



# General Plan Advisory Committee

## Meeting 5 – Land Use

March 18, 2026

# Agenda

1. Welcome and Role Call
2. Project Overview
3. Community Outreach Overview
4. Vertical Mixed-Use Feasibility
5. Land Use Discussion
6. Public Comments
7. Next Steps



# General Plan Advisory Committee



1. **Pat Douglas, Chair**
2. Krystal Alexander
3. Maxine Barfield
4. Shuree Danyell
5. Mikael Ector
6. Valerie Felix
7. Hervé Gordon
8. Brian Grant
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



# ***Vision Statement – the Next Level***



Inglewood's Next Level will be defined by:

- Housing choices (market rate & affordable) and desirable shopping and services;
- An abundance of well-paying jobs;
- Improved access to health care and quality schools;
- High quality recreation and developmental services, including well-maintained parks;
- A safe, efficient transportation system;
- A thriving local economy with small business economic incubation;
- Environmental sustainability;
- High levels of public safety;
- Advancement of social equity;
- Social and economic self-determination; and
- Municipal leadership, setting the example for other cities to follow.

# Guiding Principles



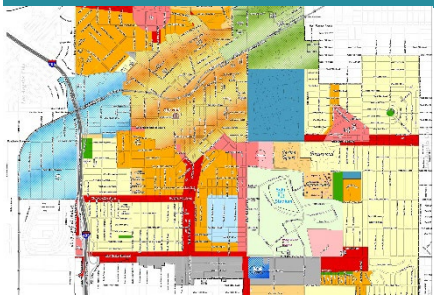
## ■ Growth and Development

- » Focus growth and development within existing centers and as infill and revitalization of commercial corridors.
- » Re-establish historic downtown Inglewood as the center of community identity and activity.
- » Support the development of uses that complement and provide synergy to **maintain the vitality of economically active areas** of the City.
- » Intensify and diversify **development adjoining transit modes**.
- » Enhance and improve existing commercial centers to develop amenities desired by residents.
- » Promote the **re-use** of economically obsolete and underutilized properties **along commercial corridors**.
- » Protect and expand housing opportunities for all ages, household types and income levels.

# General Plan Overview

This effort includes extensive updates to:

LAND USE



CIRCULATION



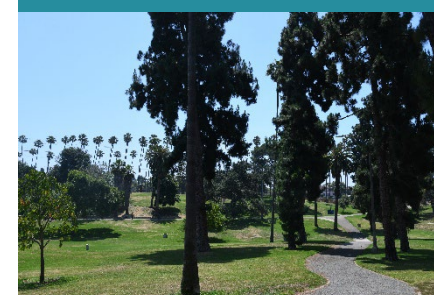
CONSERVATION



NOISE



OPEN SPACE

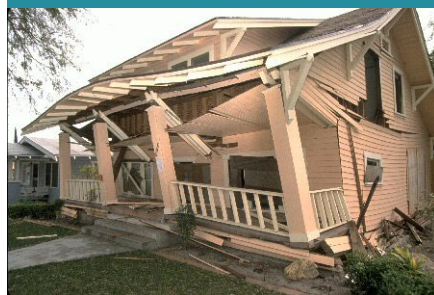


Limited updates to:

HOUSING



SAFETY



ENVIRO JUSTICE



New:

ECONOMIC DEV



# Draft Land Use Plan



## Focus Areas

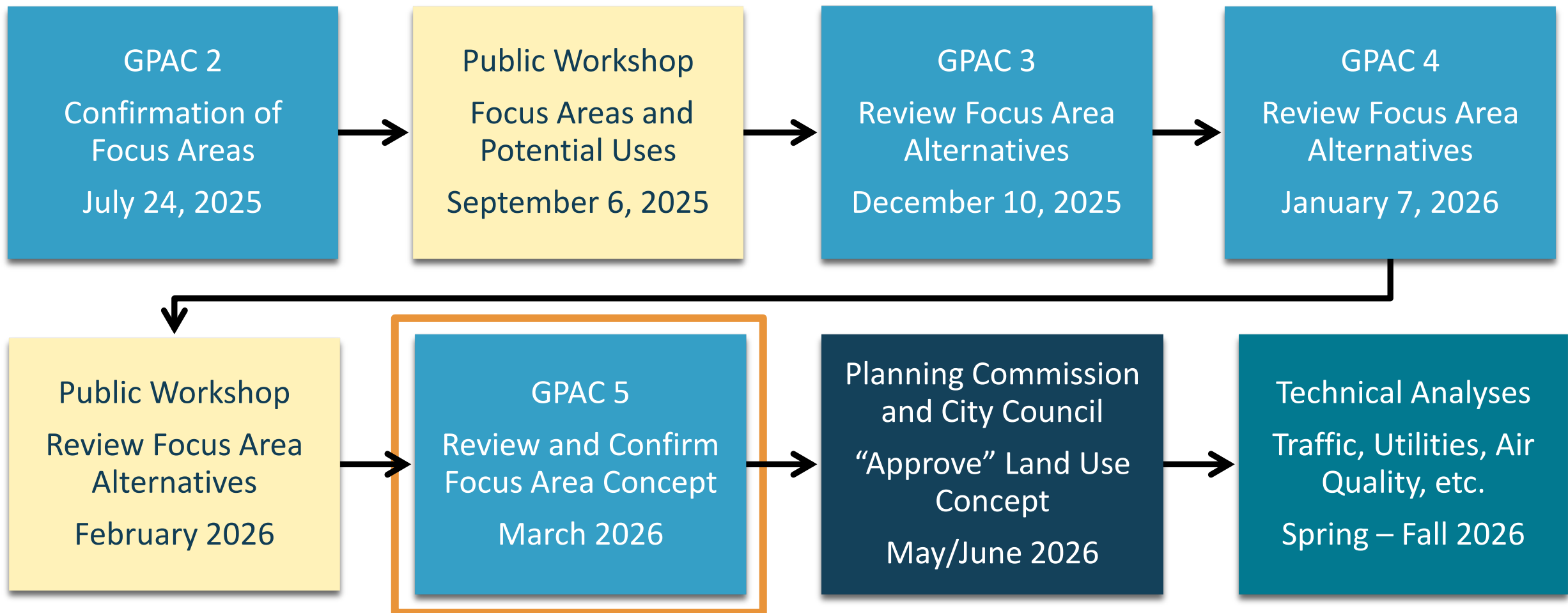
- Identify and reimagine areas within the city with a strong potential for change
- Land use decisions informed through public input process, including GPAC

## 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



# Update Land Use Plan



# Tonight's Objective & Process



**OBJECTIVE:** Confirm that land use recommendations for each focus area are suitable for presentation to the Planning Commission. *We are not deciding on a Land Use Plan.*

The recommendations discussed tonight will be translated into technical land use designations and combined with the administrative updates into a consolidated proposed citywide Land Use Plan. The Plan will be presented to the Planning Commission on Wednesday, May 6th. The recommended land uses were informed by public feedback, existing conditions analysis and the Vision and Guiding Principles.

## For each focus area...

- 1) Review the land use recommendation
  - 2) Discuss whether any changes to recommendation should be considered
  - 3) Confirm recommendation to be presented to the Planning Commission
- 

# Community Outreach Overview





# Outreach Conducted to Date

## Community Open House (02/07)



## Pop-Ups





# What we heard in February...

- ~80 attendees at Feb 7<sup>th</sup> Open House
- 60 online survey responses
- 1,239 preferences tallied
- 261 written comments received
- Mixed-use emerged as the most supported land use category
- Desire for more housing opportunities and green spaces
- Interest in attracting / retaining small businesses, sit-down restaurants, and grocery stores

Next Level Inglewood – Forging our Destiny

## LAND USE ALTERNATIVES

## ALTERNATIVAS DE USO DEL SUELO

REVIEW THE FOCUS AREAS. ADD A DOT TO IDENTIFY YOUR LAND USE PREFERENCE. HAVE OTHER IDEAS? LET US KNOW!

REVISE LAS ÁREAS DE INTERÉS. AGREGUE UN PUNTO PARA IDENTIFICAR SU PREFERENCIA DE USO DEL SUELO. ¿TIENE OTRAS IDEAS? COMPÁRTASLAS CON NOSOTROS.

**NORTHEAST AREA**

Bboxes indicate number of stories  
Los cuadros indican el número de pisos

Colors indicate land use configuration  
Los colores indican la configuración del uso del suelo

Residential / Residential  
Commercial (Stores/Offices) / Comercial (Tiendas/Oficinas)

Nodes / Nodos

### FOCUS AREA C1

**WHAT USES SHOULD BE ENCOURAGED HERE?**

Place a dot here to select your preferred concept.  
Coloque un punto aquí para seleccionar su concepto preferido.

**CONCEPT 1**  
HORIZONTAL MIXED USE  
• Stores/Offices and/or Housing  
• 3-4 Stories  
• PROPOSED CHANGE: Allow non-medical commercial uses along street.

**CONCEPT 2**  
MULTI-FAMILY RESIDENTIAL  
• Townhomes, apartments and condos  
• 3-4 Stories  
• PROPOSED CHANGE: Allow multi-family residential uses along street.

**OTHER THOUGHTS**  
ADD A STICKY NOTE!

**OTHER THOUGHTS**  
ANADA UNA NOTA

### FOCUS AREA C2

**WHAT USES SHOULD BE ENCOURAGED HERE?**

Place a dot here to select your preferred concept.  
Coloque un punto aquí para seleccionar su concepto preferido.

**CONCEPT 1**  
HORIZONTAL MIXED USE  
• Stores/Offices and/or Housing  
• 4-5 Stories  
• PROPOSED CHANGE: Reduce to 3 stories.

**CONCEPT 2**  
COMMERCIAL ONLY  
• Stores/Offices  
• 4-5 Stories  
• PROPOSED CHANGE: Reduce to 3 stories.

**OTHER THOUGHTS**  
ADD A STICKY NOTE!

**OTHER THOUGHTS**  
ANADA UNA NOTA

### FOCUS AREA J

**WHAT USES SHOULD BE ENCOURAGED HERE?**

Place a dot here to select your preferred concept.  
Coloque un punto aquí para seleccionar su concepto preferido.

**CONCEPT 1**  
HORIZONTAL MIXED USE  
• Stores/Offices and/or Housing  
• 3-4 Stories  
• PROPOSED CHANGE: Reduce to 2 stories.

**CONCEPT 2**  
COMMERCIAL ONLY  
• Stores/Offices  
• 3-4 Stories  
• PROPOSED CHANGE: Reduce to 2 stories.

**OTHER THOUGHTS**  
ADD A STICKY NOTE!

**OTHER THOUGHTS**  
ANADA UNA NOTA

### FOCUS AREA Q

**WHAT USES SHOULD BE ENCOURAGED HERE?**

Place a dot here to select your preferred concept.  
Coloque un punto aquí para seleccionar su concepto preferido.

**CONCEPT 1**  
HORIZONTAL MIXED USE  
• Stores/Offices and/or Housing  
• 3-4 Stories  
• PROPOSED CHANGE: Reduce to 2 stories.

**CONCEPT 2**  
COMMERCIAL ONLY  
• Stores/Offices  
• 3-4 Stories  
• PROPOSED CHANGE: Reduce to 2 stories.

**OTHER THOUGHTS**  
ADD A STICKY NOTE!

**OTHER THOUGHTS**  
ANADA UNA NOTA



# Vertical Mixed-Use Feasibility

**NEXT  
LEVEL**  
**INGLEWOOD**  
*FORGING OUR DESTINY*



# Broader Retail Market Trends



- Nationwide, supply of brick & mortar retail exceeds demand
- COVID had a lasting impact on shopping habits
  - » In-store spending on everyday essentials (convenience goods), like groceries and household items, experienced a resurgence after pandemic restrictions lifted but has since dropped approximately 3% below pre-COVID levels, according to retail sales data from the US Census Bureau
  - » In-store spending on items like electronics and furniture (comparison goods) saw a small recovery post-pandemic but has declined to approximately 7% below pre-COVID levels.
  - » Online spending has increased by approximately 50% since 2020.
- Growth of online shopping has prompted many retailers to downsize physical footprints
- Regional retail market is experiencing a similar trend, with vacancy rates on the rise and new retail spaces taking longer to lease, as noted in the Existing Conditions Report



# Challenges for Vertical Mixed-Use Development



- Retail square footage tends to command below average rents and vacancy rates are higher, compared to conventional retail.
  - » As the amount of leasable non-residential square footage increases, average rents decrease and vacancy rates increase further
- Construction costs increase due to combination of commercial & residential code requirements.
  - » Increased safety standards to insulate residential tenants and additional parking spaces to accommodate both retail and residential occupants
- Results in costs exceeding financial return, making such projects infeasible in much of Inglewood.



# *Multi-Family Residential Frontages in LA County*





# Land Use Discussion





# Potential Land Use Typologies

Commercial Only



Residential Only



Horizontal Mixed-Use



Vertical Mixed-Use



Industrial Flex





# No Change Proposed





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

A



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

### Alternatives for Consideration

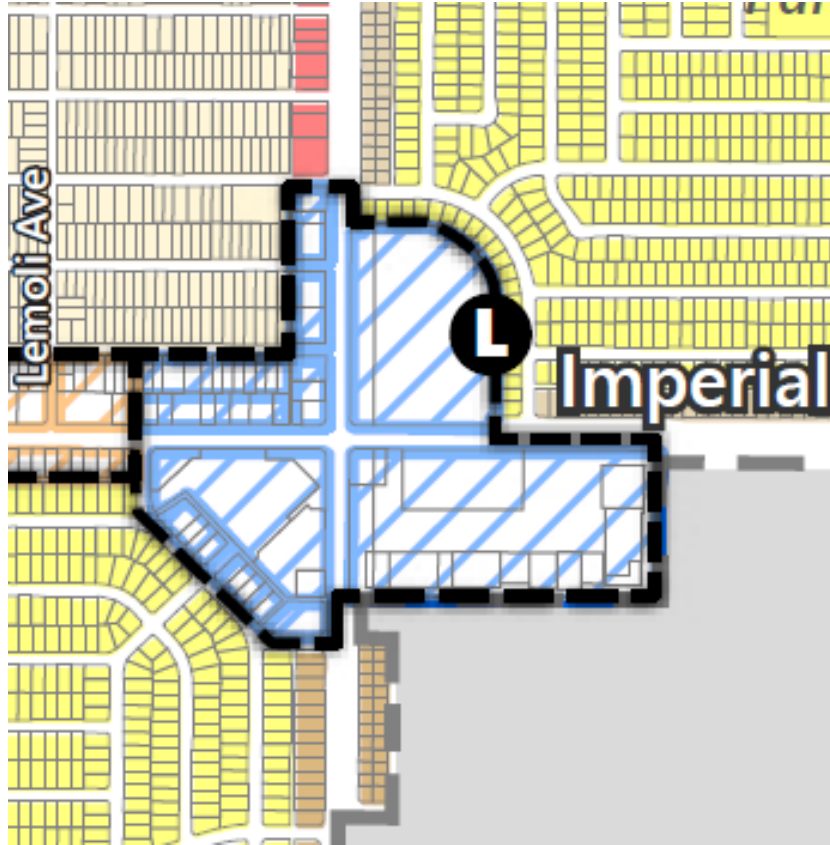
|                                    |          |
|------------------------------------|----------|
| Horizontal Mixed-Use (4-5 stories) | 39 votes |
| Other                              | 8 votes  |

### Recommendation

Horizontal Mixed-Use (5 stories max; consistent w/ TOD Plan)

# L – Intersection of Imperial and Crenshaw

L



Crenshaw

## L – Intersection of Imperial and Crenshaw

### *Alternatives for Consideration*

|                                   |          |
|-----------------------------------|----------|
| Vertical Mixed Use (4-10 stories) | 34 votes |
| Other                             | 4 votes  |

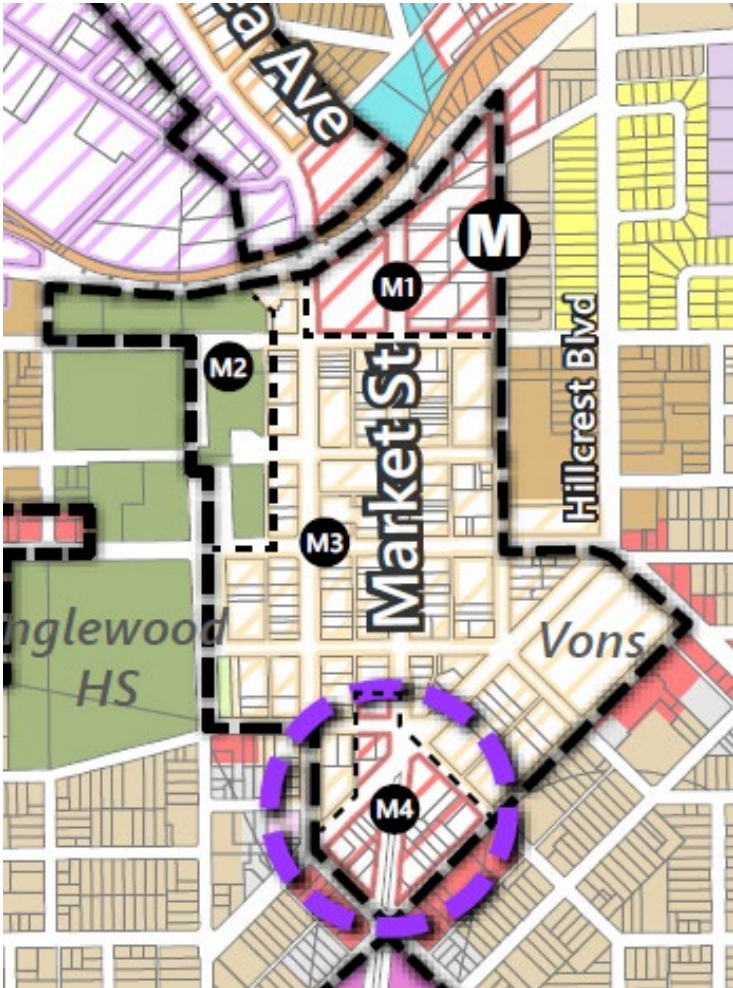
### *Recommendation*

Vertical Mixed-Use (10 stories max; consistent w/ TOD Plan)



# M – Downtown Inglewood

M



## M – Downtown Inglewood

### Alternatives for Consideration

|                                                      |                      |
|------------------------------------------------------|----------------------|
| <b>M1:</b> Horizontal Mixed-Use (8 stories)<br>Other | 40 votes<br>8 votes  |
| <b>M2:</b> Horizontal Mixed-Use (6 stories)<br>Other | 43 votes<br>5 votes  |
| <b>M3:</b> Horizontal Mixed-Use (4 stories)<br>Other | 37 votes<br>19 votes |
| <b>M4:</b> Horizontal Mixed-Use (6 stories)<br>Other | 44 votes<br>9 votes  |

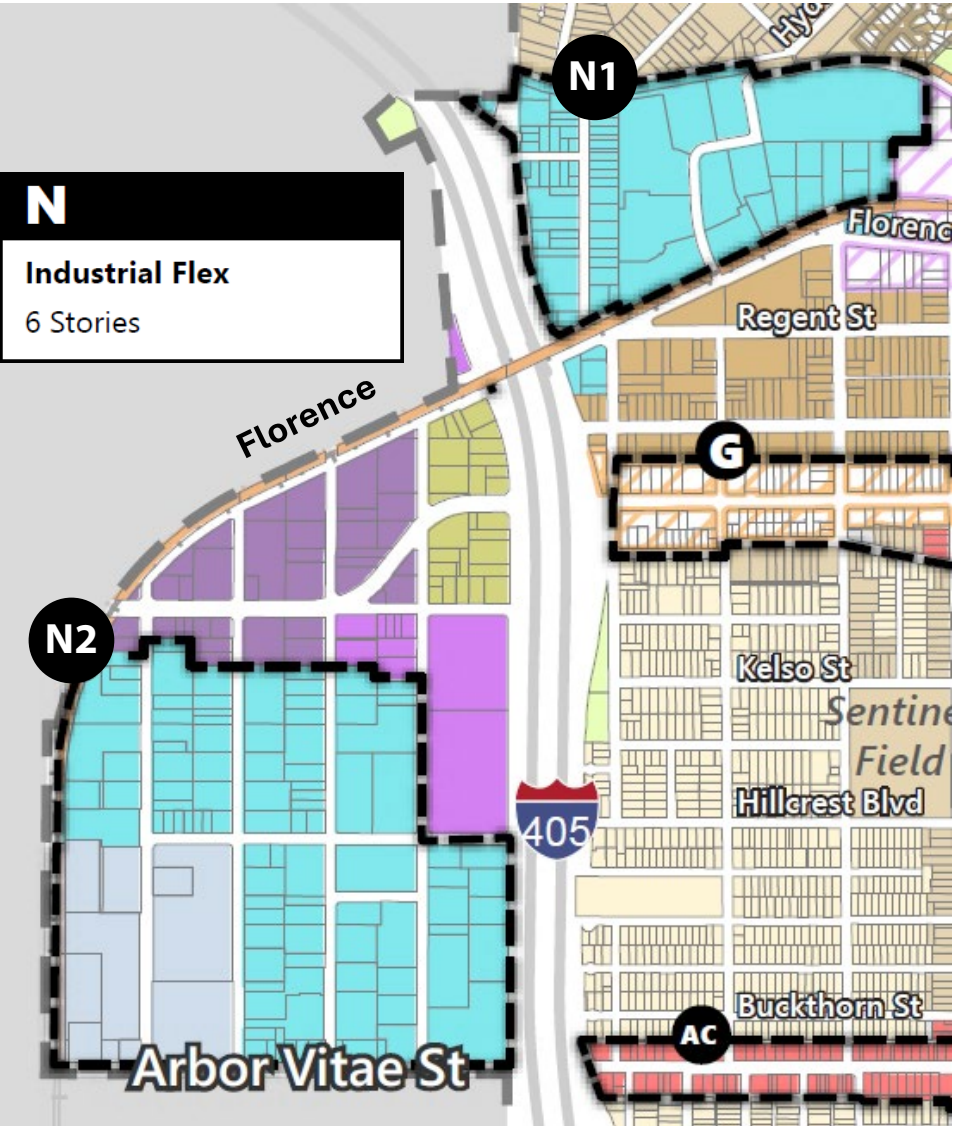
### Recommendation

Horizontal Mixed-Use  
(consistent w/ TOD Plan)

M1: 8 stories  
M2: 6 stories  
M3: 4 stories  
M4: 6 stories

# N – Select areas of Westchester Veterans TOD Plan

N



## N – Select areas of Westchester Veterans TOD Plan

### Alternatives for Consideration

|                                                   |                      |
|---------------------------------------------------|----------------------|
| <b>N1:</b> Industrial Flex (5-6 stories)<br>Other | 31 votes<br>10 votes |
| <b>N2:</b> Industrial Flex (5-6 stories)<br>Other | 37 votes<br>3 votes  |

### Recommendation

Industrial Flex (6 stories max; consistent w/ TOD Plan)



# Change Aligns with Community Input

**NEXT  
LEVEL**  
**INGLEWOOD**  
*FORGING OUR DESTINY*



# AC – Arbor Vitae from I-405 to Prairie



Arbor Vitae



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

### *Alternatives for Consideration*

|                                                |          |
|------------------------------------------------|----------|
| <b>AC1:</b> Horizontal Mixed-Use (3-4 stories) | 29 votes |
| Commercial Only (3-4 stories)                  | 17 votes |
| Other                                          | 4 votes  |

|                                                    |          |
|----------------------------------------------------|----------|
| <b>AC2:</b> Multi-Family Residential (3-4 stories) | 25 votes |
| Horizontal Mixed-Use (3-4 stories)                 | 22 votes |
| Other                                              | 5 votes  |

### *Recommendation*

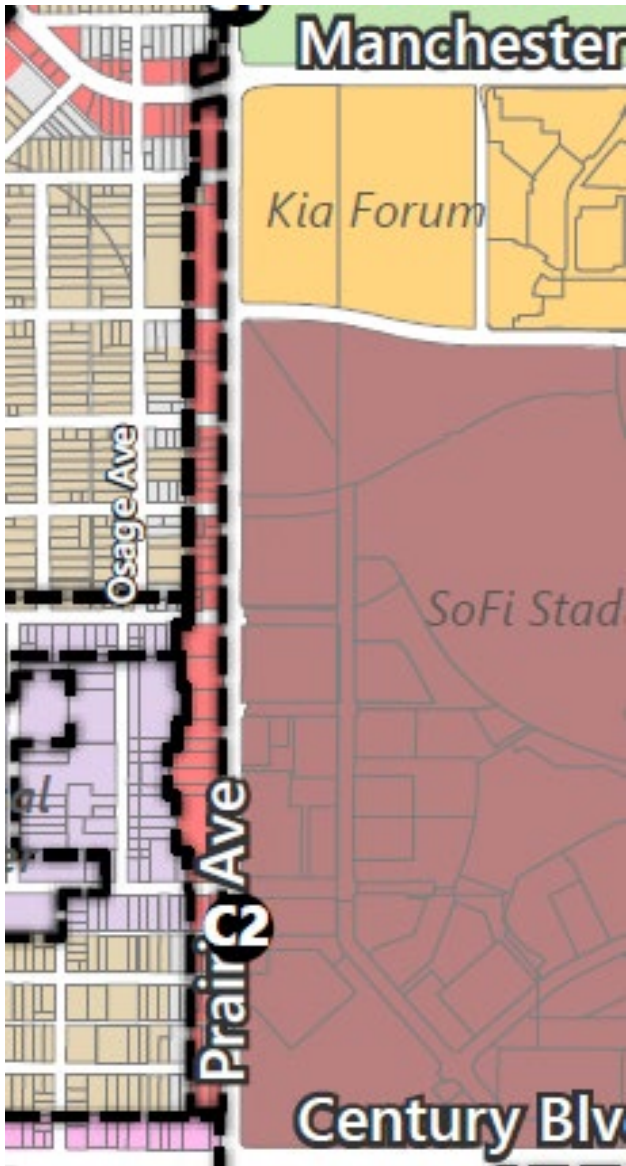
**AC1:** Horizontal Mixed-Use (4 stories max)

**AC2:** Multi-Family Residential (4 stories max)



# C2 – Prairie from Manchester to Century

C2



## C2 – Prairie from Manchester to Century

### Alternatives for Consideration

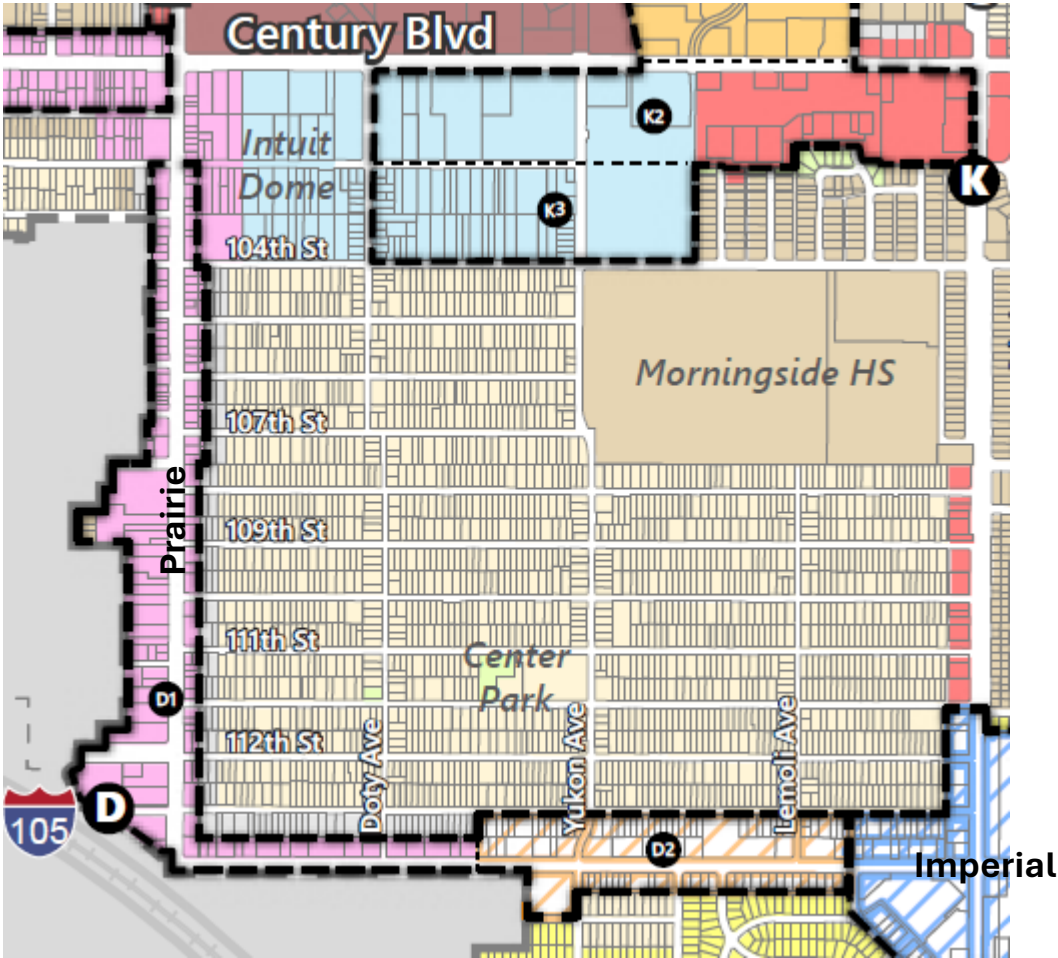
|                                    |          |
|------------------------------------|----------|
| Commercial Only (4-5 stories)      | 26 votes |
| Horizontal Mixed-Use (4-5 stories) | 17 votes |
| Other                              | 7 votes  |

### Recommendation

Commercial Only (5 stories max)

# D – Prairie and Imperial

D



Crenshaw

## D – Prairie and Imperial

### Alternatives for Consideration

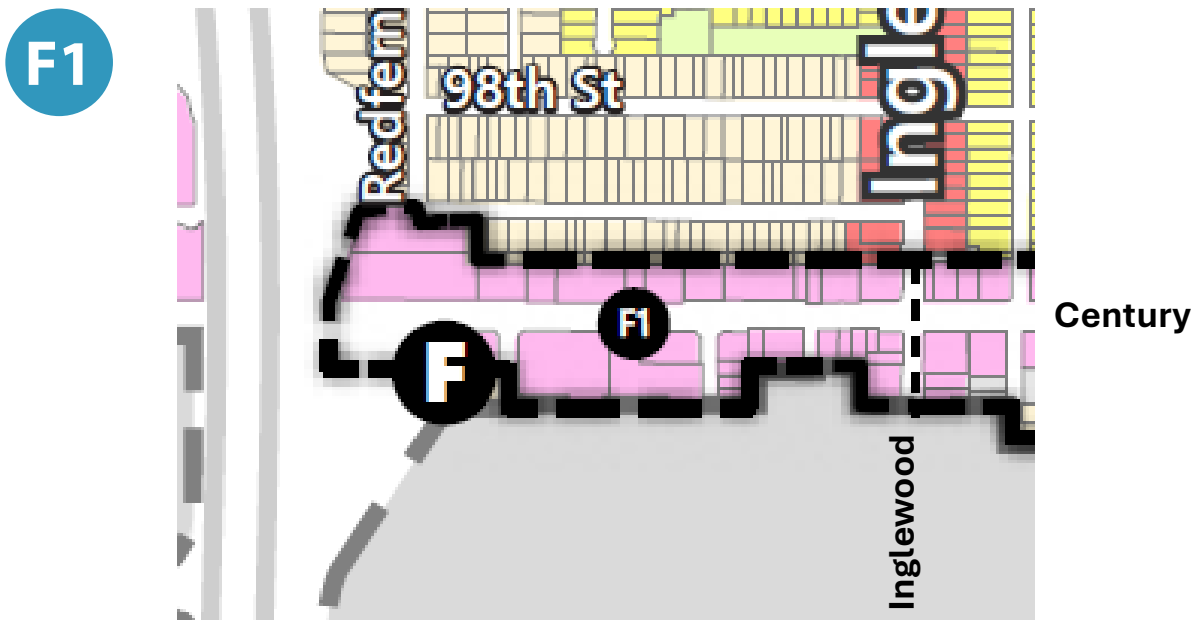
|                                                                                         |                                 |
|-----------------------------------------------------------------------------------------|---------------------------------|
| <b>D1:</b> Horizontal Mixed-Use (4-5 stories)<br>Commercial Only (4-5 stories)<br>Other | 22 votes<br>15 votes<br>5 votes |
| <b>D2:</b> Horizontal Mixed-Use (4-5 stories)<br>Other                                  | 33 votes<br>6 votes             |

### Recommendation

- D1.** Horizontal Mixed-Use (5 stories max)
- D2:** Horizontal Mixed-Use (5 stories max; consistent w/ TOD)



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

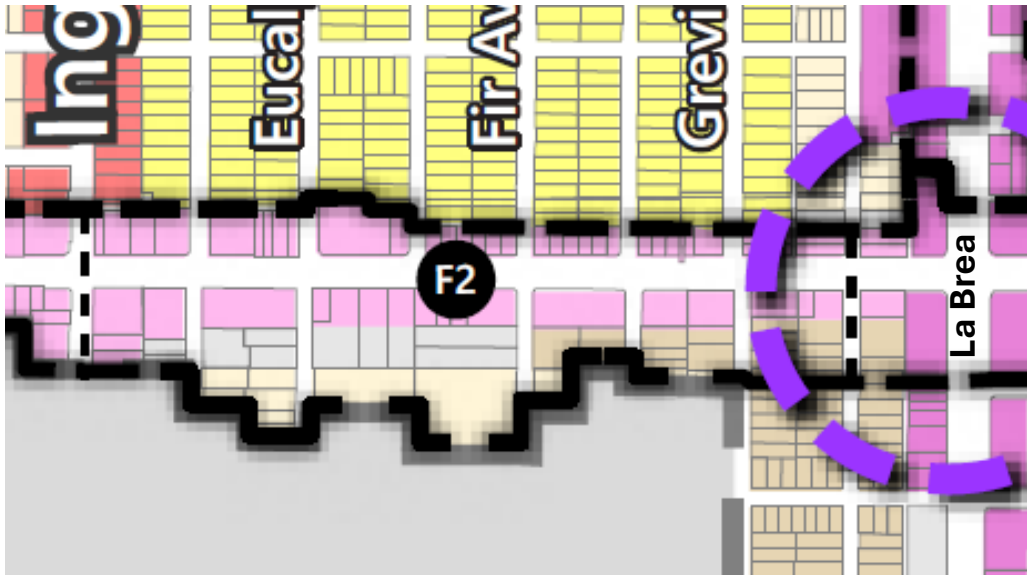


| F1 – Century from I-405 to Inglewood Ave.  |          |
|--------------------------------------------|----------|
| Alternatives for Consideration             |          |
| Airport-Related Commercial (6-7 stories)   | 38 votes |
| Other                                      | 4 votes  |
| Recommendation                             |          |
| Airport-Related Commercial (6 stories max) |          |

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

F2

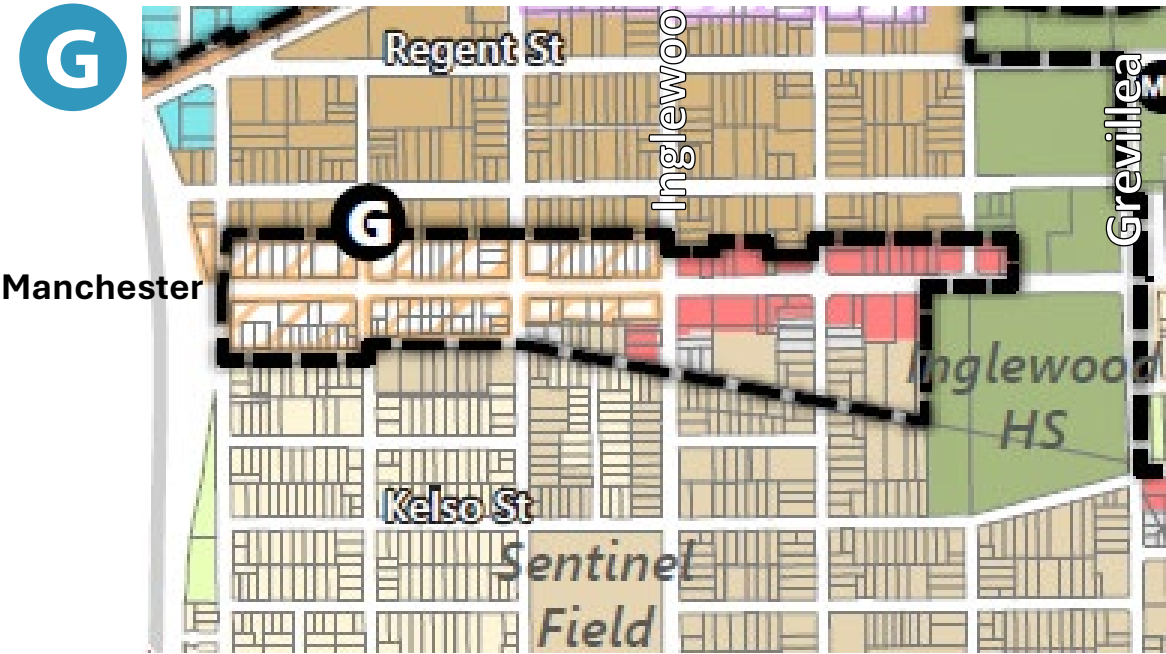
Century



| F2 – Century from Inglewood Ave. to Burin Ave. |          |
|------------------------------------------------|----------|
| Alternatives for Consideration                 |          |
| Horizontal Mixed-Use (3-4 stories)             | 37 votes |
| Other                                          | 8 votes  |
| Recommendation                                 |          |
| Horizontal Mixed-Use (4 stories max)           |          |
| “Node” at Century x La Brea (6 stories max)    |          |



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



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

### Alternatives for Consideration

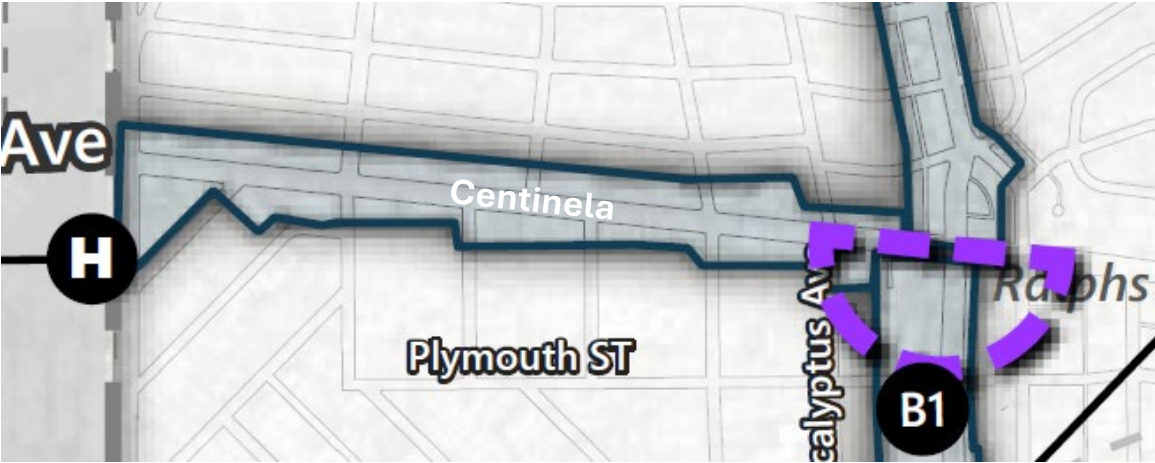
|                                    |          |
|------------------------------------|----------|
| Horizontal Mixed-Use (4-5 stories) | 44 votes |
| Other                              | 12 votes |

### Recommendation

Horizontal Mixed-Use (5 stories max)

# H – Centinela from La Cienega to La Brea

H

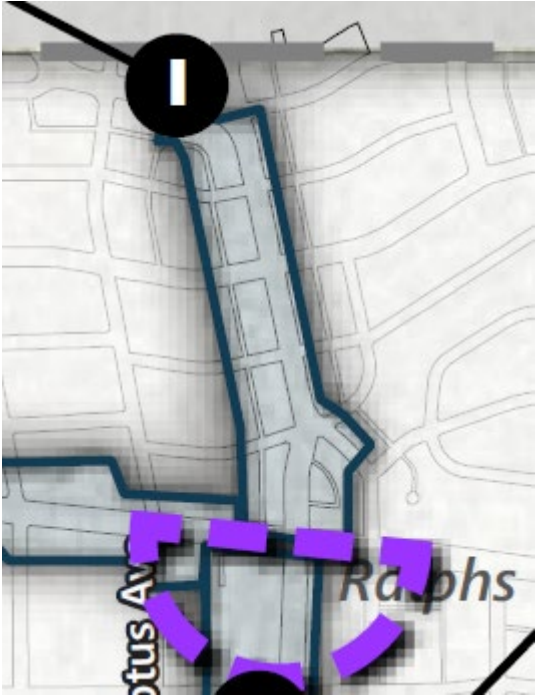


La Brea

| H – Centinela from La Cienega to La Brea                    |          |
|-------------------------------------------------------------|----------|
| Alternatives for Consideration                              |          |
| Horizontal Mixed-Use (3-4 stories)                          | 23 votes |
| Vertical Mixed-Use (3-4 stories)                            | 21 votes |
| Other                                                       | 9 votes  |
| Recommendation                                              |          |
| Horizontal Mixed-Use (4 stories max)                        |          |
| “Node” on south side of Centinela x La Brea (6 stories max) |          |

# I – La Brea from Centinela to W 64th St.

I



La Brea

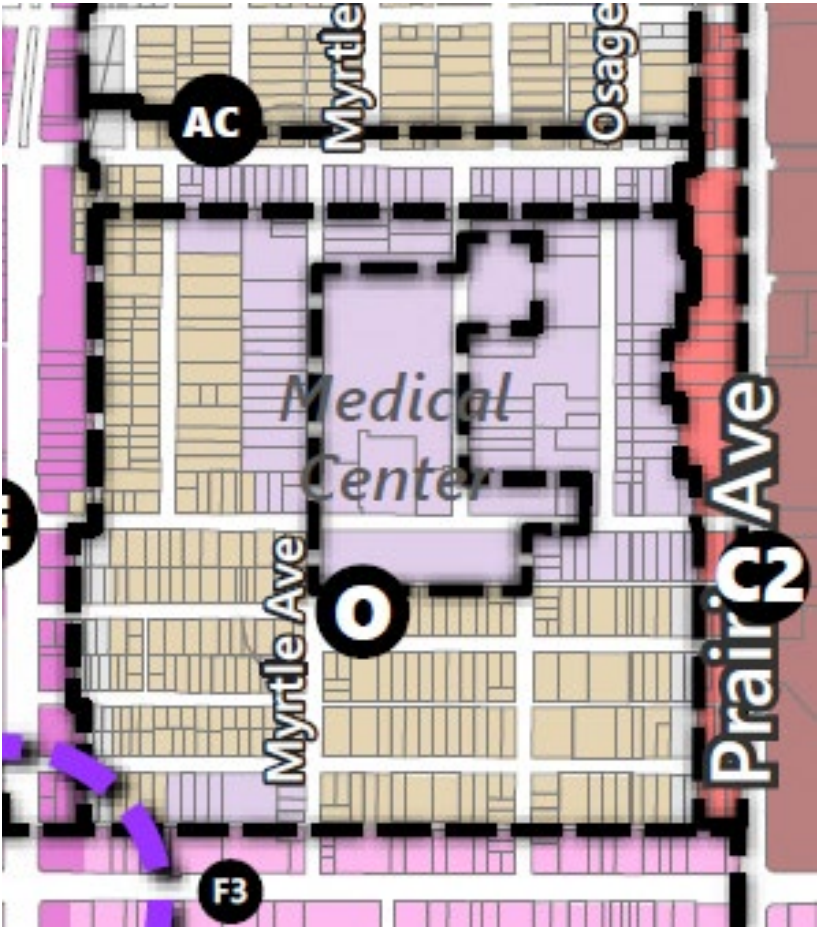
Centinela

| I – La Brea from Centinela to W 64 <sup>th</sup> St.        |          |
|-------------------------------------------------------------|----------|
| Alternatives for Consideration                              |          |
| Horizontal Mixed-Use (3-4 stories)                          | 25 votes |
| Vertical Mixed-Use (3-4 stories)                            | 19 votes |
| Other                                                       | 6 votes  |
| Recommendation                                              |          |
| Horizontal Mixed-Use (4 stories max)                        |          |
| “Node” on south side of Centinela x La Brea (6 stories max) |          |



# O – Centinela Hospital Medical Center

O



Arbor Vitae

## O – Centinela Hospital Medical Center

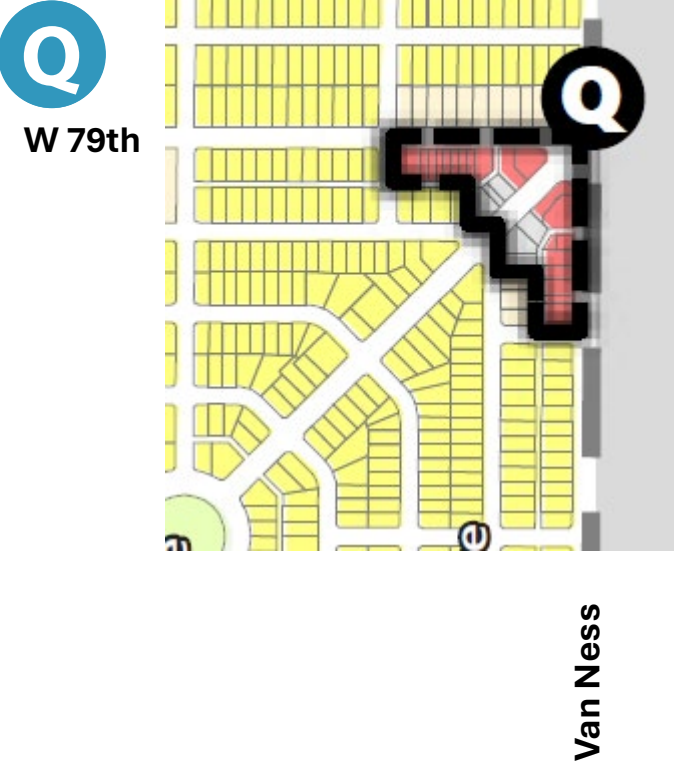
### Alternatives for Consideration

|                                     |          |
|-------------------------------------|----------|
| Medical / Commercial (6 stories)    | 23 votes |
| Medical / Residential (3-6 stories) | 21 votes |

### Recommendation

Medical / Commercial (6 stories max)

# Q – Intersection of W 79th St. and Van Ness



| Q – Intersection of W 79 <sup>th</sup> St. and Van Ness |          |
|---------------------------------------------------------|----------|
| <i>Alternatives for Consideration</i>                   |          |
| Horizontal Mixed-Use (3 stories)                        | 20 votes |
| Commercial Only (3 stories)                             | 16 votes |
| Other                                                   | 5 votes  |
| <i>Recommendation</i>                                   |          |
| Horizontal Mixed-Use (3 stories max)                    |          |

# Change Differs from Community Input

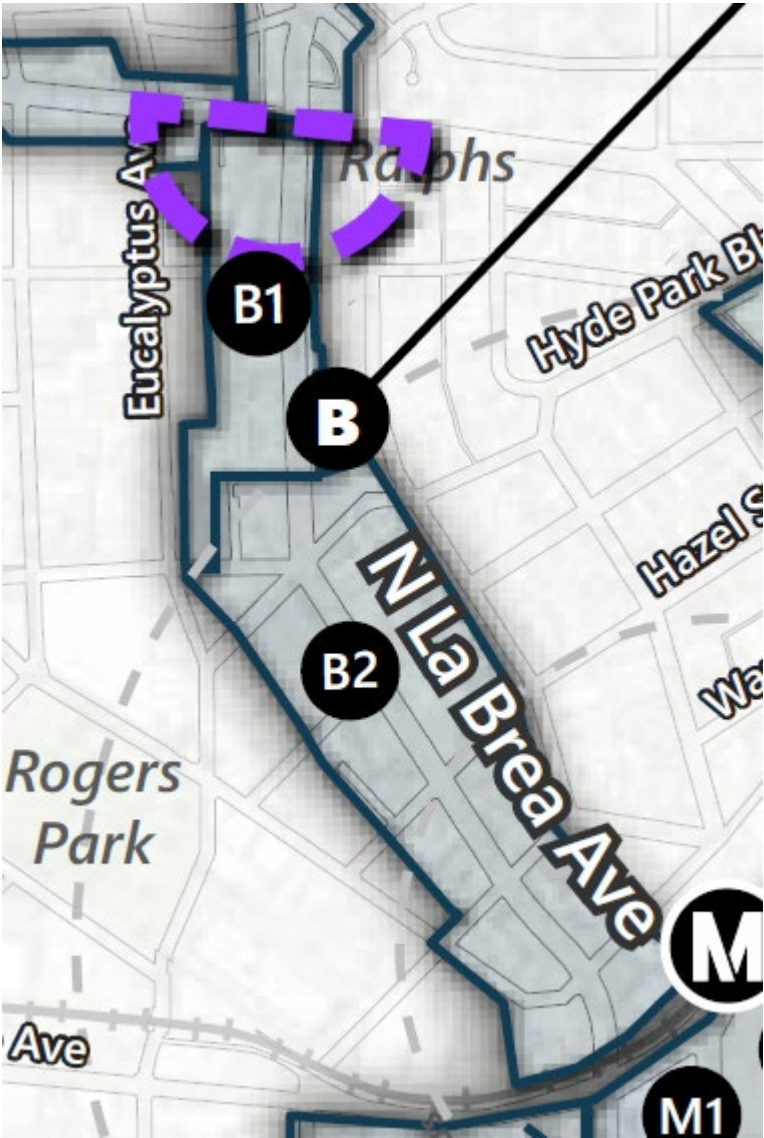
**NEXT  
LEVEL  
INGLEWOOD**  
FORGING OUR DESTINY





# B – La Brea from Centinela to Florence

B



## B – La Brea from Centinela to Florence

### Alternatives for Consideration

|                                                                                       |                                 |
|---------------------------------------------------------------------------------------|---------------------------------|
| <b>B1:</b> Vertical Mixed-Use (3-4 stories)<br>Commercial Only (3-4 stories)<br>Other | 27 votes<br>20 votes<br>4 votes |
| <b>B2:</b> Vertical Mixed-Use (6-8 stories)<br>Other                                  | 41 votes<br>7 votes             |

### Recommendation

**B1.** Horizontal Mixed-Use\* (5 stories max\*\*)

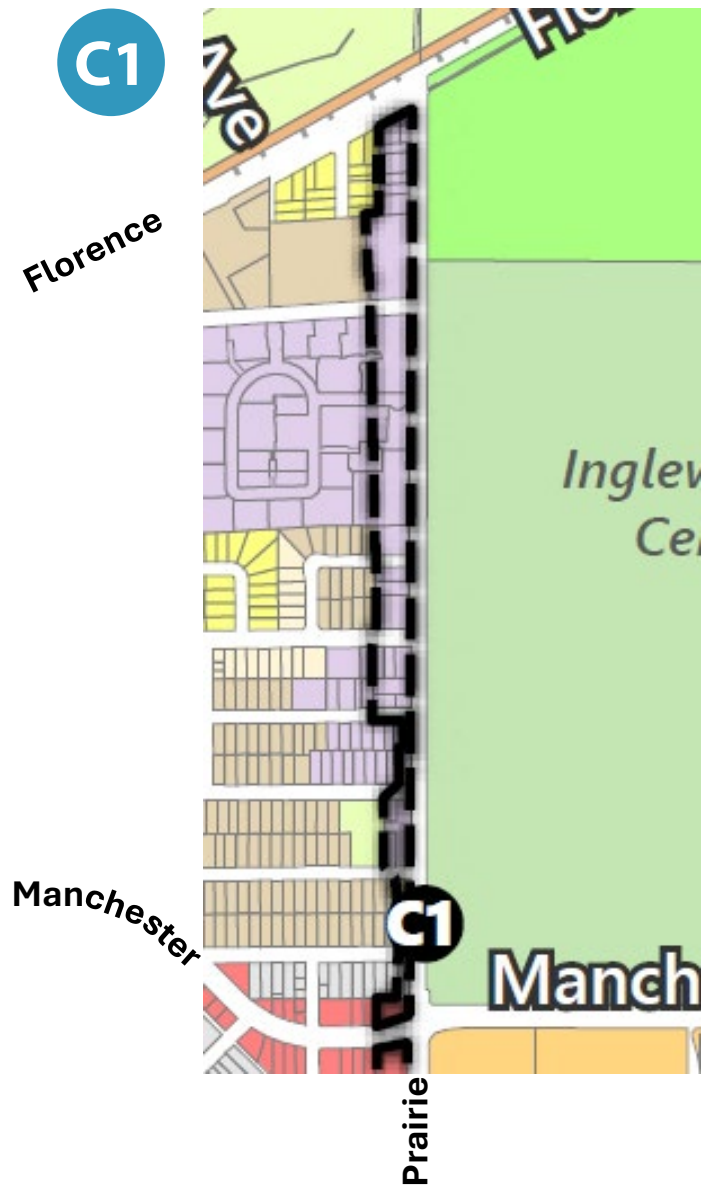
**B2:** Vertical Mixed-Use (8 stories max; consistent w/ TOD)

“Node” on south side of Centinela x La Brea (6 stories max)

\*Blue indicates that the community preferred Vertical Mixed-Use

\*\*Red indicates that the community preferred a different use or height

# C – Prairie from Manchester to Florence



## C – Prairie from Manchester to Florence

### Alternatives for Consideration

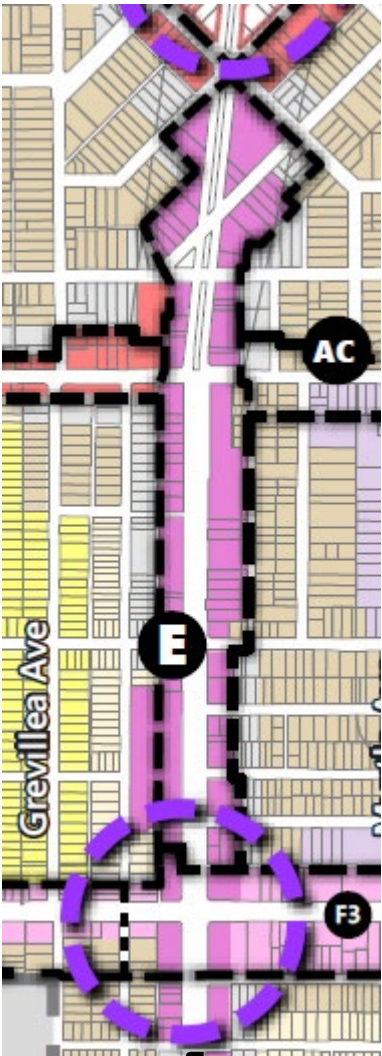
|                                        |          |
|----------------------------------------|----------|
| Horizontal Mixed-Use (3-4 stories)     | 22 votes |
| Multi-Family Residential (3-4 stories) | 17 votes |
| Other                                  | 7 votes  |

### Recommendation

Horizontal Mixed-Use (5 stories max)

# E – La Brea from La Palma to Century

E



Arbor Vitae

Century

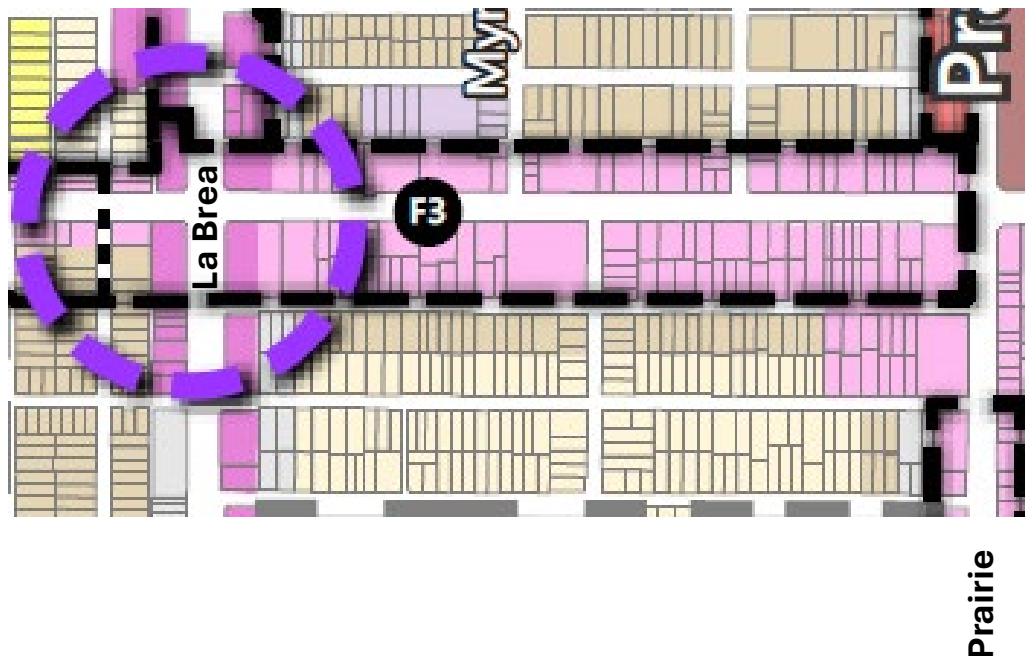
| E – La Brea from La Palma to Century        |          |
|---------------------------------------------|----------|
| Alternatives for Consideration              |          |
| Horizontal Mixed-Use (3-4 stories)          | 23 votes |
| Commercial Only (3-4 stories)               | 17 votes |
| Other                                       | 3 votes  |
| Recommendation                              |          |
| Horizontal Mixed-Use (5 stories max)        |          |
| “Node” at Century x La Brea (6 stories max) |          |



# F1 – Century from Burin Ave. to Prairie

F3

Century



## F1 – Century from Burin Ave. to Prairie

### Alternatives for Consideration

|                                  |          |
|----------------------------------|----------|
| Vertical Mixed-Use (4-5 stories) | 33 votes |
| Other                            | 8 votes  |

### Recommendation

Horizontal Mixed-Use (5 stories max)

“Node” at Century x La Brea (6 stories max)

# J – Manchester from West Blvd. to Van Ness

J

Manchester



Crenshaw

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

### Alternatives for Consideration

|                                    |          |
|------------------------------------|----------|
| Commercial Only (3-4 stories)      | 23 votes |
| Horizontal Mixed-Use (3-4 stories) | 20 votes |
| Other                              | 10 votes |

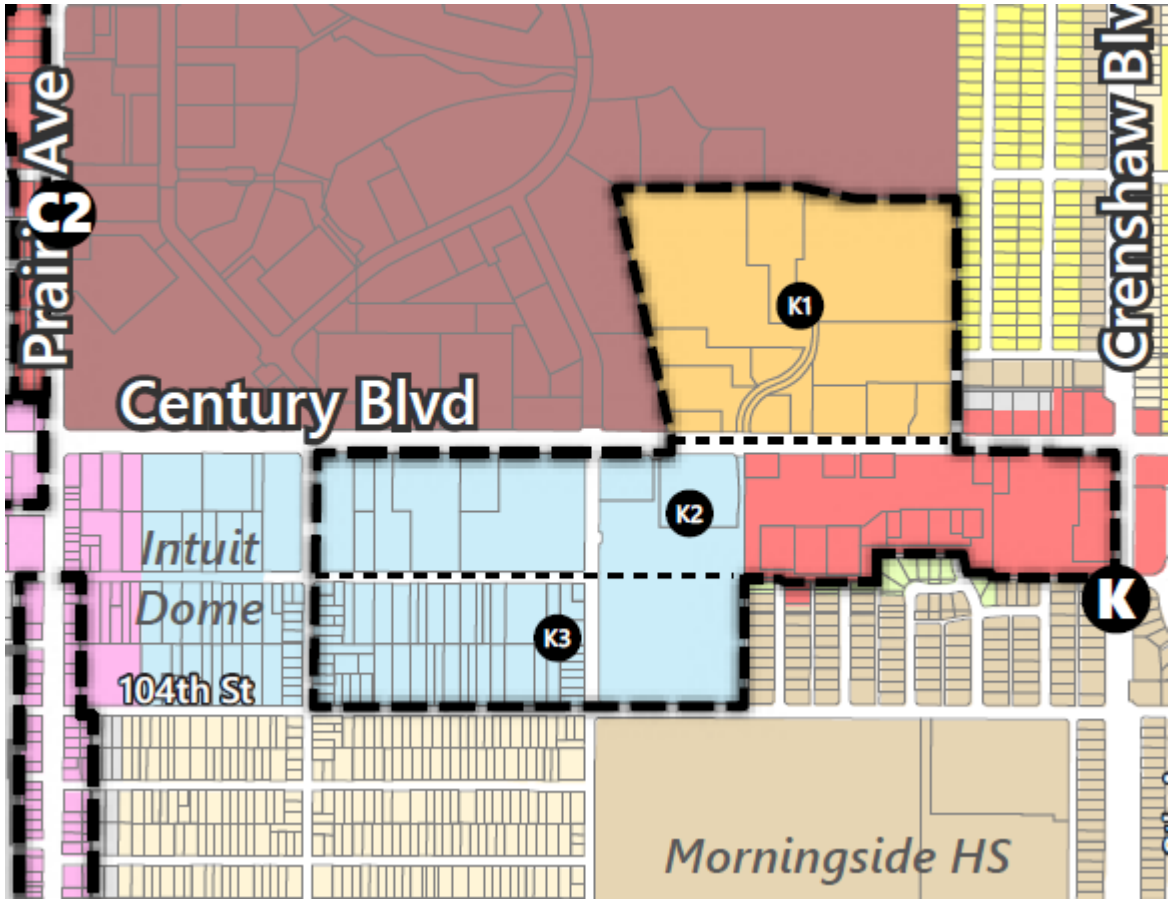
### Recommendation

Horizontal Mixed-Use (4 stories max)

“Node” at Manchester x Crenshaw (6 stories max)

# K – Century Blvd adjacent to Hollywood Park SP

K



## K – Century Blvd adjacent to Hollywood Park SP

### Alternatives for Consideration

|                                                                                       |                                 |
|---------------------------------------------------------------------------------------|---------------------------------|
| <b>K1:</b> Commercial Only (8 stories)<br>Vertical Mixed-Use (8 stories)<br>Other     | 20 votes<br>19 votes<br>5 votes |
| <b>K2:</b> Commercial Only (6 stories)<br>Vertical Mixed-Use (6 stories)<br>Other     | 23 votes<br>15 votes<br>4 votes |
| <b>K3:</b> Vertical Mixed-Use (3-4 stories)<br>Commercial Only (3-4 stories)<br>Other | 18 votes<br>17 votes<br>7 votes |

### Recommendation

- K1: **Horizontal Mixed-Use** (8 stories max)
- K2: Commercial Only (6 stories max)
- K3: **Horizontal Mixed-Use** (4 stories max)



# Public Comment





# Next Steps



# Draft Land Use Plan



## 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

## 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



# *Upcoming Outreach*



- Planning Commission Meeting on Wednesday, May 6<sup>th</sup> at 7pm
- Visit the project website at [NextLevelInglewood.com](http://NextLevelInglewood.com)

# ***Adjourn to Next Meeting***



## **Inglewood General Plan Advisory Committee**

Wednesday, May 20, 2026

6:00pm

Community Room, First Floor

Inglewood City Hall

One Manchester Boulevard

Inglewood, CA 90301

*Thank you*

