



# General Plan Advisory Committee

## Meeting 4 – Land Use

January 7, 2026

# Agenda

1. Welcome and Role Call
2. Project Overview
3. Land Use Discussion
4. Public Comments
5. Next Steps



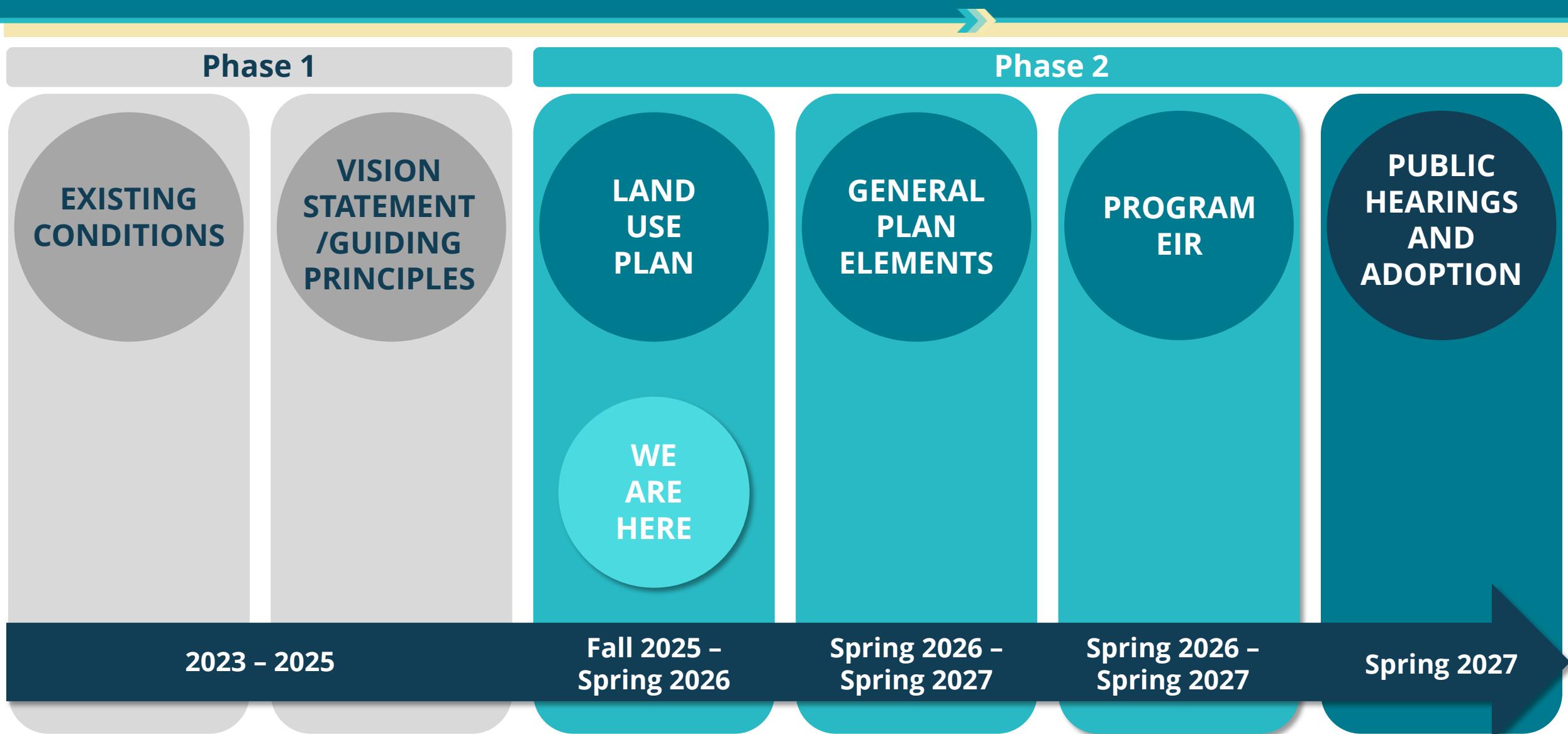
# ***General Plan Advisory Committee***



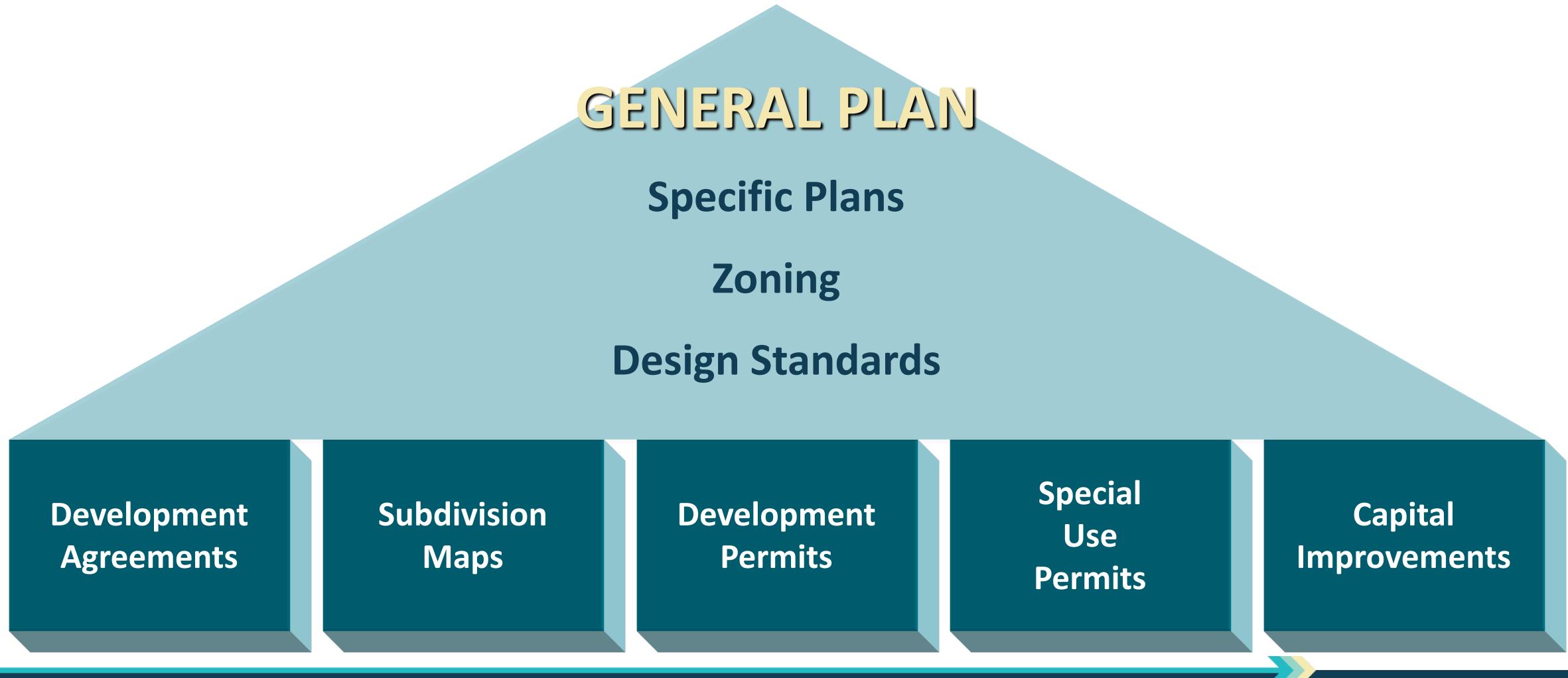
- 1. Pat Douglas, Chair**
2. Krystal Alexander
3. Maxine Barfield
4. Laura Thomas
5. Shuree Danyell
6. Mikael Ector
7. Valerie Felix
8. Hervé Gordon
9. Cheryl Guinn
10. Mari Morales Rodriguez
11. Charisse Nicholson
12. William Perez
13. Ramon Quinones
14. Kip Rudd
15. Patricia Sanchez
16. Jacin Scott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



# Project Schedule



# General Plan Overview



# ***GPAC Roles and Responsibilities***



## **GPAC Charge**

- Provide recommendations to consultant team and City staff
- Expand public awareness and participation, while serving as ambassadors for the project and conduits to constituencies
- Convey the community's perspective
- Identify critical issues and relevant information
- Identify and suggest resolutions to potential conflicts
- Consider ideas and review material



# ***GPAC Roles and Responsibilities***



## **What the Committee is not...**

- **Is not** a replacement for the City Council and Planning Commission
- **Is not** a decision-making body
- **Is not** a place to discuss development projects currently under consideration
- **Is not** a forum for political position taking
- **Is not** a substitute for the public hearing process required by law



# ***GPAC Roles and Responsibilities***



## **Tentative Meeting Topics and Dates**

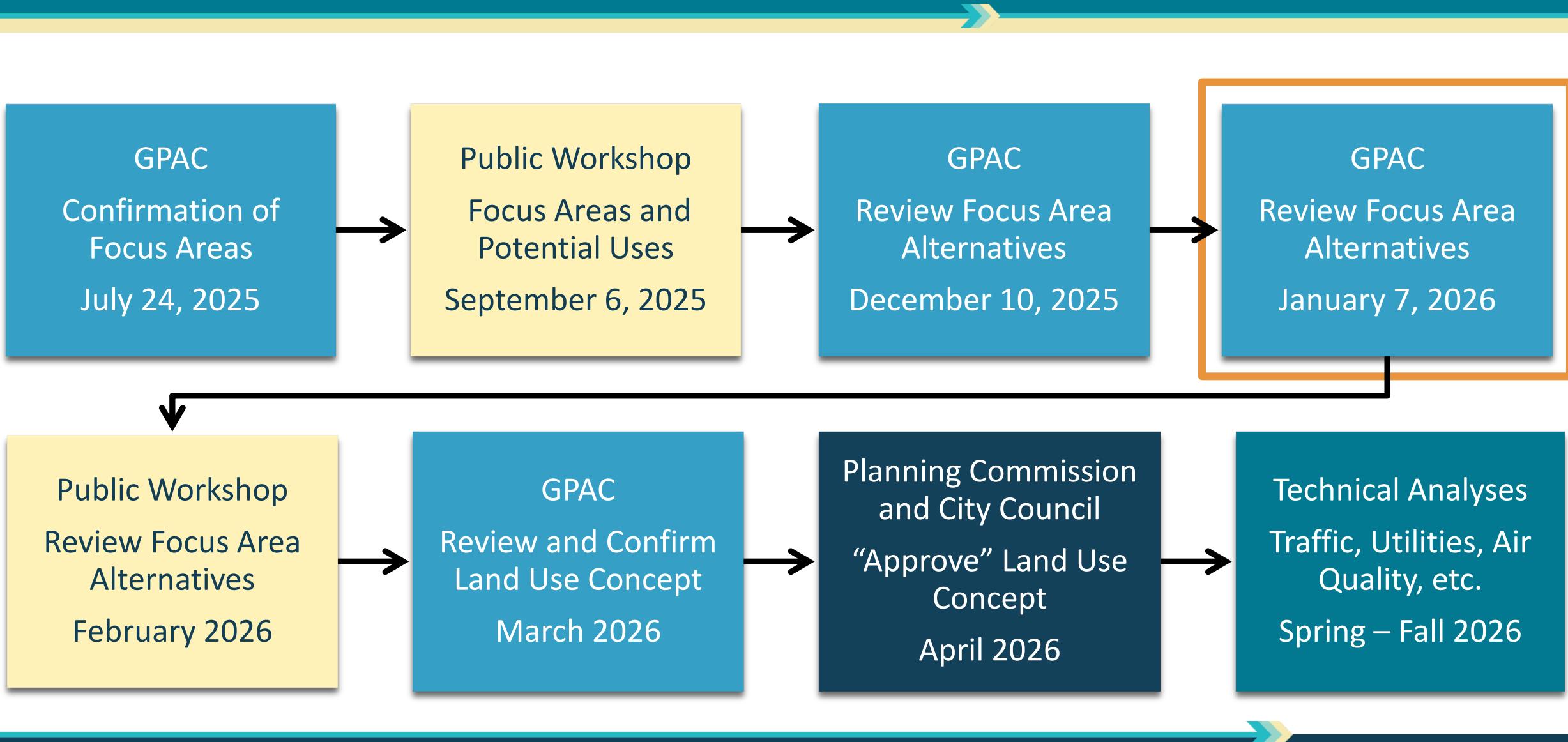
1. Orientation – June 2025
2. Land Use Plan I – July 2025
3. Land Use Plan II – December 2025
4. Land Use Plan III – January 2026
5. Land Use Plan IV – March 2026
6. Circulation Approach – May 2026
7. Economic Development Approach – June 2026
8. Open Space, Parks, Environment, and Health Approach – July 2026
9. Draft General Plan – December 2026



# Land Use Discussion



# Update Land Use Plan



# 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



# *Potential Land Use Typologies*



**Commercial Only**



**Residential Only**



**Horizontal Mixed-Use**



**Vertical Mixed-Use**



**Industrial Flex**



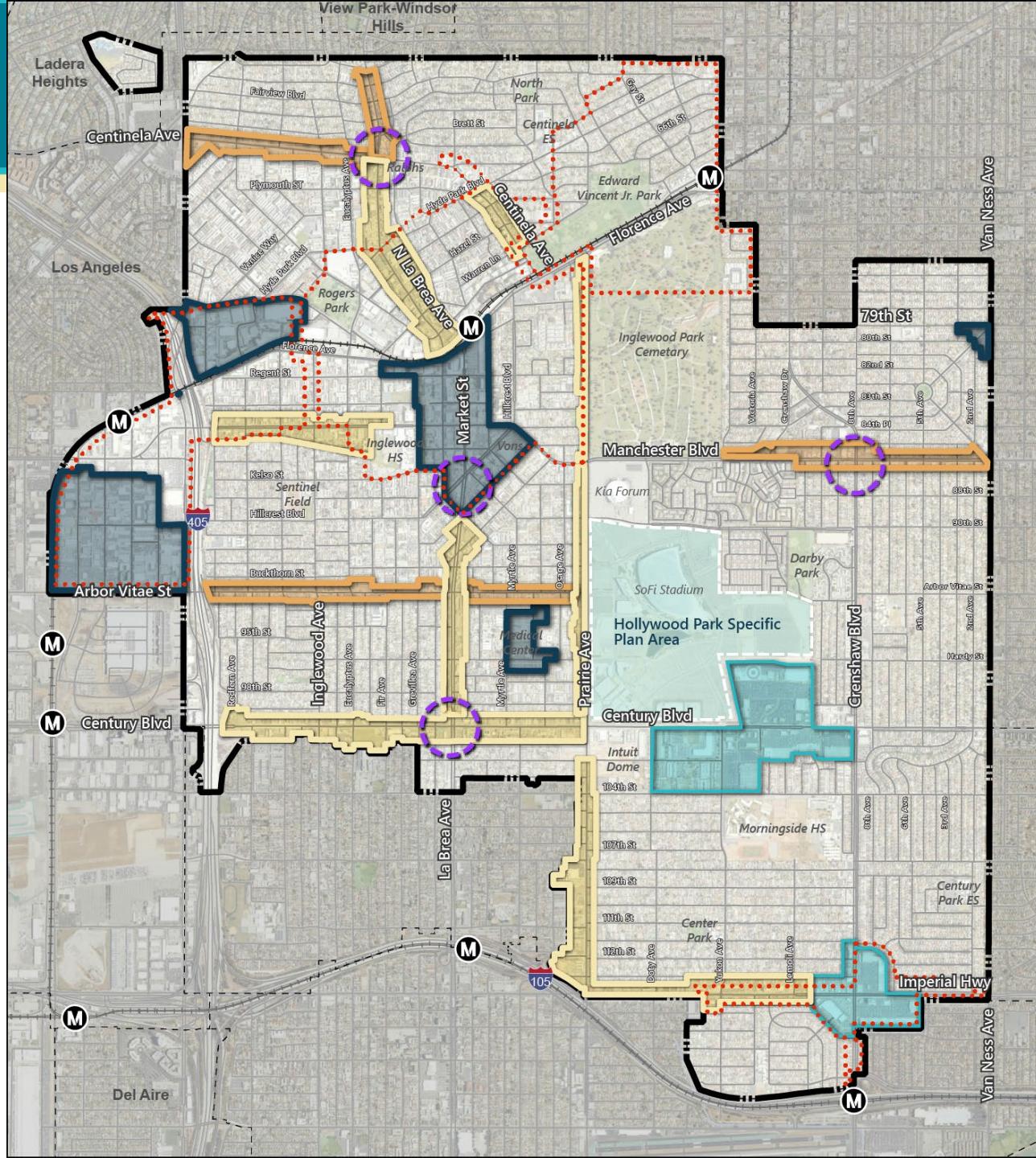
# *Focus Area Categories*

## Corridors:

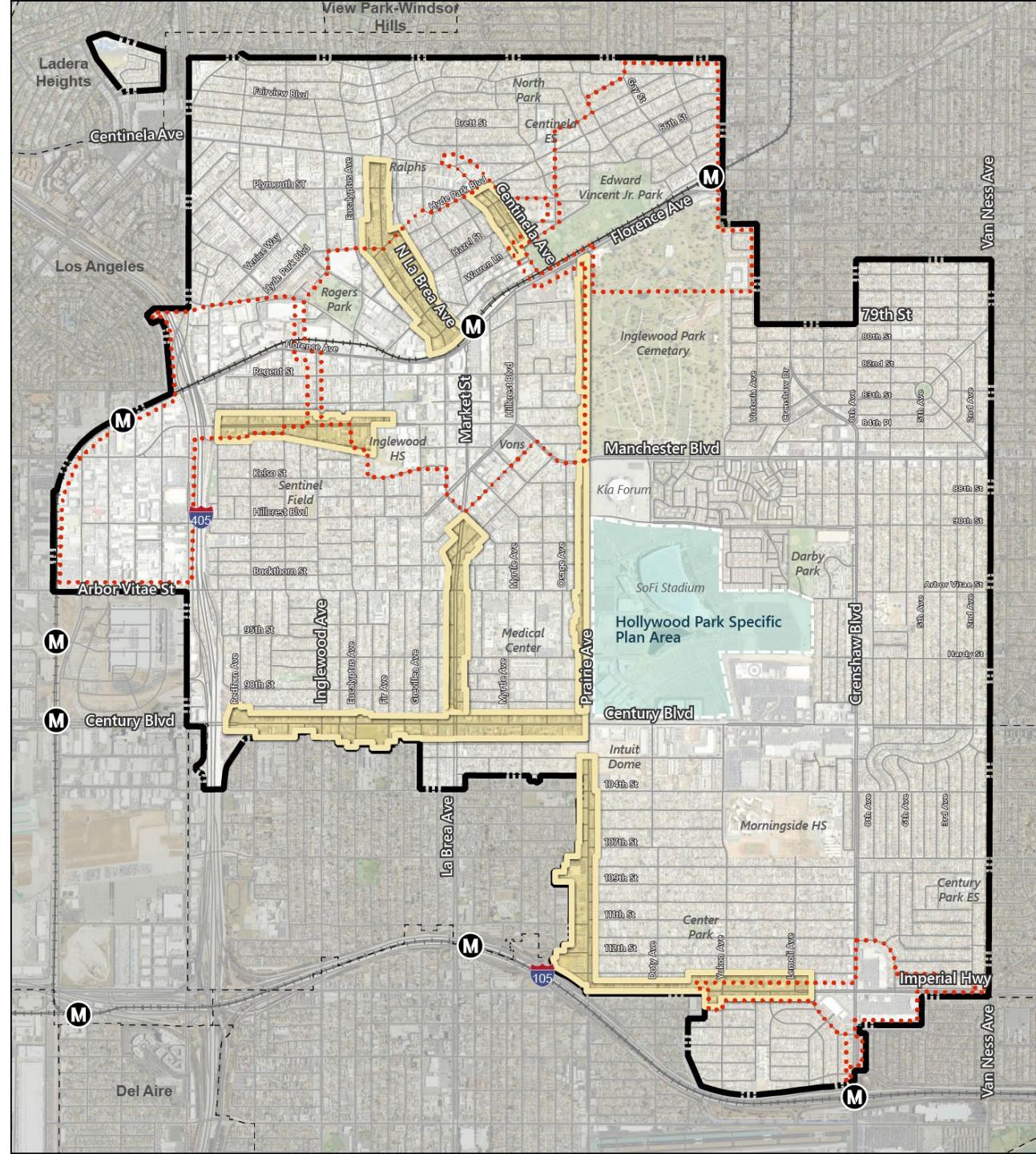
1. Auto-oriented (yellow)
2. Pedestrian-oriented (orange)

## ■ Underutilized Large Format Retail (teal)

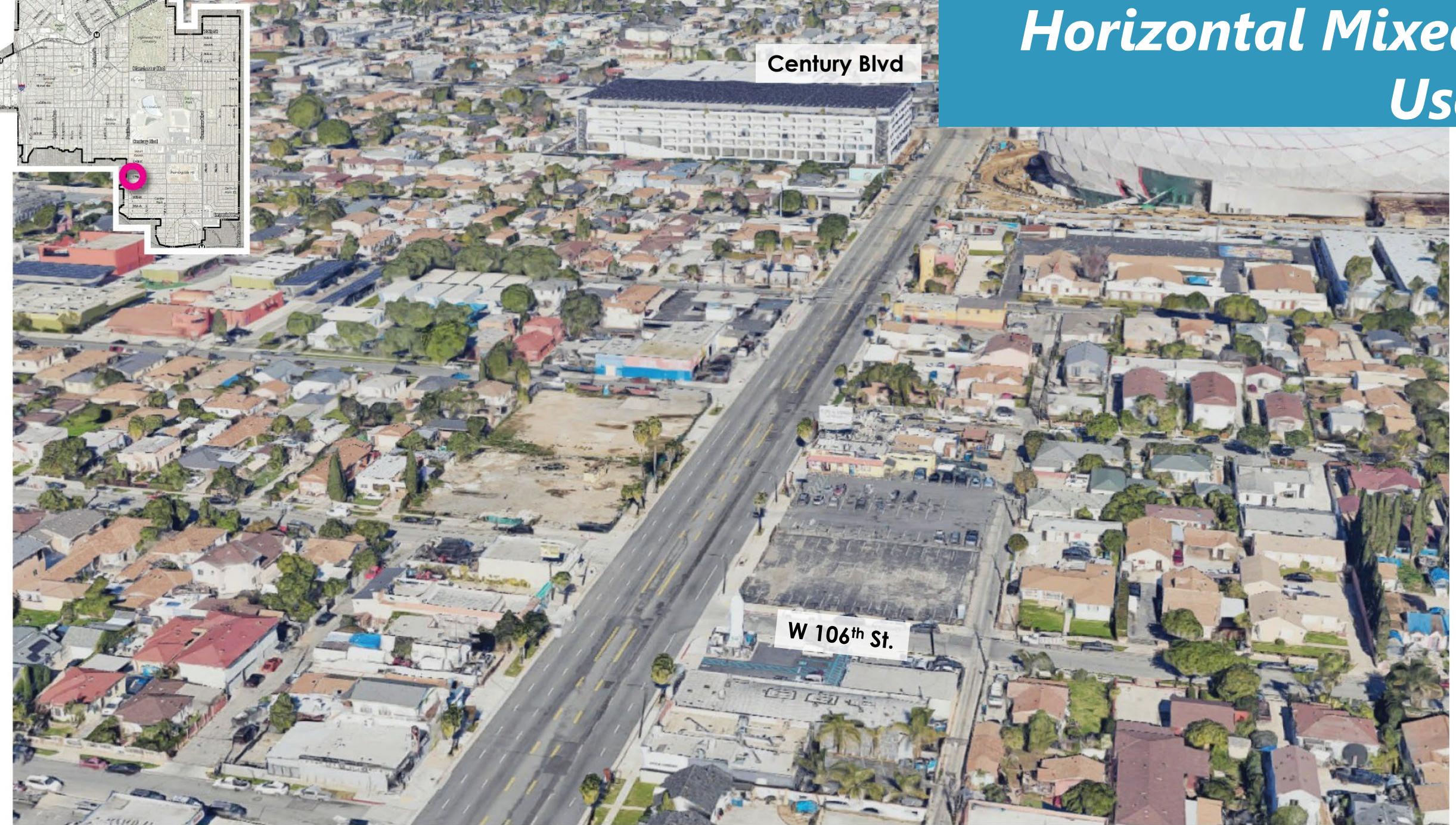
## ■ Additional Districts (blue)



# Auto- Oriented Corridors



# Horizontal Mixed Use



AREA D\_PRAIRIE AVE

EXISTING CONDITIONS

# Horizontal Mixed Use



AREA D\_PRAIRIE AVE

HORIZONTAL MIXED-USE

# Horizontal Mixed Use



AREA D\_PRAIRIE AVE

EXISTING CONDITIONS

# Horizontal Mixed Use

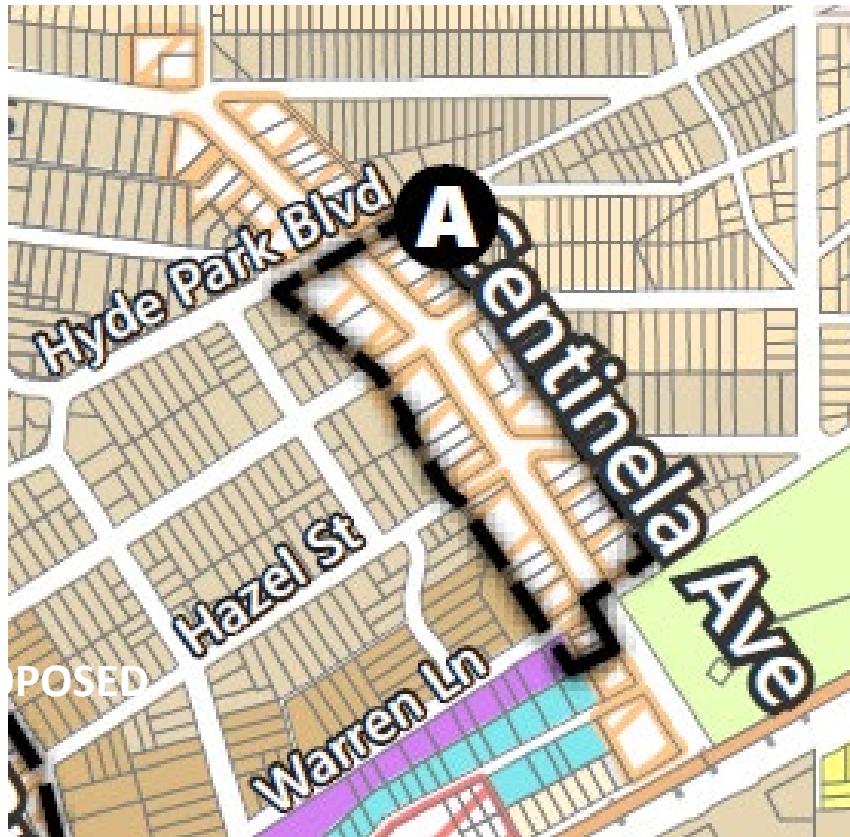


AREA D\_PRAIRIE AVE

HORIZONTAL MIXED-USE

# Auto-Oriented Corridors: Horizontal Mixed-Use

A



## A – Centinela from Hyde Park Blvd. to Warren Ln.

### Currently Allowed

|           |           |
|-----------|-----------|
| Mixed-Use | 5 stories |
|-----------|-----------|

### Proposed

|                      |             |
|----------------------|-------------|
| Horizontal Mixed-Use | 4-5 stories |
|----------------------|-------------|

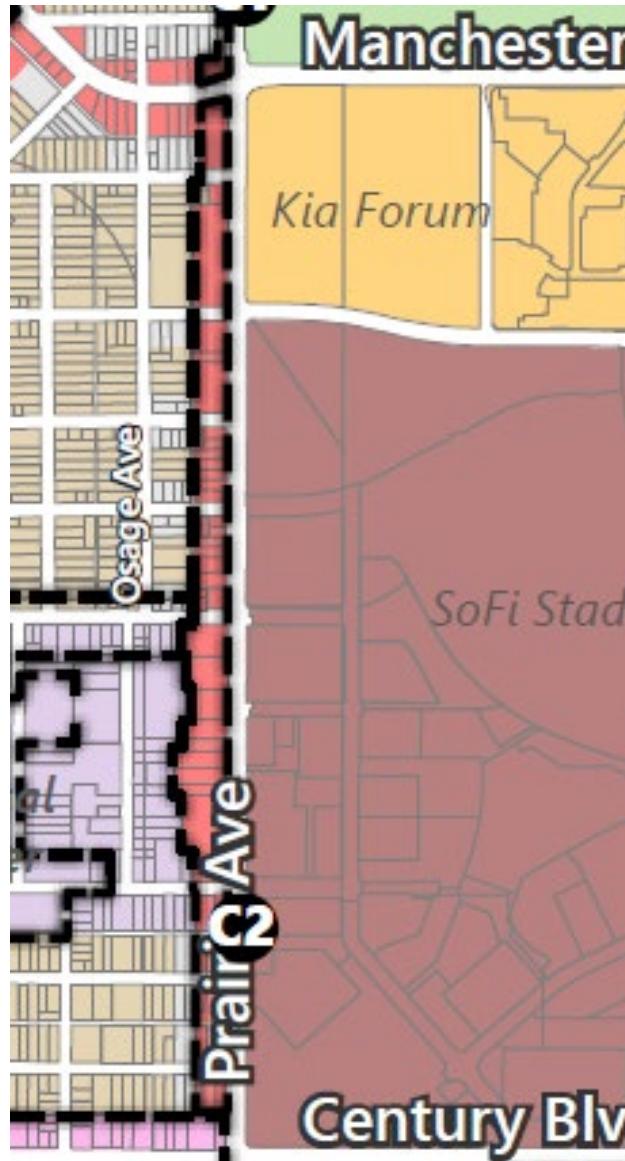
### Changes

- No change

*GPAC previously OK'd proposed alternative for community consideration*

# Auto-Oriented Corridors: Horizontal Mixed-Use

C2



## C2 – Prairie from Manchester to Century

### *Currently Allowed*

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

### *Proposed*

|                      |             |
|----------------------|-------------|
| Horizontal Mixed-Use | 4-5 stories |
|----------------------|-------------|

### **Changes**

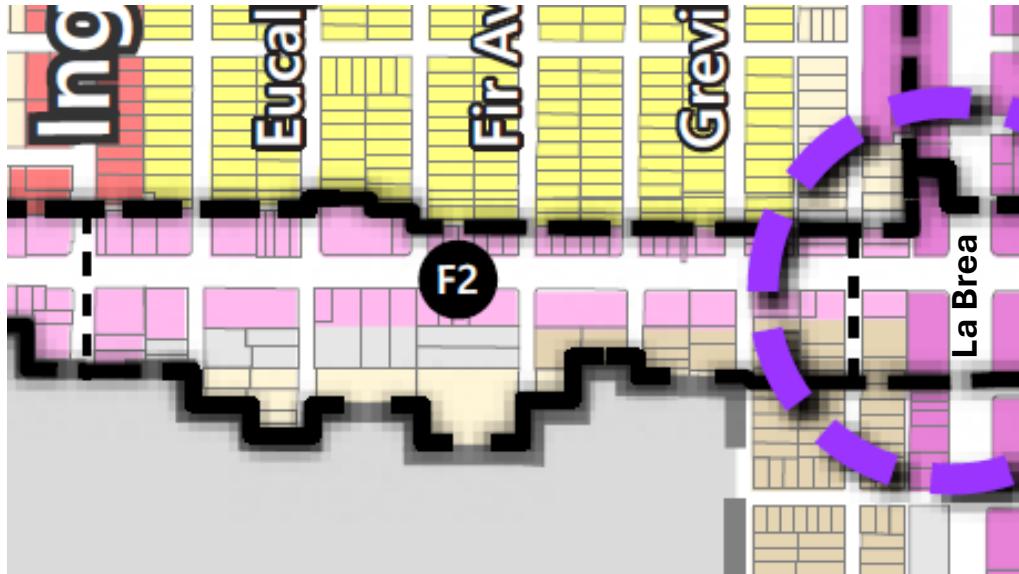
- Allow multifamily residential and reduce max height along Prairie (-1 story)

*GPAC would like to add a “Commercial Only” alternative for community consideration*

# Auto-Oriented Corridors: Horizontal Mixed-Use

F2

Century



**F2 – Century from Inglewood Ave. to Burin Ave.**

## *Currently Allowed*

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

## *Proposed*

|                      |             |
|----------------------|-------------|
| Horizontal Mixed-Use | 3-4 stories |
|----------------------|-------------|

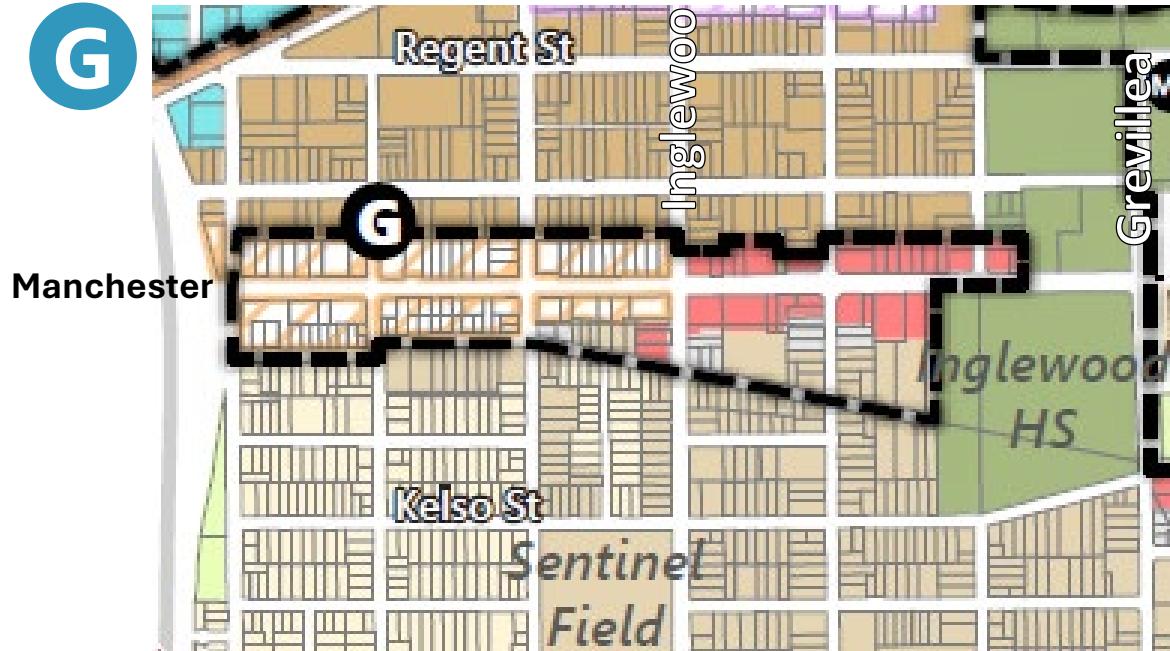
|                             |           |
|-----------------------------|-----------|
| “Node” at Century x La Brea | 6 stories |
|-----------------------------|-----------|

## **Changes**

- Allow multifamily residential and reduce max height along Century (-2 stories)
- Allow increased activity / intensity at node

# Auto-Oriented Corridors: Horizontal Mixed-Use

G



## G – Manchester from Ash Ave. to Fir Ave.

### Currently Allowed

|           |             |
|-----------|-------------|
| Mixed-Use | 4-5 stories |
|-----------|-------------|

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

### Proposed

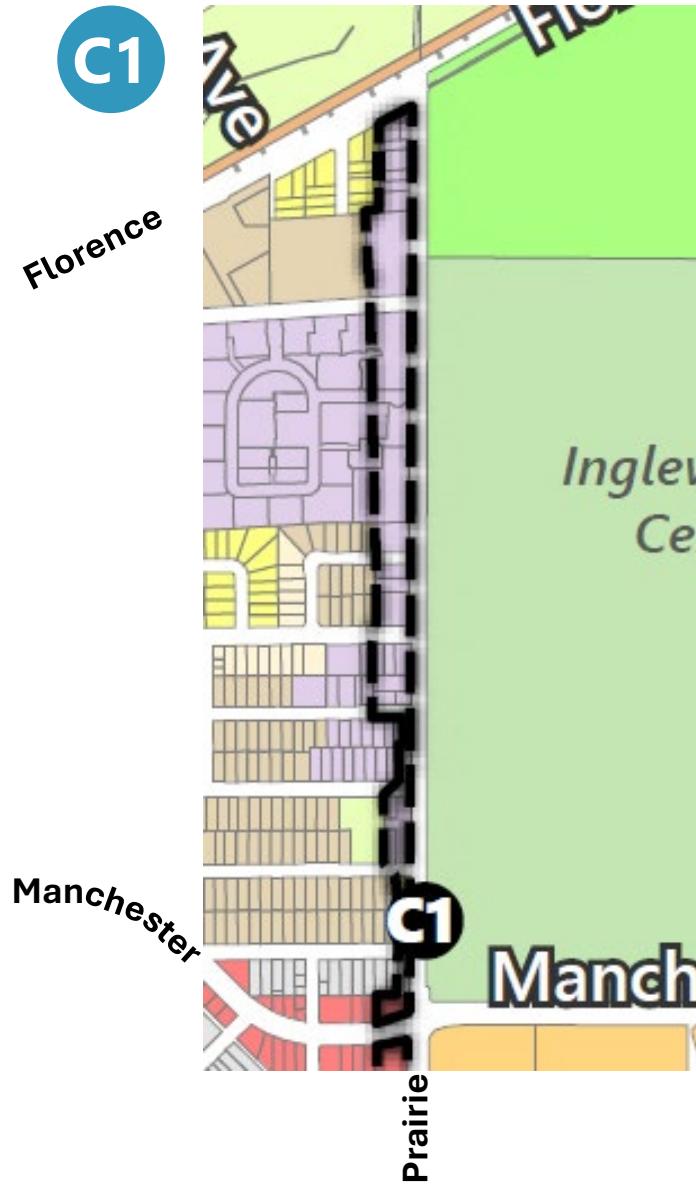
|                      |             |
|----------------------|-------------|
| Horizontal Mixed-Use | 4-5 stories |
|----------------------|-------------|

### Changes

- Allow multifamily residential and reduce max height along Manchester, E of Iglewood (-1 story)

# Auto-Oriented Corridors: Mixed-Use or Other

C1



## C – Prairie from Manchester to Florence

### *Currently Allowed*

Residential / Medical

3 stories (res)  
6 stories (non-res)

### *Proposed*

**Alternative 1: Horizontal Mixed-Use**

3-4 stories

**Alternative 2: Multi-Family Residential**

### **Changes**

**Both alternatives:** Reduce max height along Prairie (-3 stories)

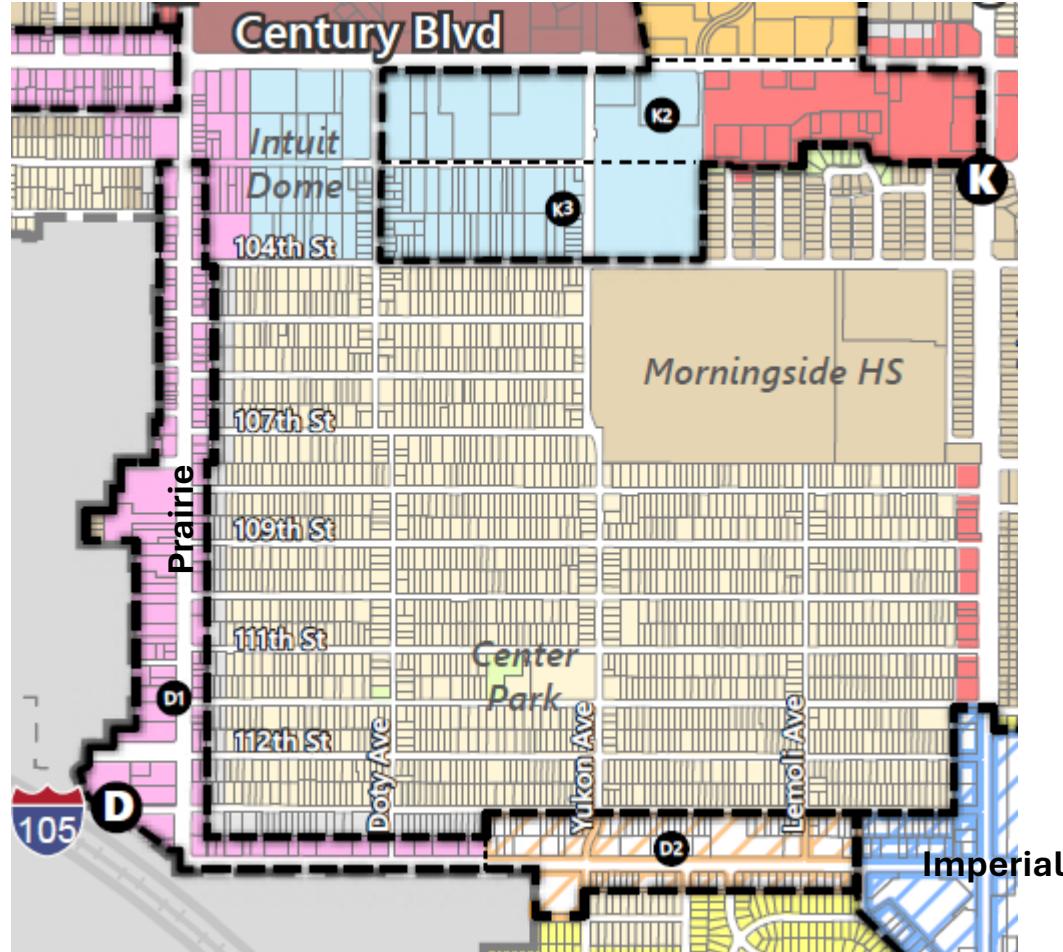
**Alt 1:** Allow non-medical commercial uses along Prairie

**Alt 2:** Disallow commercial / medical uses along Prairie

*GPAC previously OK'd proposed alternatives for community consideration*

# Auto-Oriented Corridors: Mixed-Use or Other

D



## D – Prairie and Imperial

### Currently Allowed

|                |             |
|----------------|-------------|
| D1: Commercial | 6 stories   |
| D2: Mixed-Use  | 4-5 stories |

### Proposed

|   |             |
|---|-------------|
| D1. Alternative 1: Commercial Only      | 4-5 stories |
| D1. Alternative 2: Horizontal Mixed-Use |             |
| D2: Horizontal Mixed-Use                |             |

### Changes

- **D1. Alt 1:** reduce max height along Prairie (-1 story)
- **D1. Alt 2:** allow multifamily residential and reduce max height along Prairie (-1 story)
- **No change for D2**

*GPAC previously OK'd proposed alternatives for community consideration*

# Auto-Oriented Corridors: Mixed-Use or Other

E



Arbor Vitae

Century

## E – La Brea from La Palma to Century

### Currently Allowed

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

### Proposed

|                                     |             |
|-------------------------------------|-------------|
| Alternative 1: Horizontal Mixed-Use | 3-4 stories |
| Alternative 2: Commercial Only      |             |
| “Node” at Century x La Brea         | 6 stories   |

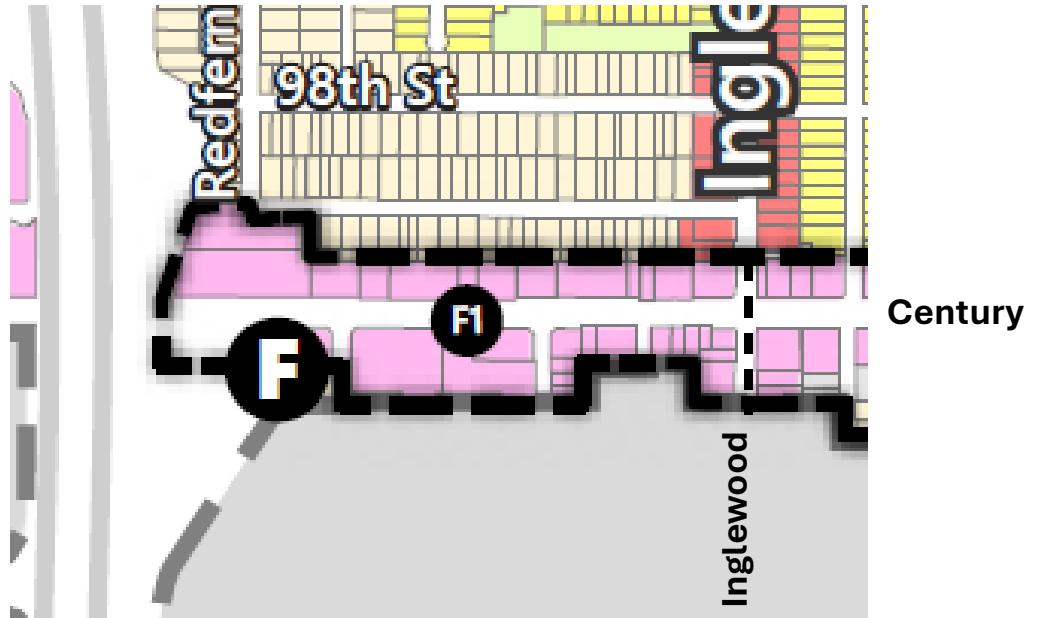
### Changes

- **Alt 1:** Allow multifamily residential and reduce max height along La Brea (-2 stories)
- **Alt 2:** Reduce max height along La Brea (-2 stories)
- Allow increased activity / intensity at node

*GPAC previously OK'd proposed alternatives for community consideration*

# Auto-Oriented Corridors: Mixed-Use or Other

F1



**F1 – Century from I-405 to Inglewood Ave.**

*Currently Allowed*

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

*Proposed*

|                            |             |
|----------------------------|-------------|
| Airport Related Commercial | 6-7 stories |
|----------------------------|-------------|

**Changes**

- Increase max height along Century (+1 story)

# 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

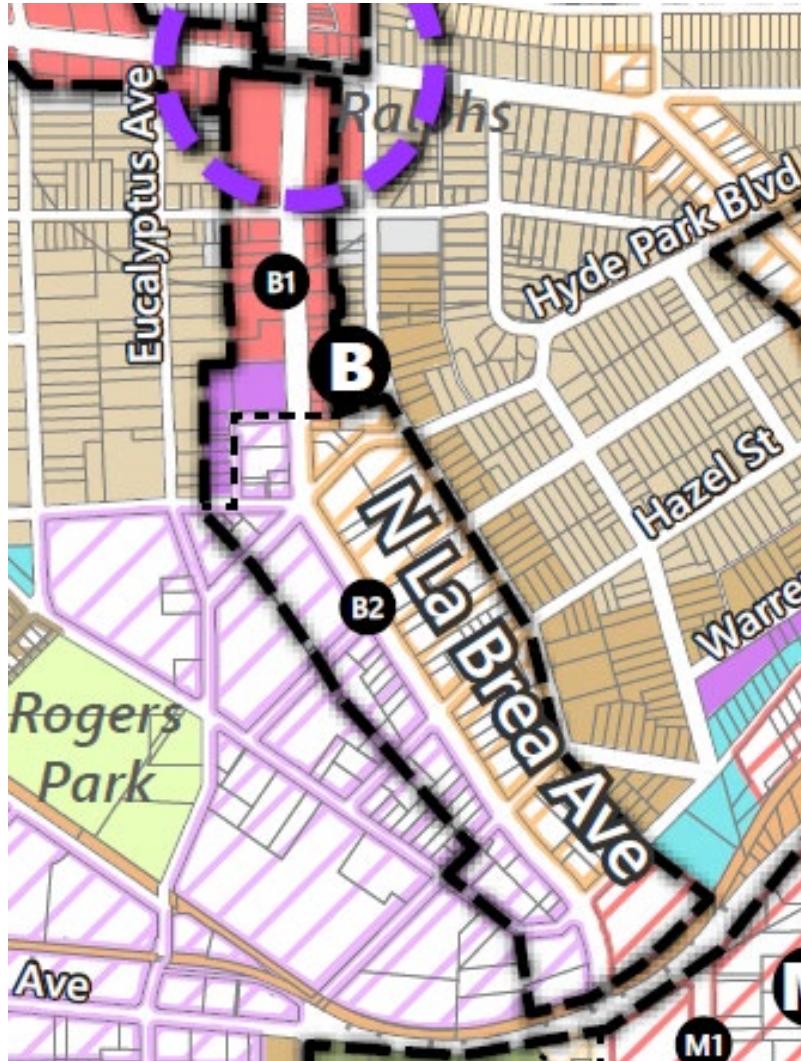


AREA J\_MANCHESTER AT CRENSHAW

VERTICAL MIXED-USE AT INTERSECTION

# Auto-Oriented Corridors: Vertical Mixed-Use

B



## B – La Brea from Centinela to Florence

### Currently Allowed

|                |             |
|----------------|-------------|
| B1: Commercial | 6 stories   |
| B2: Mixed-Use  | 4-9 stories |

### Proposed

|                                       |             |
|---------------------------------------|-------------|
| B1. Alternative 1: Commercial Only    | 3-4 stories |
| B1. Alternative 2: Vertical Mixed-Use |             |
| B2: Vertical Mixed-Use                | 6-8 stories |

### Changes

- **B1. Alt 1:** reduce max height along La Brea (-2 stories)
- **B1. Alt 2:** allow multifamily residential and reduce max height along La Brea (-2 stories)
- **B2:** Standardize max heights S of Hyde Park Blvd.

# Auto-Oriented Corridors: Vertical Mixed-Use

F3

Century



Prairie

## F1 – Century from Burin Ave. to Prairie

### Currently Allowed

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

### Proposed

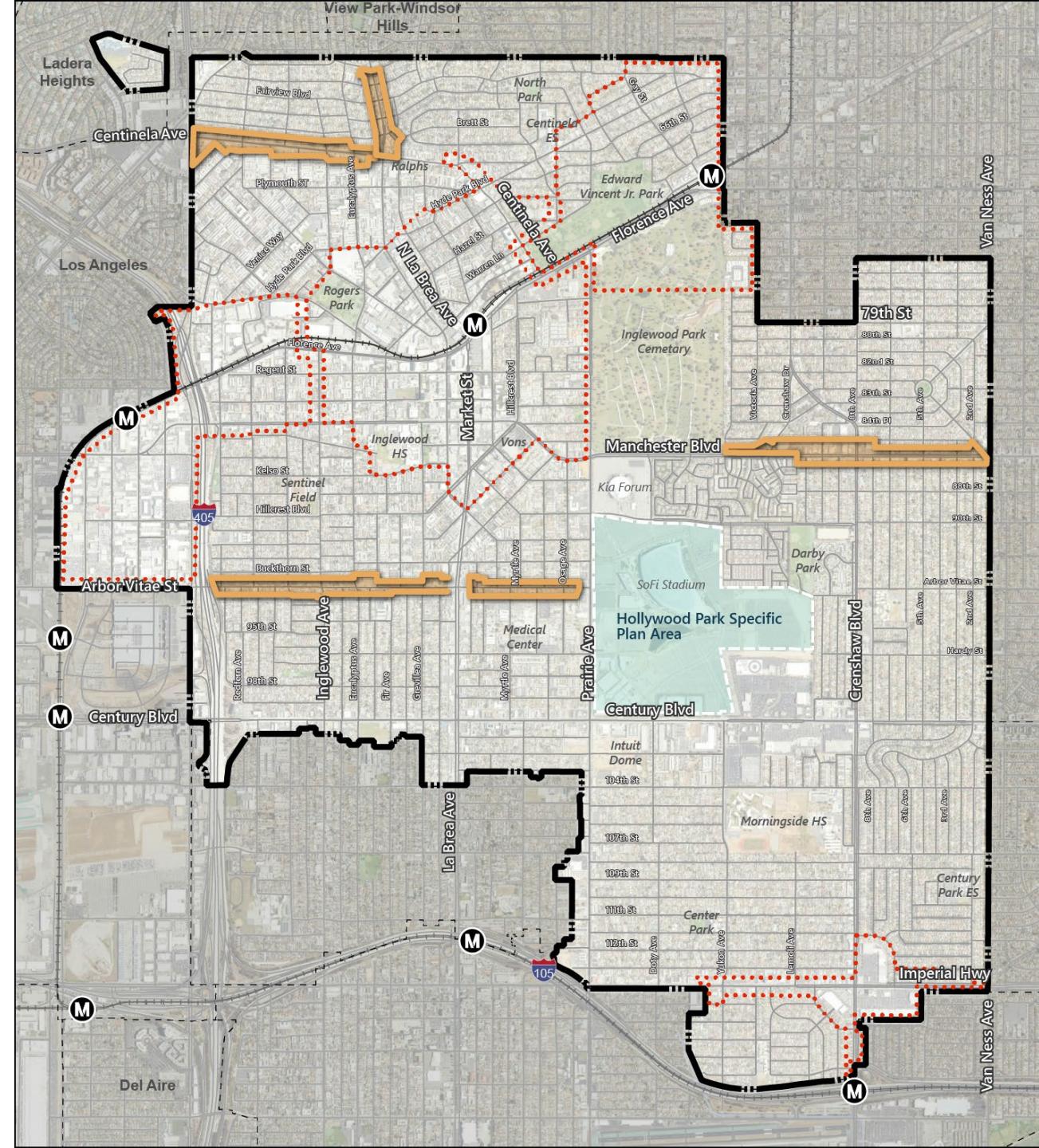
|                    |             |
|--------------------|-------------|
| Vertical Mixed-Use | 4-5 Stories |
|--------------------|-------------|

|                             |           |
|-----------------------------|-----------|
| “Node” at Century x La Brea | 6 stories |
|-----------------------------|-----------|

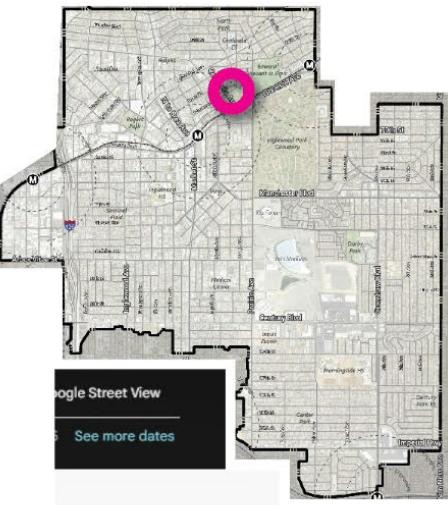
### Changes

- Allow multifamily residential and decrease max height along Century (-1 story)
- Allow increased activity / intensity at node

# Pedestrian-Oriented Corridors



# Horizontal Mixed Use



AREA H\_1526 CENTINELA

EXISTING CONDITIONS

# Horizontal Mixed Use

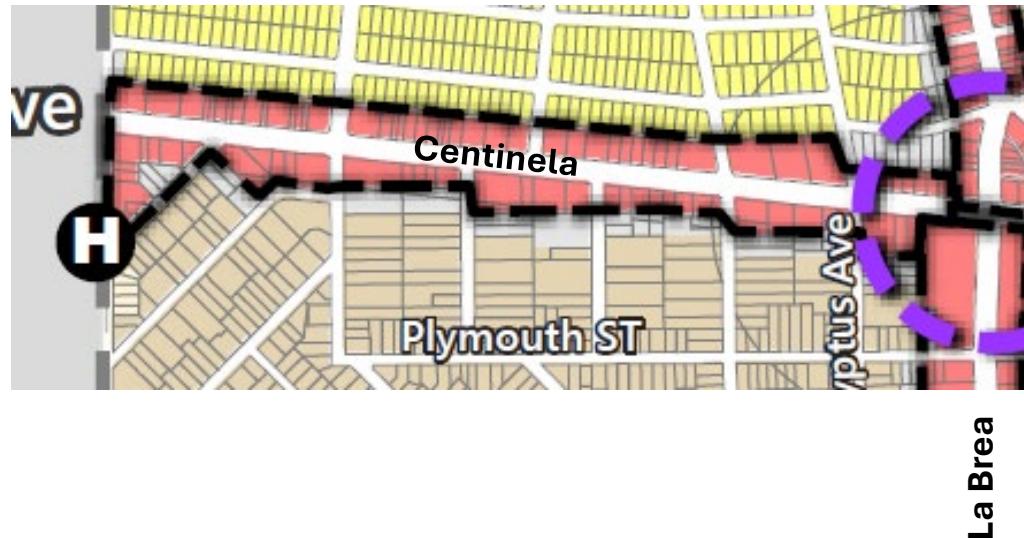


AREA H\_1526 CENTINELA

HORIZONTAL MIXED-USE

# Pedestrian-Oriented Corridors: Horizontal Mixed-Use

H



## H – Centinela from La Cienega to La Brea

### *Currently Allowed*

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

### *Proposed*

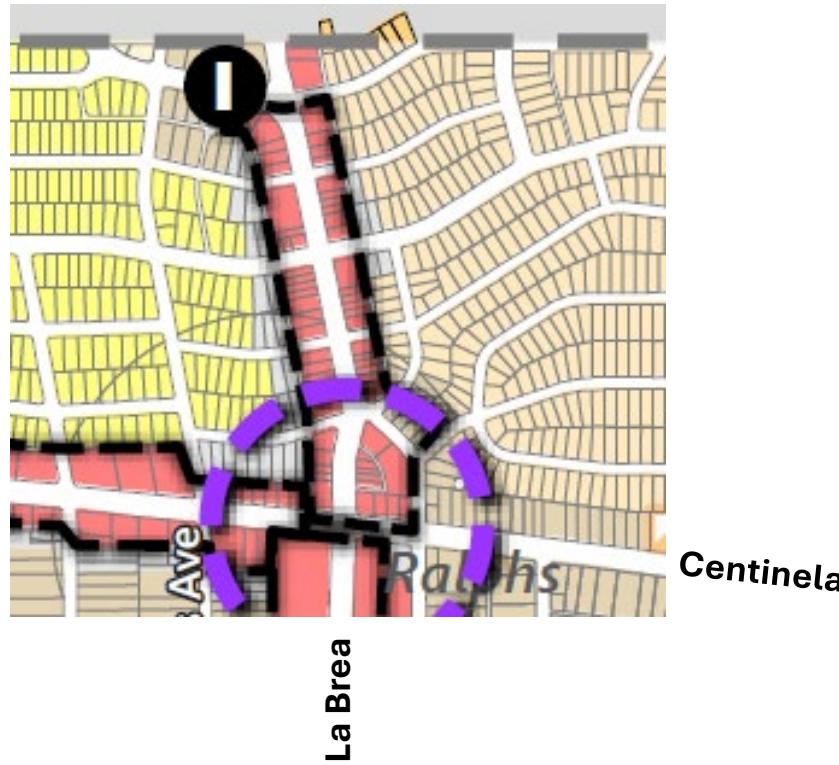
|                               |             |
|-------------------------------|-------------|
| Horizontal Mixed-Use          | 3-4 stories |
| “Node” at Centinela x La Brea | 6 stories   |

### **Changes**

- Allow multifamily residential and reduce max height along Centinela (-2 stories)
- Allow increased activity / intensity at node

# Pedestrian-Oriented Corridors: Horizontal Mixed-Use

I



## I – La Brea from Centinela to W 64<sup>th</sup> St.

### Currently Allowed

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

### Proposed

|                      |             |
|----------------------|-------------|
| Horizontal Mixed-Use | 3-4 stories |
|----------------------|-------------|

|                               |           |
|-------------------------------|-----------|
| “Node” at Centinela x La Brea | 6 stories |
|-------------------------------|-----------|

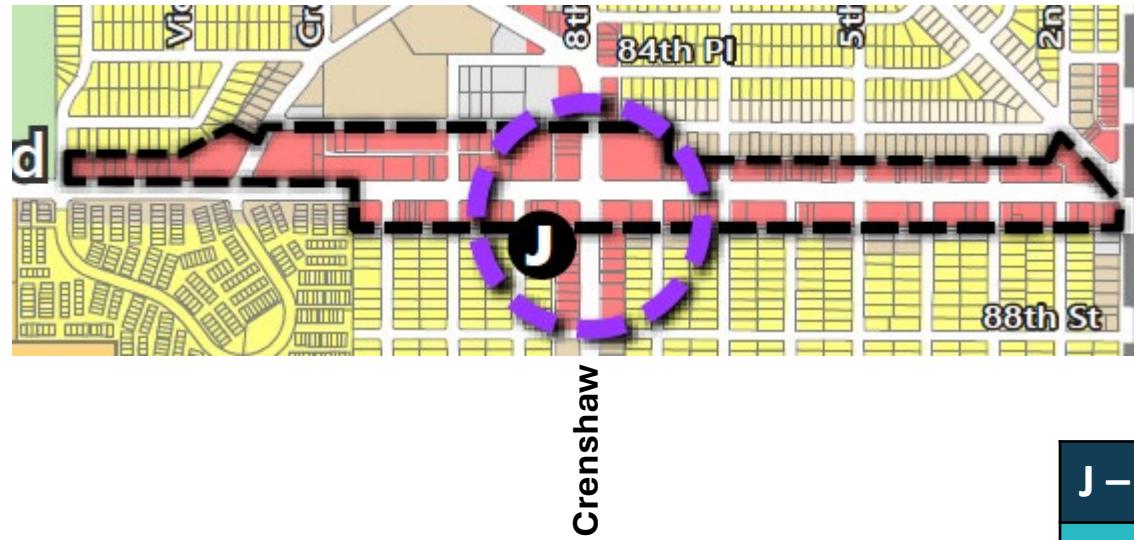
### Changes

- Allow multifamily residential and reduce max height along La Brea (-2 stories)
- Allow increased activity / intensity at node

# Pedestrian-Oriented Corridors: Horizontal Mixed-Use

J

Manchester



## J – Manchester from West Blvd. to Van Ness

### *Currently Allowed*

|            |           |
|------------|-----------|
| Commercial | 6 stories |
|------------|-----------|

### *Proposed*

|                      |             |
|----------------------|-------------|
| Horizontal Mixed-Use | 3-4 stories |
|----------------------|-------------|

|                                 |           |
|---------------------------------|-----------|
| “Node” at Manchester x Crenshaw | 6 stories |
|---------------------------------|-----------|

### **Changes**

- Allow multifamily residential and reduce max height along Manchester (-2 stories)
- Allow increased activity / intensity at node

# Pedestrian-Oriented Corridors: Horizontal Mixed-Use



Arbor Vitae



Prairie

## AC – Arbor Vitae from I-405 to Prairie

### *Currently Allowed*

|                         |             |
|-------------------------|-------------|
| Multifamily Residential | 3 stories   |
| Residential / Medical   | 3-6 stories |
| Commercial              | 6 stories   |

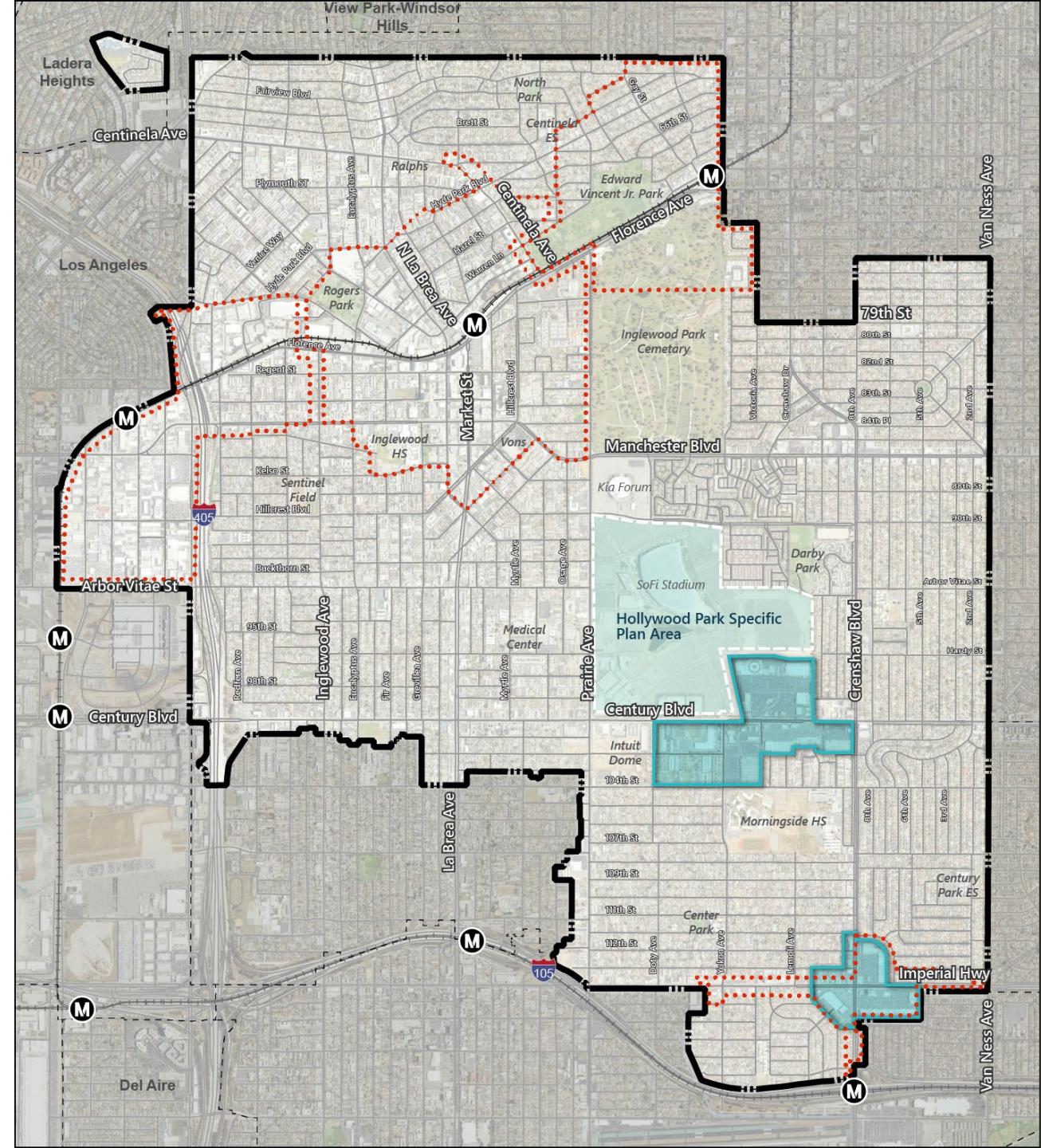
### *Proposed*

|                      |             |
|----------------------|-------------|
| Horizontal Mixed-Use | 3-4 stories |
|----------------------|-------------|

### **Changes**

- Allow multifamily residential and decrease max height along Arbor Vitae from I-405 to La Brea (-2 stories)
- Allow commercial uses and decrease max height along Arbor Vitae from La Brea to Prairie (-2 stories)

# Large Format Retail (Infill)



# Large Format / Infill

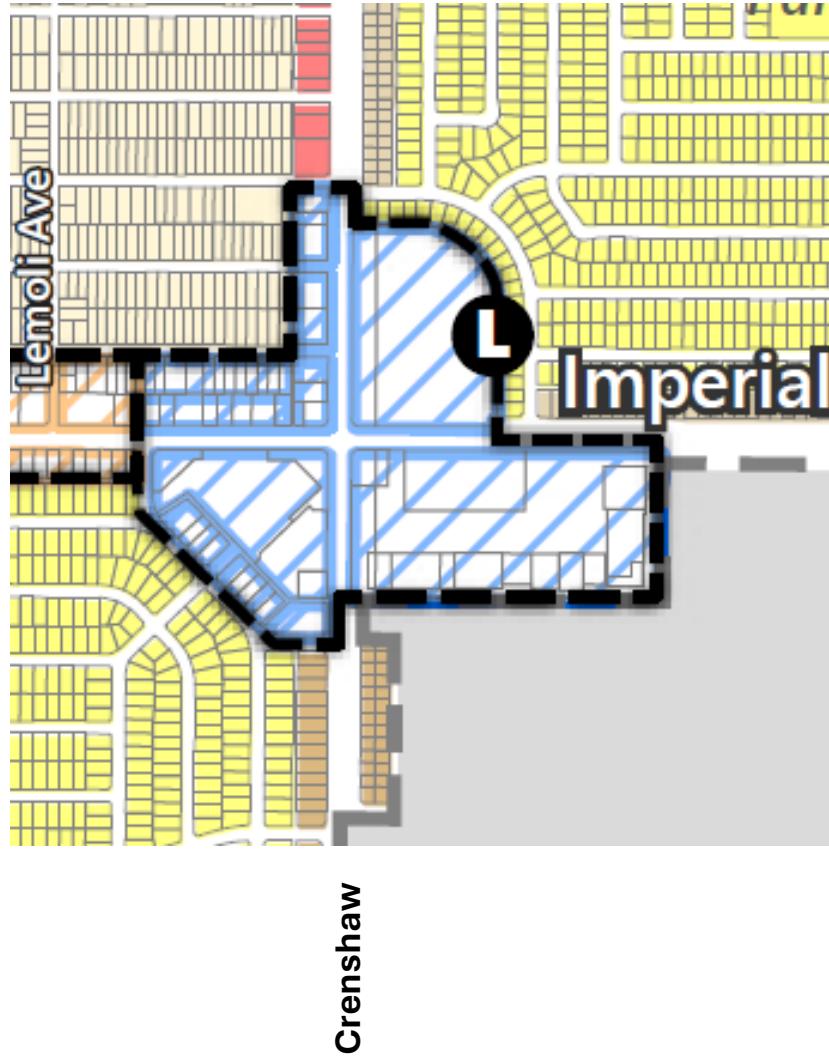


# Large Format / Infill



# *Large Format Retail: Vertical Mixed-Use*

L



## L – Intersection of Imperial and Crenshaw

### *Currently Allowed*

|           |              |
|-----------|--------------|
| Mixed Use | 4-10 stories |
|-----------|--------------|

### *Proposed*

|                    |              |
|--------------------|--------------|
| Vertical Mixed-Use | 4-10 stories |
|--------------------|--------------|

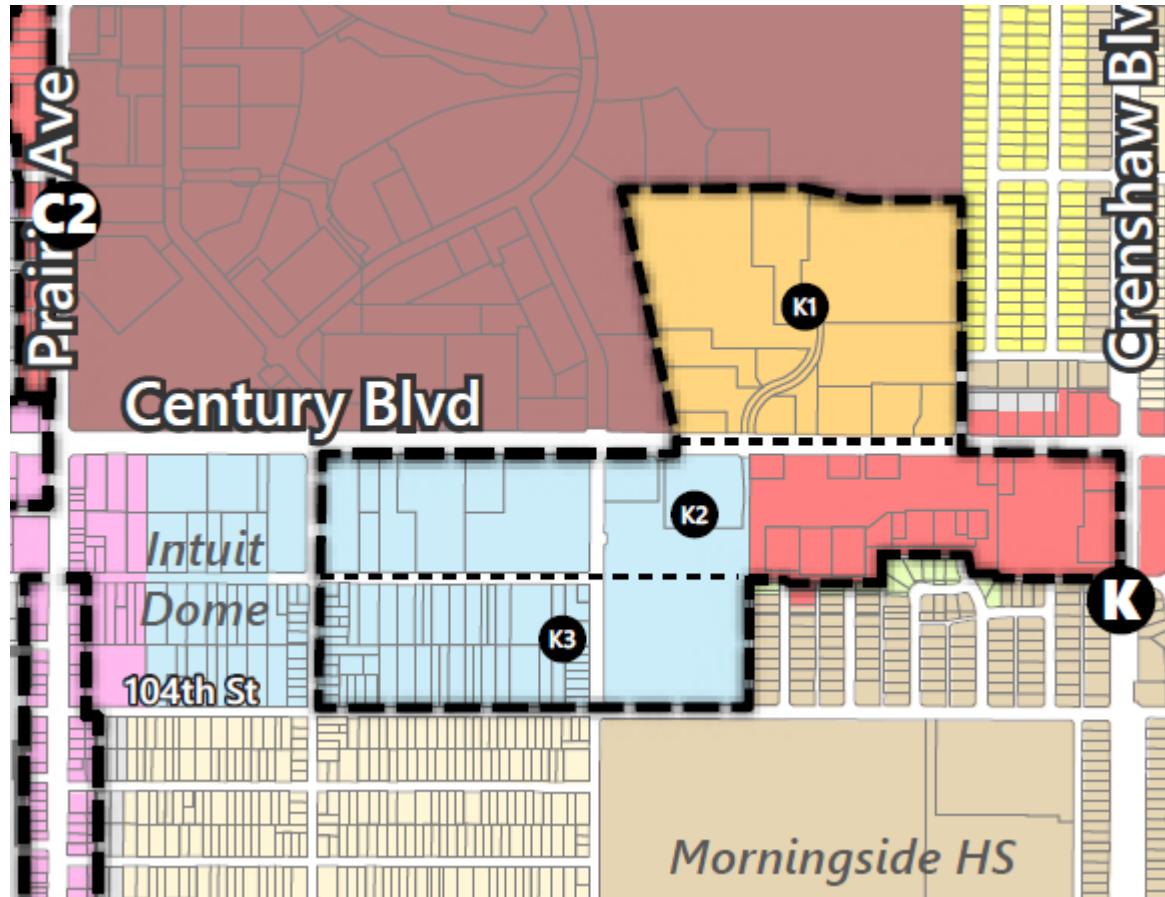
### **Changes**

- Require commercial uses on ground floor

*GPAC previously OK'd proposed alternative for community consideration*

# Large Format Retail: Vertical Mixed-Use

K



## K – Century Blvd adjacent to Hollywood Park SP

### Currently Allowed

|                           |            |
|---------------------------|------------|
| K1: Commercial            | 12 stories |
| K2: Commercial            | 6 stories  |
| K2 / K3: Light Industrial | 16 stories |

### Proposed

|                                   |   |
|-----------------------------------|---|
| Alternative 1: Vertical Mixed-Use | K1: 8 stories<br>K2: 6 stories<br>K3: 3-4 stories |
| Alternative 2: Commercial Only    |   |

### Changes

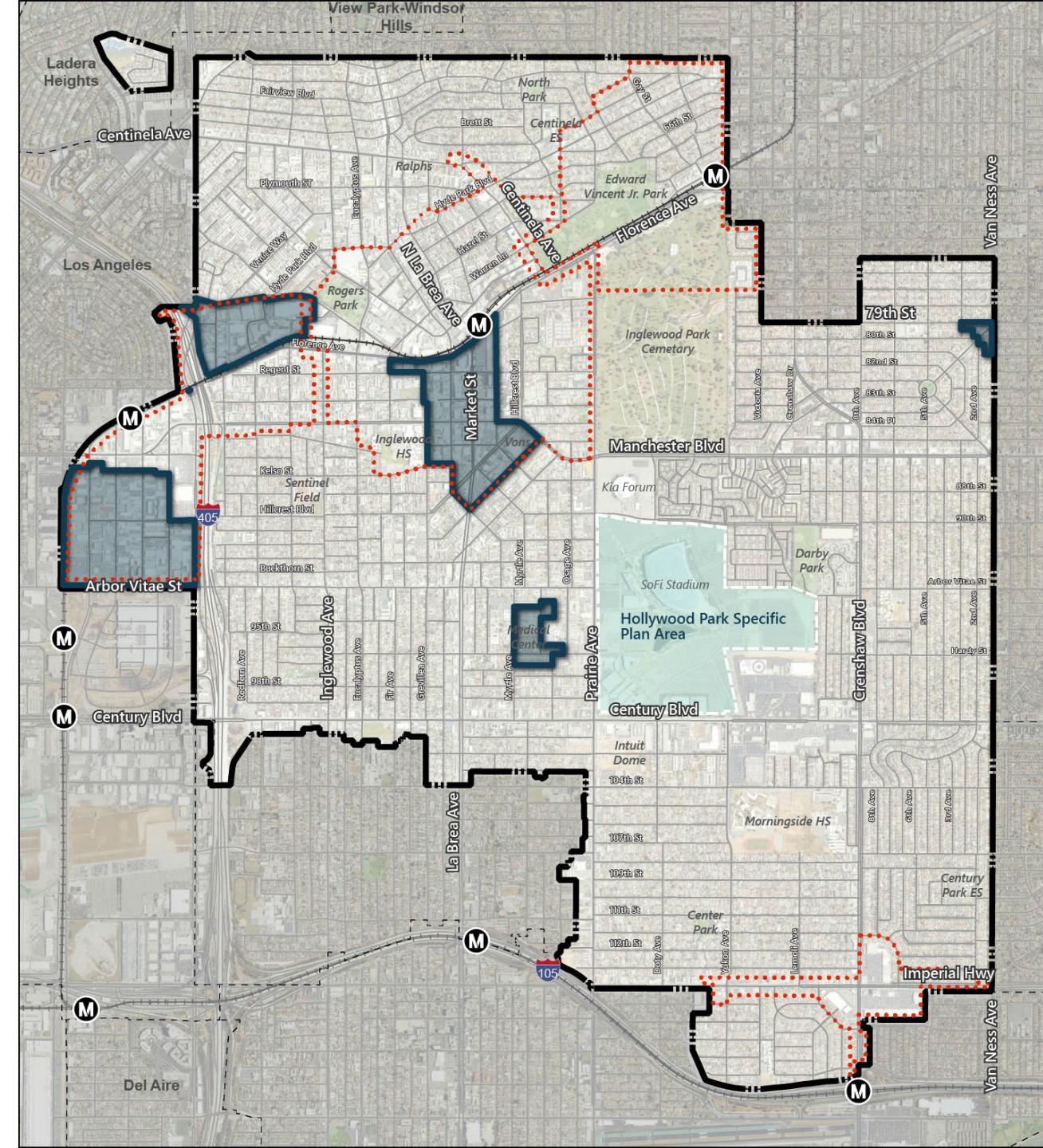
Both alternatives:

- Allow commercial uses in all areas
- Disallow industrial / manufacturing uses in all areas
- Gradually reduce max height moving away from HPSP

**Alt 1:** Allow multifamily residential; commercial required on ground floor

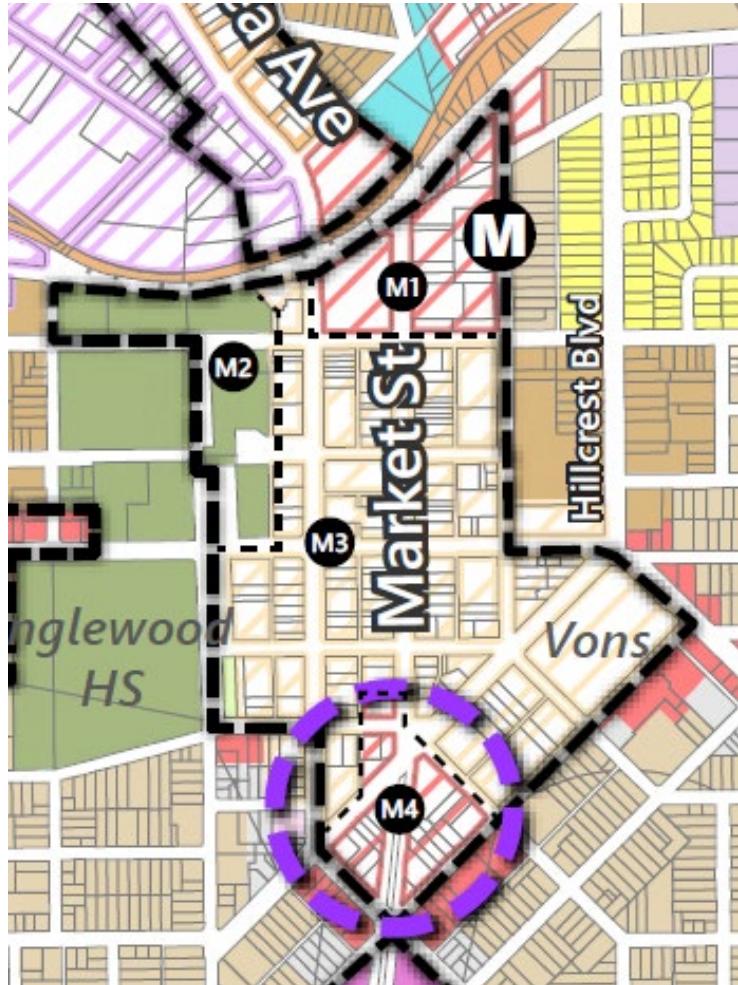
**Alt 2:** no additional changes

# Additional Focus Areas



# Additional Focus Areas: Mixed-Use or Other

M



## M – Downtown Inglewood

### Currently Allowed

|                         |           |
|-------------------------|-----------|
| <b>M1:</b> Mixed-Use    | 8 stories |
| <b>M2:</b> Civic Center | N/A       |
| <b>M3:</b> Mixed-Use    | 5 stories |
| <b>M4:</b> Mixed-Use    | 6 stories |

### Proposed

|                    |  |
|--------------------|--|
| Vertical Mixed-Use | M1: 8 stories<br>M2: 6 stories<br>M3: 4 stories<br>M4: 6 stories |
|--------------------|--|

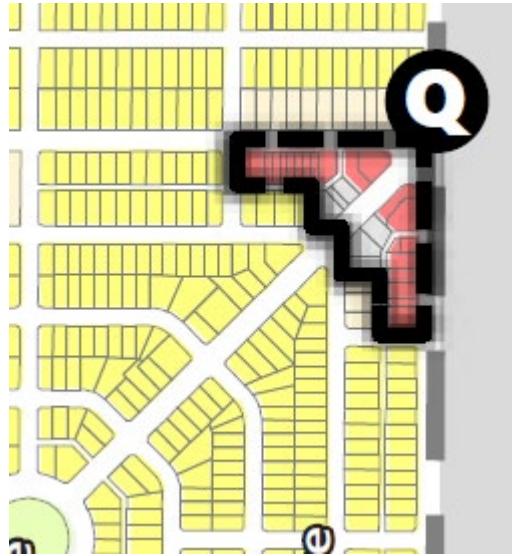
### Changes

- Reduce max height in subarea M3 (-1 story)
- Require commercial on ground floor of buildings fronting Market St. (not require elsewhere)

# *Additional Focus Areas: Mixed-Use or Other*

Q

W 79th



## Q – Intersection of W 79<sup>th</sup> St. and Van Ness

### *Currently Allowed*

|            |           |
|------------|-----------|
| Commercial | 6 stories |
| Parking    | 3 stories |

### *Proposed*

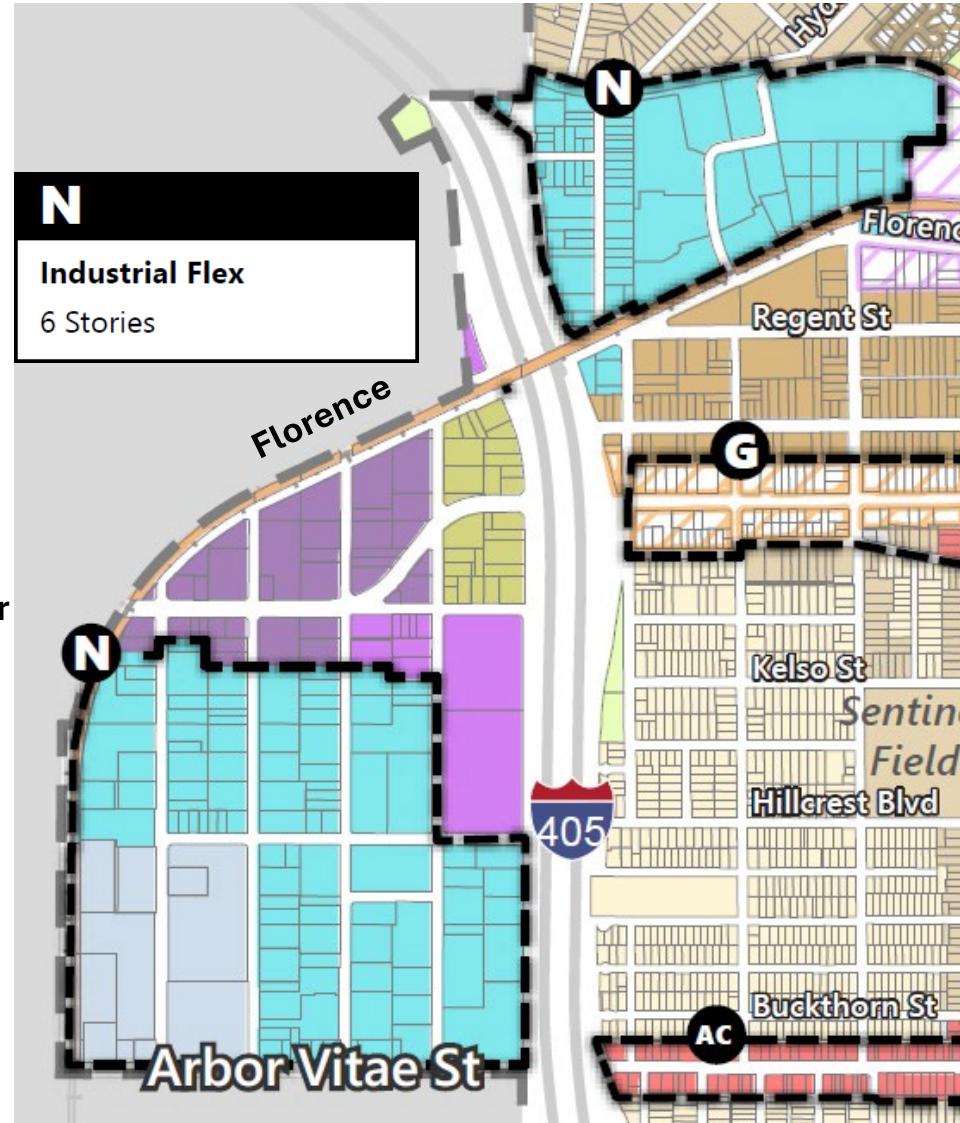
|                                     |             |
|-------------------------------------|-------------|
| Alternative 1: Horizontal Mixed-Use | 3-4 stories |
| Alternative 2: Commercial Only      |             |

### **Changes**

- **Alt 1:** Allow multifamily residential and reduce max height (-2 stories)
- **Alt 2:** reduce max height (-2 stories)

# *Additional Focus Areas: Industrial or Medical+*

N



N – Select areas of Westchester Veterans TOD Plan

## *Currently Allowed*

|                  |             |
|------------------|-------------|
| Light Industrial | 5-6 stories |
|------------------|-------------|

## *Proposed*

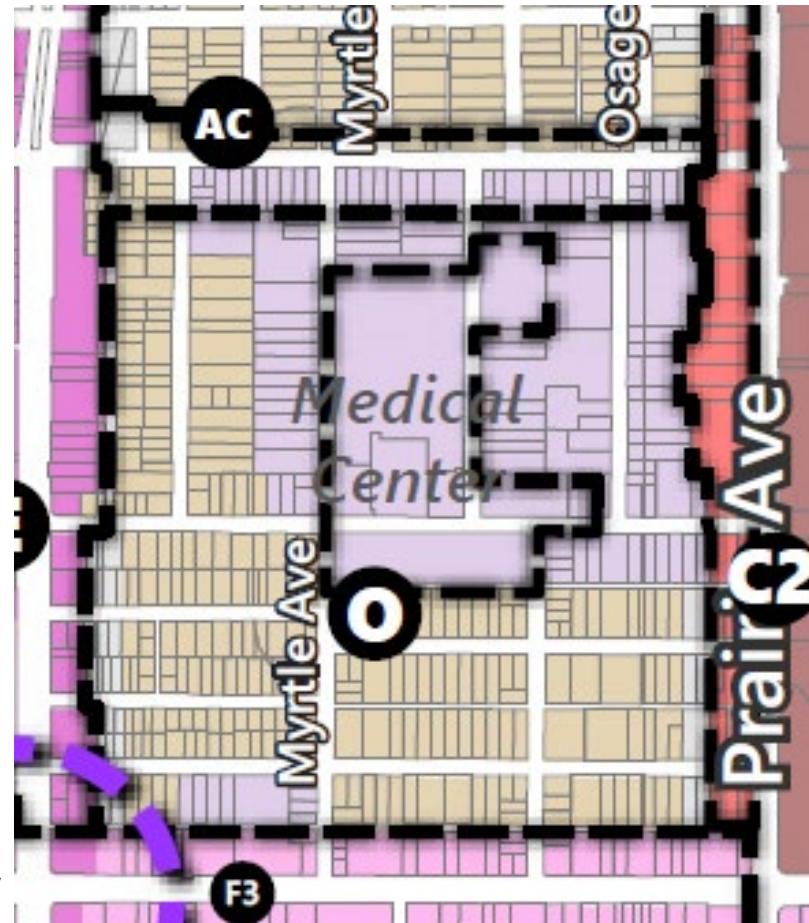
|                 |           |
|-----------------|-----------|
| Industrial Flex | 6 stories |
|-----------------|-----------|

## *Changes*

- Standardize designation for all parcels

# *Additional Focus Areas: Industrial or Medical+*

O



Arbor Vitae

Century

## O – Centinela Hospital Medical Center

### *Currently Allowed*

Residential / Medical

3 stories (res)  
6 stories (non-res)

### *Proposed*

**Alternative 1:** Medical / Residential

3-6 stories

**Alternative 2:** Medical / Commercial

6 stories

### **Changes**

- **Alt 1:** no change
- **Alt 2:** allow commercial uses and disallow residential uses

# Public Comment



# Next Steps



# *Upcoming Outreach*



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

# *Adjourn to Next Meeting*

**Inglewood General Plan Advisory Committee**

Wednesday, March 18, 2026

6:00pm

Community Room, First Floor

Inglewood City Hall

One Manchester Boulevard

Inglewood, CA 90301

# Thank you

