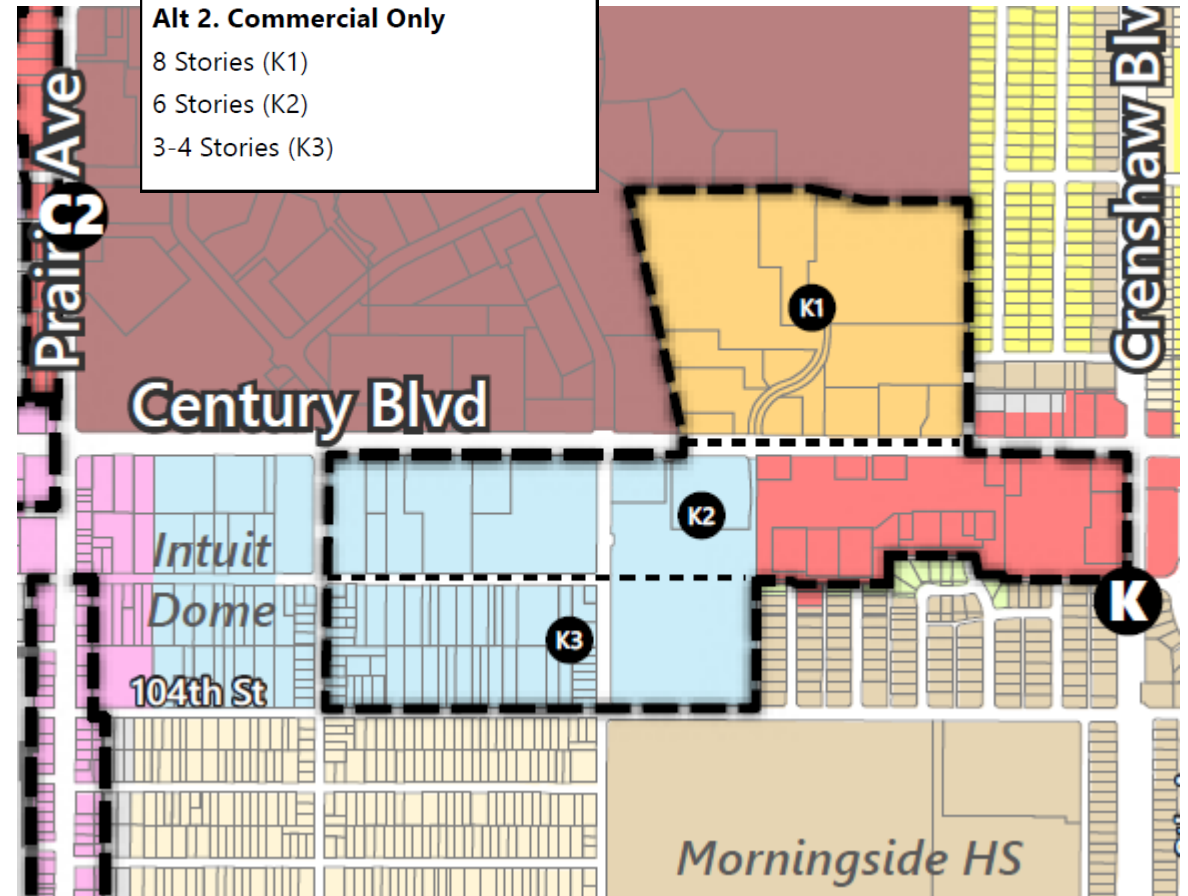
- Ground Floor Commercial Required
- Internal pedestrian orientation on large parcels

Alt 2. Commercial Only

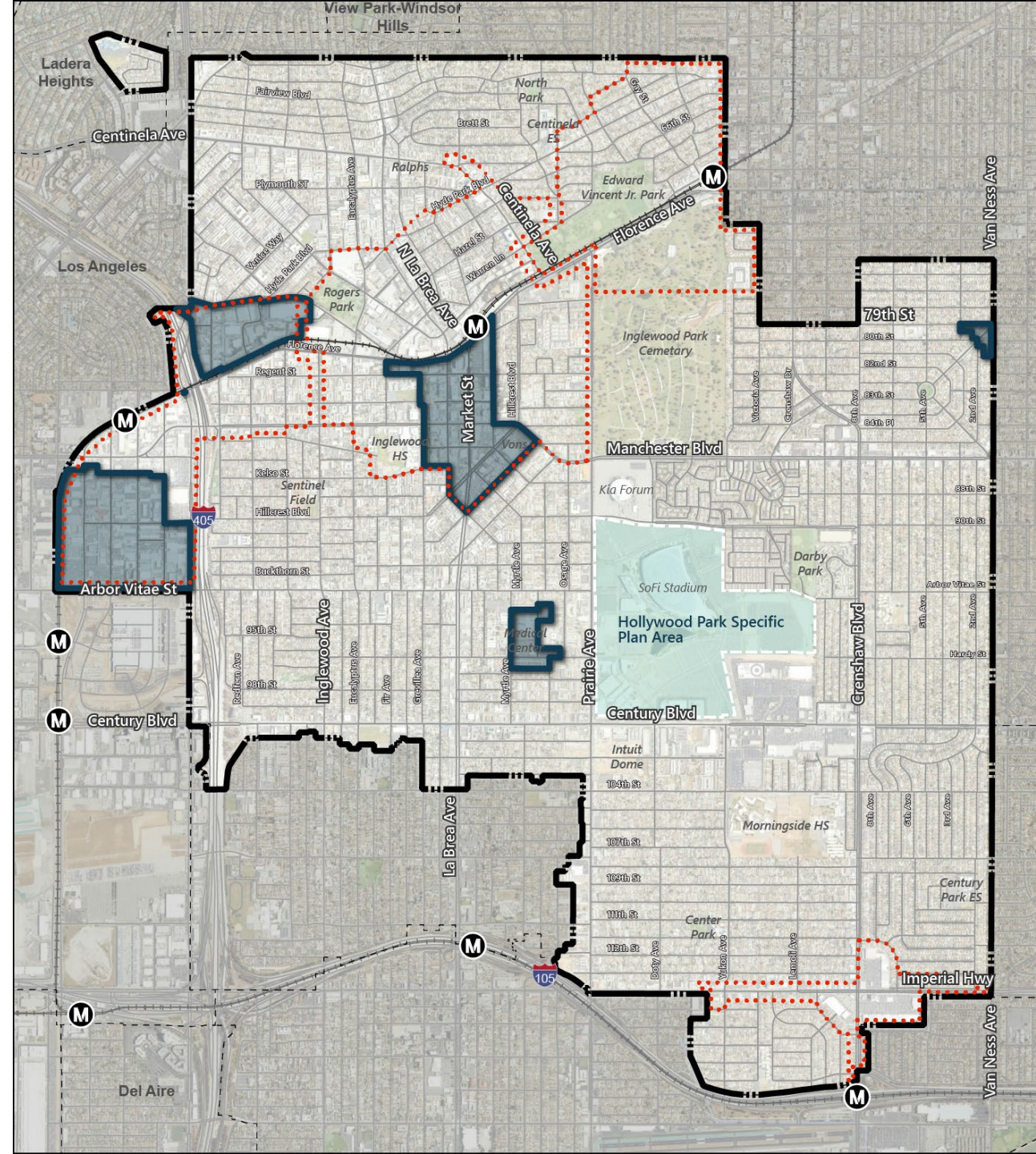
8 Stories (K1)

6 Stories (K2)

3-4 Stories (K3)

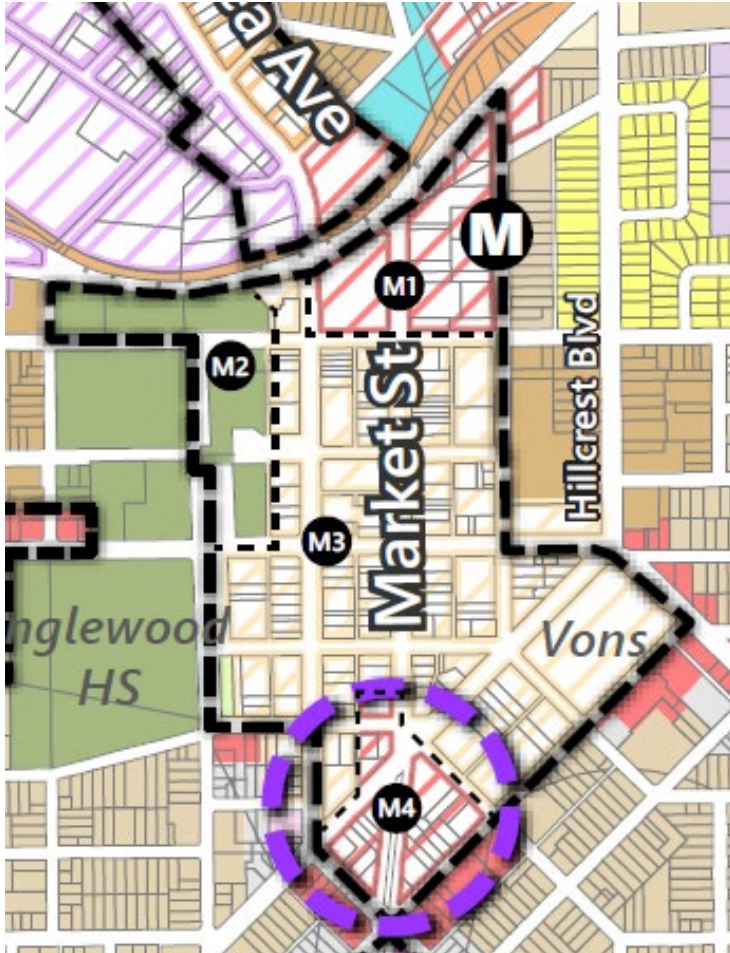


Additional Focus Areas



Additional Focus Areas: Mixed-Use or Other

M



M

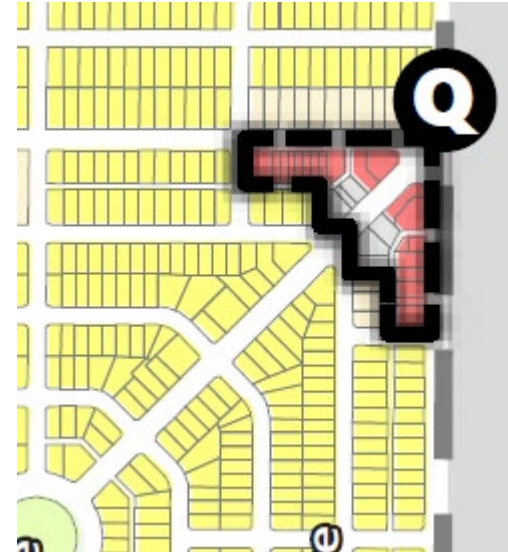
Vertical Mixed Use

8 Stories (M1); 6 Stories (M2); 4 Stories (M3); 6 Stories (M4)

- Housing not required
- Pedestrian oriented

Q

W 79th



Van Ness

Q

Alt 1. Horizontal Mixed Use

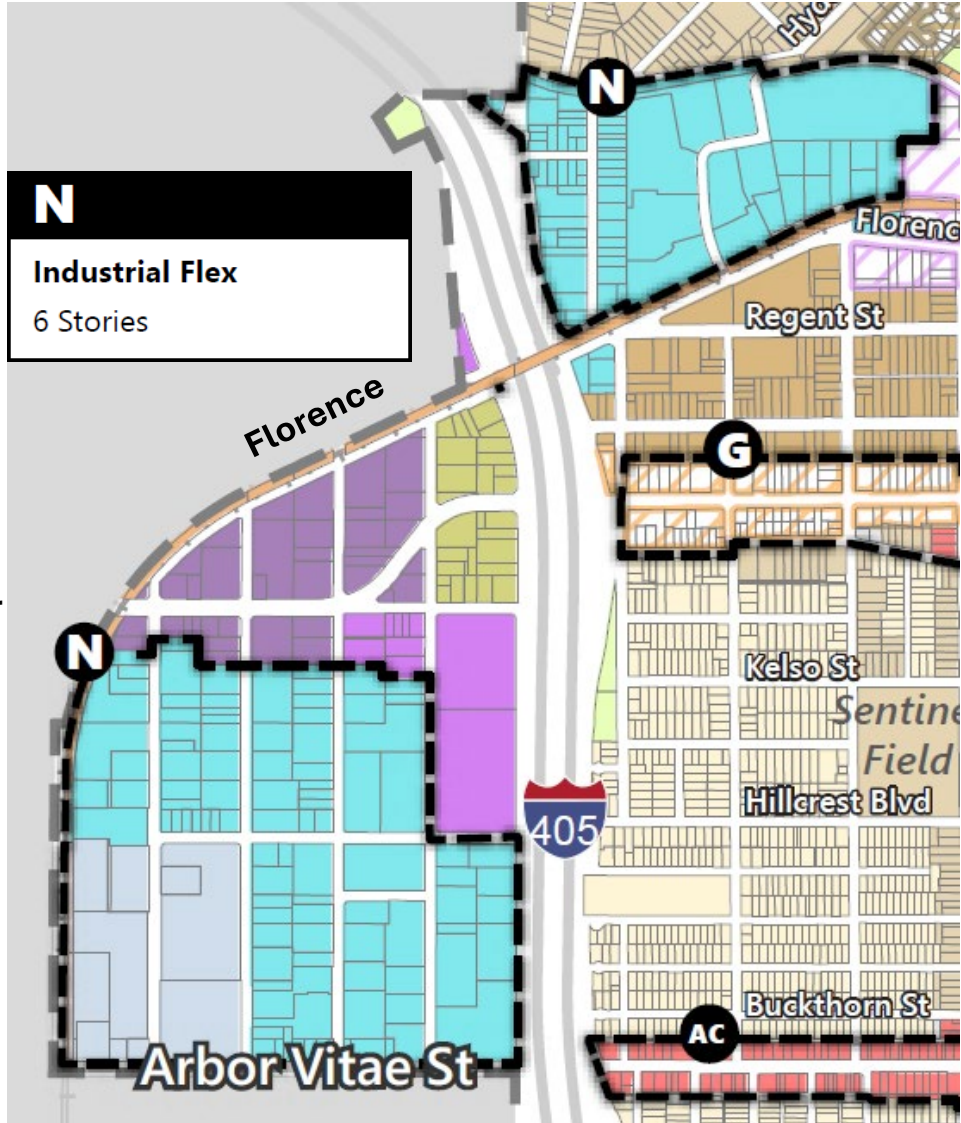
Alt 2. Commercial Only

3-4 Stories

- Pedestrian oriented

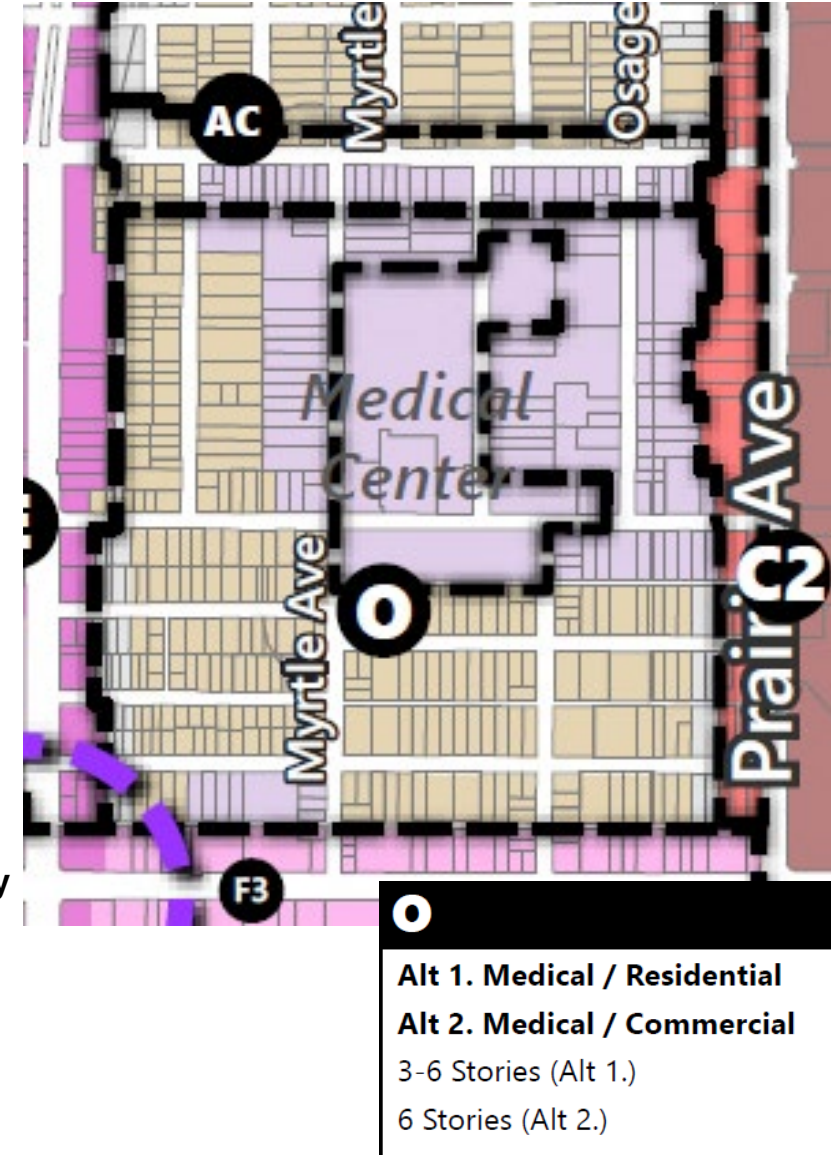
Additional Focus Areas: Industrial or Medical+

N



Manchester

O



Century

Arbor Vitae

Public Comment



Next Steps



Upcoming Outreach



- Community Meeting #2

- » Likely late January 2026

- Visit the project website at NextLevelInglewood.com

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

Thank you

