



CIVIC CENTER • 18125 BLOOMFIELD AVENUE  
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## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the **Cerritos Planning Commission** will conduct a public hearing at a regular meeting on **Wednesday, November 5, 2025, at 7:00 p.m.** on the following matter:

**Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CERRITOS PLANNING COMMISSION RECOMMENDING THAT THE CERRITOS CITY COUNCIL APPROVE 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 PLANNING COMMISSION RECOMMENDING THAT THE CERRITOS CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 2025-1, A REQUEST TO AMEND 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 adopt A RESOLUTION OF THE CERRITOS PLANNING COMMISSION RECOMMENDING THAT THE CERRITOS CITY COUNCIL APPROVE DEVELOPMENT MAP AMENDMENT 2025-1, A REQUEST TO AMEND 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)  
(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.**

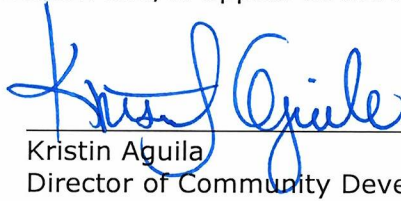
This public hearing will be conducted in person in the Cerritos City Council Chamber, 18125 Bloomfield Avenue, Cerritos, California, 90703. The public hearing will also air live on Cerritos TV3 and will be streamed over the City of Cerritos website at [www.cerritos.gov](http://www.cerritos.gov). A copy 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 [planning@cerritos.gov](mailto:planning@cerritos.gov) or by hard copy to the Department of Community Development 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 the document(s) will be retained with the public record of the meeting.

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 emailed to the Department of Community Development by the submission deadline, prior to the public hearing.

Any person interested in this matter may contact the Department of Community Development at (562) 916-1201 for additional information and/or appear at the hearing in person or by agent and be heard.

Dated: October 10, 2025

  
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Kristin Aguila  
Director of Community Development