



CIVIC CENTER • 18125 BLOOMFIELD AVENUE
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NOTICE OF PUBLIC HEARING/PROPOSED ORDINANCES

NOTICE IS HEREBY GIVEN that the **Cerritos City Council** will conduct a public hearing at a regular meeting on **Thursday, December 11, 2025**, at **7:00 p.m.** on the following matter:

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS APPROVING DEVELOPMENT CODE AMENDMENT 2025-1, A REQUEST TO AMEND TITLE 22 OF THE CERRITOS MUNICIPAL CODE BY ADDING THE FOLLOWING CHAPTERS: (i) CHAPTER 22.53, AREA DEVELOPMENT PLAN EIGHTEEN (ADP-18); (ii) CHAPTER 22.54, AREA DEVELOPMENT PLAN NINETEEN (ADP-19); AND (iii) CHAPTER 22.56, AREA DEVELOPMENT PLAN TWENTY-ONE (ADP-21), TO ESTABLISH SPECIFIC DEVELOPMENT STANDARDS FOR THREE (3) SITES IDENTIFIED IN THE CITY'S 2021-2029 HOUSING ELEMENT, INCLUDING STANDARDS FOR THE POTENTIAL DEVELOPMENT OF RESIDENTIAL USES AT THE SUBJECT SITES. THE AMENDMENT IS PROPOSED PURSUANT TO PROGRAM 12 OF THE CITY'S 2021-2029 HOUSING ELEMENT, AS REQUIRED BY APPLICABLE STATE HOUSING LAW.*

Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CERRITOS CITY COUNCIL APPROVING GENERAL PLAN AMENDMENT 2025-1, AMENDING THE CERRITOS GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION OF THREE (3) SITES IDENTIFIED IN THE CITY'S 2021-2029 HOUSING ELEMENT TO AREA DEVELOPMENT PLAN EIGHTEEN (ADP-18), AREA DEVELOPMENT PLAN NINETEEN (ADP-19), AND AREA DEVELOPMENT PLAN TWENTY-ONE (ADP-21), RESPECTIVELY.

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS APPROVING DEVELOPMENT MAP AMENDMENT 2025-1, AMENDING THE ZONING CLASSIFICATION OF THREE (3) SITES IDENTIFIED IN THE CITY'S 2021-2029 HOUSING ELEMENT TO AREA DEVELOPMENT PLAN EIGHTEEN (ADP-18), AREA DEVELOPMENT PLAN NINETEEN (ADP-19), AND AREA DEVELOPMENT PLAN TWENTY-ONE (ADP-21), RESPECTIVELY.*

THE THREE (3) SITES REFERENCED HEREIN INCLUDE THE FOLLOWING:

- (i) SITE A: 20106 PIONEER BLVD., 20122 PIONEER BLVD., 20200 PIONEER BLVD., 20223 CABRILLO LN. (APNS 7055-017-020, 7055-017-010, 7055-017-011, 7055-017-002)**
- (ii) SITE 7: 14100 ARBOR PL., 14103 ARBOR PL., 14141 ARBOR PL., 14120 ARBOR PL., 14133 ARBOR PL., 16401 BERWYN RD., 16402 BERWYN RD., 16412 BERWYN RD., 16417 BERWYN RD., 16601 VALLEY VIEW AVE. (APNS 7003-013-903, 7003-013-016, 7003-013-011, 7003-013-003, 7003-013-**

022, 7003-013-002, 7003-013-008, 7003-013-009, 7003-013-010, 7003-013-012, 7003-013-901, 7003-013-021, 7003-013-801, 7003-013-803, 7003-013-904)

(iii) SITE B: 11238 183RD ST. (APN 7038-014-016)

***Pursuant to Sections 21080.085 and 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, this project is statutorily and categorically exempt from CEQA review.**

City Attorney Summary:

This project consists of the rezoning of three (3) sites listed in the City of Cerritos' 2021-2029 Housing Element as Site A, Site 7, and Site B, as required by applicable State Housing Element law. Sites A, 7, and B are currently zoned for commercial/industrial uses only and do not allow for residential uses. The proposed rezonings of these sites will allow for continued commercial/industrial uses, but will now also allow for residential uses in order to accommodate any future residential, mixed-income housing projects. This project implements Program 12 of the City's Housing Element, the Multi-Family and Residential Mixed-Used Housing Facilitation Program. California Government Code Section 65583.4(a) requires the city to implement Program 12 by rezoning these sites that are currently not zoned for residential uses.

A copy of the full text of the proposed Ordinances can be viewed or obtained by contacting the Office of the City Clerk during regular business hours (Monday through Friday, 8:00 a.m. to 5:00 p.m., weekends and observed holidays excepted) at 18125 Bloomfield Avenue, Cerritos, CA 90703, city_clerk@cerritos.gov, or (562) 916-1248.

This public hearing will be conducted in person in the City Council Chamber, 18125 Bloomfield Avenue, Cerritos, California, 90703. The public hearing will also air live on Cerritos TV3 and will be streamed over the City of Cerritos website at cerritos.gov. A copy of the related agenda report will be available for download from the website on the Friday prior to the public hearing.

Public comments can be provided during the meeting or via email to city_clerk@cerritos.gov or by hard copy to the Office of the City Clerk no later than 3:00 p.m. on the day of the meeting. Please identify the agenda item number in the subject line of the email or hard copy document. All written correspondence received by the 3:00 p.m. deadline will be distributed to the legislative body prior to the meeting and retained with the official meeting record.

If you challenge the above-mentioned item and related actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence received in the Office of the City Clerk by the submission deadline, prior to the public hearing.

Any person interested in this matter may contact the Office of the City Clerk at (562) 916-1248 for additional information and/or appear at the hearing in person or by agent and be heard.

Dated: November 28, 2025



Cynthia Nava, City Clerk