

CITY OF CERRITOS SPECIAL MEETING
PLANNING COMMISSION
WEDNESDAY, JANUARY 12, 2022, 7:00 P.M.

- 6C. Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CERRITOS PLANNING COMMISSION RECOMMENDING THAT THE CERRITOS CITY COUNCIL ADOPT THE CITY OF CERRITOS 2021-2029 HOUSING ELEMENT OF THE CERRITOS GENERAL PLAN AND APPROVE AND CERTIFY THE ASSOCIATED NEGATIVE DECLARATION PREPARED IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) IN SUPPORT OF THE 2021-2029 HOUSING ELEMENT.

City of Cerritos

2021-2029 Housing Element



Overview

- Housing Element Requirements and Process
- City's Requirement to Provide Affordable Housing under State Law
- Public Participation Process
- Sites Inventory Analysis – Final Identified Sites
- Housing Programs in the Housing Element
- Comments and Revisions Requested by HCD
- Next Steps & Environmental Determination

Housing Element Requirements and Process

- One of **seven** required elements of the City's General Plan
- Assessment of City's housing needs and how best to accommodate existing and future housing needs
- Update required every **8 years**
 - **Deadline:** October 15, 2021 + 120-day grace period
- Reviewed for compliance by the California Dept. of Housing and Community Development (**HCD**)



Housing Element Requirements and Process

- Accommodate projected housing demand, as mandated by the State with the Regional Housing Needs Assessment (RHNA)
- Includes policies and programs to:
 - Preserve existing affordable housing
 - Preserve and/or improve the quality of existing housing
 - Facilitate housing development for all income levels and household types including special needs populations
 - Promote fair housing for all



Shadow Park – Completed 1978/79

Housing Element Requirements and Process

- Regional Housing Needs Assessment (RHNA): Total number of housing units that must be planned and zoned for in a Housing Element

Income Category	CERRITOS RHNA			
	5 th Cycle (2013-2021)		6 th Cycle (2021-2029)	
Very Low*	23	26.74%	679	35.58%
Low	14	16.28%	345	18.08%
Moderate	14	16.28%	332	17.40%
Above Moderate	35	40.70%	552	28.94%
Total	86	100%	1,908	100%
*Pursuant to Government Code 65583(a)(1), 50% of the very low category is assumed to be extremely low income				
Los Angeles County Average Median Income (AMI) = \$80,000				

Sources: 2013 – 2021 Cerritos Housing Element; SCAG Proposed Final RHNA Allocation, March 4, 2021; HCD Income Limits for 2021

- The City is currently participating as a co-petitioner in the judicial challenge to HCD's allocation of 1.3 million units to the SCAG region (OCCOG litigation)

Public Participation Process

- The City is required to make a diligent effort to solicit public participation and ensure that such input is considered when preparing the City's 2021-2029 Housing Element
- **Public Participation Efforts (Began March 2021)**
 - Stakeholder Interviews
 - Dedicated Housing Element Webpage
 - Online Housing Element Survey
 - In-Person Community Workshop – June 30, 2021
 - Advertisement by way of City website, City Facebook page, The Cerritos News, TV3, GovDelivery email blasts, flyers at City Hall.

Public Participation Input

- **Main housing challenges in Cerritos:**
 - Too expensive
 - Lack of available housing
 - Lack of affordable housing options
- **Over the next eight (8) years, City should focus on:**
 - Expanding affordable housing inventory
 - Encourage innovative design
 - Allow for additional housing opportunities
 - Promote more housing products types and/or options

Public Participation Input

- **City should prioritize future housing development in areas with:**
 - Underutilized industrial, warehouse, or office spaces
 - Underutilized older shopping center/retail areas, along major streets
- **Most supported type of housing in Cerritos:**
 - Traditional single-family homes
 - Condos/townhomes
 - Senior housing
 - Small lot/small yard single-family homes
- **Development of accessory dwelling units (ADUs) is generally not supported by the community**

Site Inventory Analysis

- **Site Inventory Analysis – Components**
 - Identify sites suitable for reuse as housing to meet the City's 1,908 housing unit RHNA allocation
 - Identify the specific income category designation for each site
 - Identify the specific density designation for each site
- **Site Inventory Analysis – Criteria**
 - Identified sites must have realistic and demonstrated potential for the creation of housing
 - Identified sites must demonstrate an equal distribution throughout the City

Site Inventory Analysis

- **Rezoning of Sites**

- If adequate housing sites are not currently available under existing zoning, City must include a rezoning program in the Housing Element
- Rezoning of sites shall occur **within three (3) years** of HEU adoption, per State law, **if the City's 2021-2029 Housing Element is adopted on or before February 11, 2022 by the City**
- If it is **not** adopted on or before February 11, 2022, the City will be required to rezone all identified sites no later than October 2022
- **Overlay zones may be used** in-lieu of rezoning so that underlying zoning (e.g., Commercial or Industrial) continues to control the property

Site Inventory

- **No Net Loss Law (SB 166)**
 - Requires sufficient and available adequate sites throughout the RHNA planning period
 - Must replenish sites capacity, if:
 - Sites are developed with fewer units than assumed in Housing Element
 - Sites are developed for higher income/affordability level than assumed in Housing Element

Sites Inventory

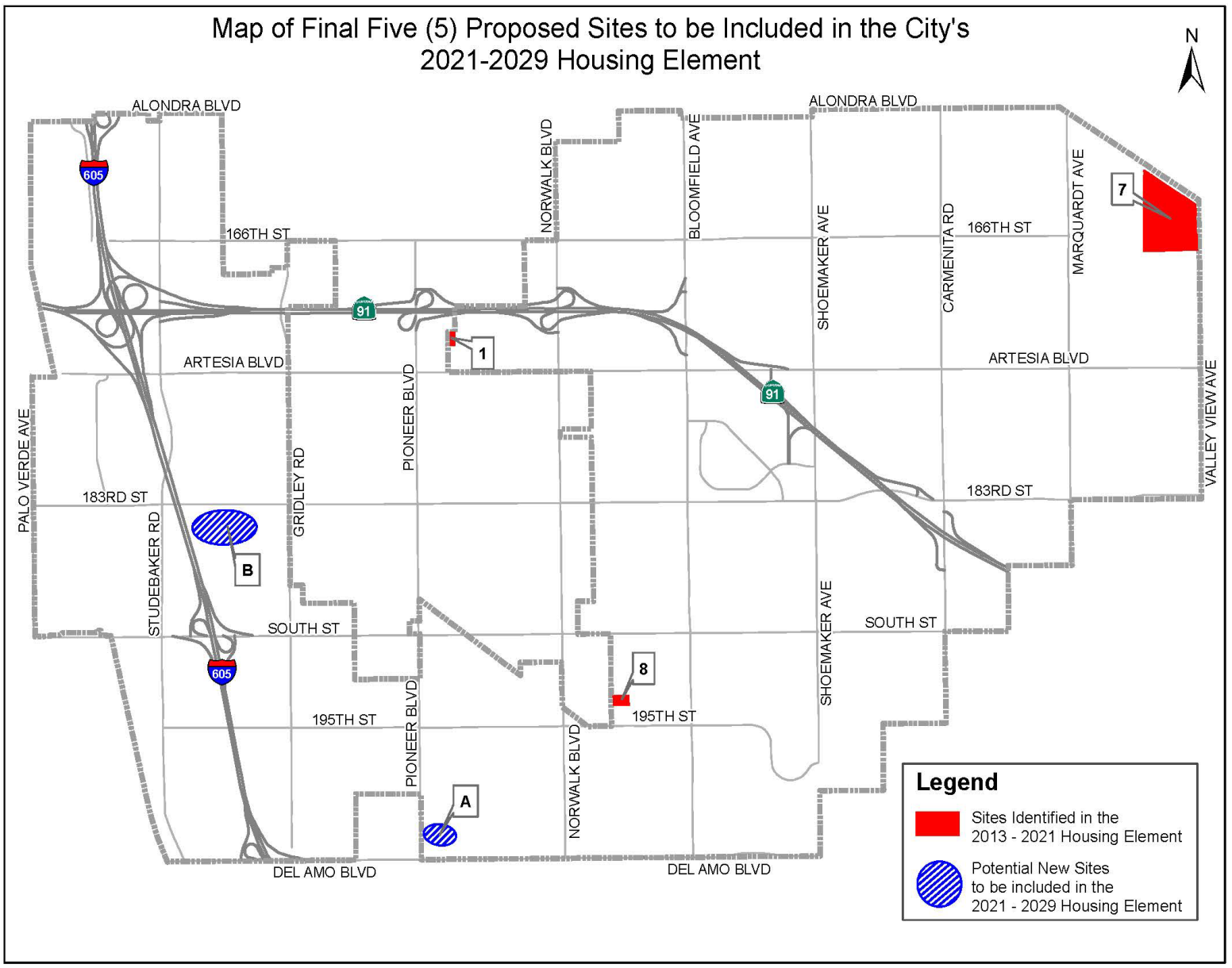
- **Site requirements:**
 - Be realistic and demonstrate potential for reuse as housing
 - Be equally distributed throughout the City
 - Be able to be rezoned to accommodate future housing
 - Identify the income categories and proposed densities for each site
- **City Council Study Sessions to Seek Direction for Site Inventory**
 - May 27, 2021
 - September 13, 2021

Site Inventory Analysis – Economic Assessment

- Existing Sales Tax Revenue
- Current Employment Figures
- Current Vacancy Rates



Site Inventory – Final Five (5) Sites



Site Inventory – Final Five (5) Sites

Five (5) Sites Identified in the City's 2021-2029 Housing Element

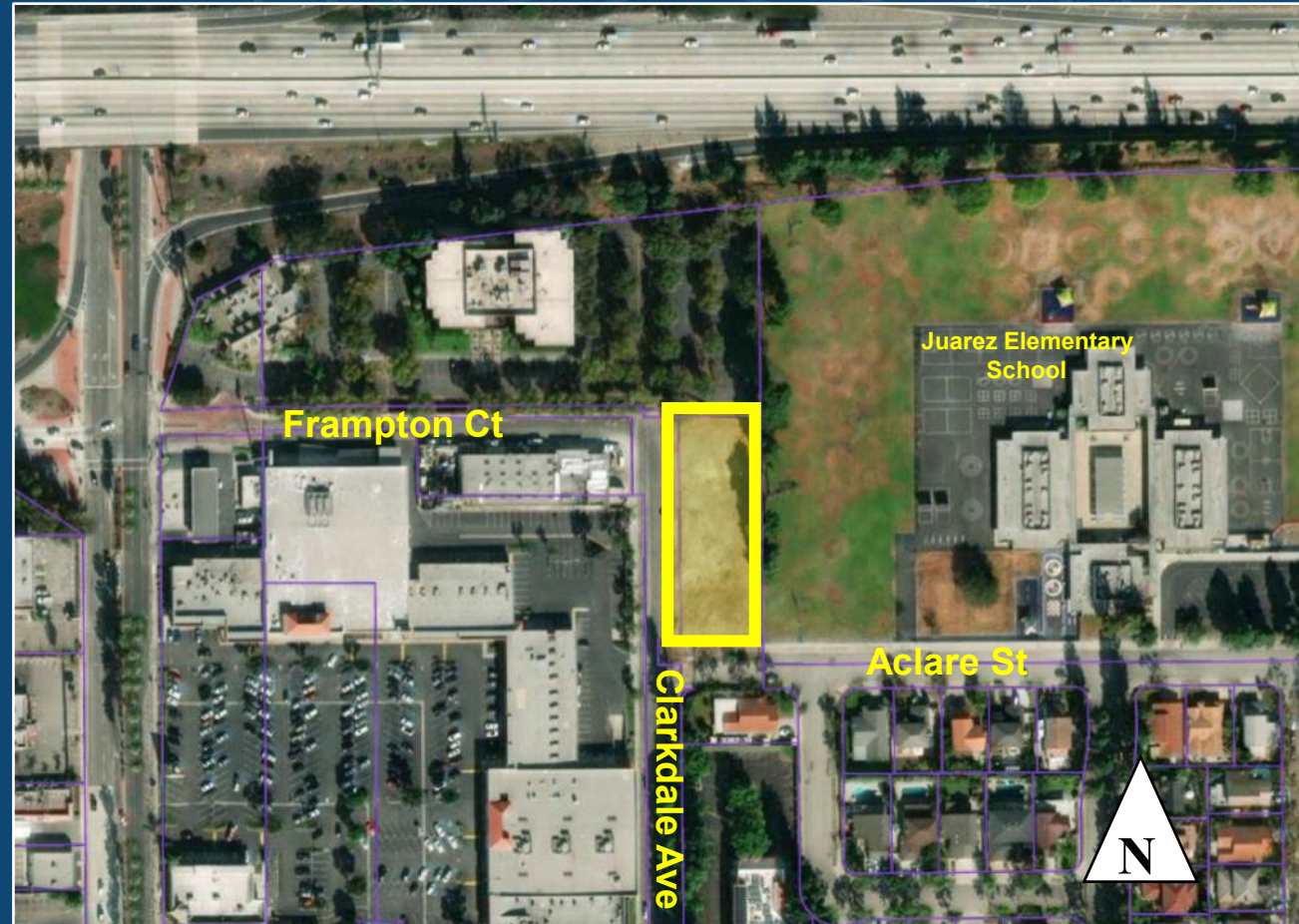
Site*	General Location	Current Use	Acres
1	N/E Corner of Clarkdale Ave. & Aclare St.	Vacant Land	0.79
7	N/W and S/W Corners of Valley View Ave. & Arbor Pl.	Existing Industrial/ Warehouse Uses	33.39
8	E of Ely Ave., north of 195th St.	Three (3) Existing Single-Family Homes Zoned RS-6500	1.65
A	Generally N of Del Amo Blvd., E of Pioneer Blvd., S of Pioneer Villas, W of Cabrillo Ln.	Preschool, Commercial Uses, Non- Conforming Residential Units, Animal Hospital	3.21
B	N/W Area of Los Cerritos Center	Parking Lot, Former Sears Store/Tire Center	19.73

*Sites identified with numerical values were included in the City's 2013-2021 Housing Element and for ease of reference are identified in this agenda report with their respective numerical values identified in the 2013-2021 Housing Element; whereas sites identified with an alphabetical value are new sites included in the City's 2021-2029 Housing Element.

Site Inventory – Site 1

Reasons for Including in the City's 2021-2029 Housing Element:

1. The site has realistic potential for reuse as housing, as **entitlements have already been processed** and the project is underway
2. The site is already zoned to accommodate residential development; **no rezoning is required**
3. The site **does not have any economic implications** related to the displacement of its current use (current use: vacant)
4. The site assists the City in **equally distributing housing** (northern/central portion of the City)



Site Inventory – Site 7

Reasons for Including in the City's 2021-2029 Housing Element:

1. Site has realistic potential for reuse as housing, given availability of **vacant parcels** as a result of the CalTrans I-5 project, including a 5.17-ac. property currently owned by CalTrans, which is expected to be made **available to the City for purchase** during the 2021-2029 planning period
2. Site currently has a **high vacancy rate** with demolished and/or vacant properties
3. Site could be most feasible for higher density housing with **no direct impacts to existing single-family residential** properties



Site Inventory – Site 7 (continued)

Reasons for Including in the City's 2021-2029 Housing Element:

4. Site currently is served by 143 employees but 70% of the employment is directly attributed to 4 tenants. If site is reused for housing, it may be feasible to **retain the existing employment at alternative locations** within Cerritos
5. Site consists of **underutilized industrial and warehouse uses** along a major arterial street, and should be prioritized for future housing development



Site Inventory – Site 7 (continued)

Reasons for Including in the City's 2021-2029 Housing Element:

6. Site may be **easily rezoned (overlay zone)** to accommodate residential development given the size/acreage. A phased rezoning approach would be recommended so existing industrial/warehouse uses can remain
7. Development of housing at any property located within the site could create the **potential for mixed-use development**, where employees of surrounding industrial and warehouse uses could reside, promoting greater **jobs-housing balance**. Potential mixed-use development could allow for the City's retail uses to be expanded to this portion of the City, which do not currently exist
8. The site assists the City in **equally distributing housing** (northeast portion of the City)



Site Inventory – Site 8

Reasons for Including in the City's 2021-2029 Housing Element:

1. The site has realistic potential for reuse as housing. 3 single family units currently occupy the site. The existing large lots could be subdivided to **accommodate 3 additional units**, resulting in a total of 6 single-family, above-moderate/market rate homes
2. The site is already zoned to accommodate residential development; **no rezoning is required**
3. The site **does not have any economic implications** related to the displacement of its current use (current use: residential)
4. The site assists the City in **equally distributing housing** (southern/central portion of the City)



Site Inventory – Site A

Reasons for Including in the City's 2021-2029 Housing Element:

1. Site has realistic potential for reuse as housing, given that 2 of the **property owners have expressed interest in reuse for housing**
2. The site is located directly **adjacent to a medium density affordable housing community** (Pioneer Villas), with no directly adjacent single-family residential uses
3. The site is currently served by 18 employees, but the economic implications related to the displacement of existing uses is anticipated to be relatively minimal. If site is reused for housing, it may be feasible for the City to **retain the existing employment at alternative locations** within Cerritos



Site Inventory – Site A (continued)

Reasons for Including in the City's 2021-2029 Housing Element:

4. Site may be easily rezoned (by way of an overlay zone) to accommodate residential development given interest by existing property owners and the location of the site
5. The site assists the City in equally distributing housing (southwest portion of the City)



Site Inventory – Site B

Reasons for Including in the City's 2021-2029 Housing Element:

1. Site has realistic potential for reuse as housing, given that the property owner has informed the City of preliminary conceptual plans for the next phase of Los Cerritos Center's expansion, which will include potential housing opportunities
2. The site does not have any economic implications related to the displacement of its current uses, which consist of parking facilities and vacant retail space (Sears)
3. Site may be easily rezoned (by way of an overlay zone) to accommodate residential development given the size/acreage and due to the site currently being vacant



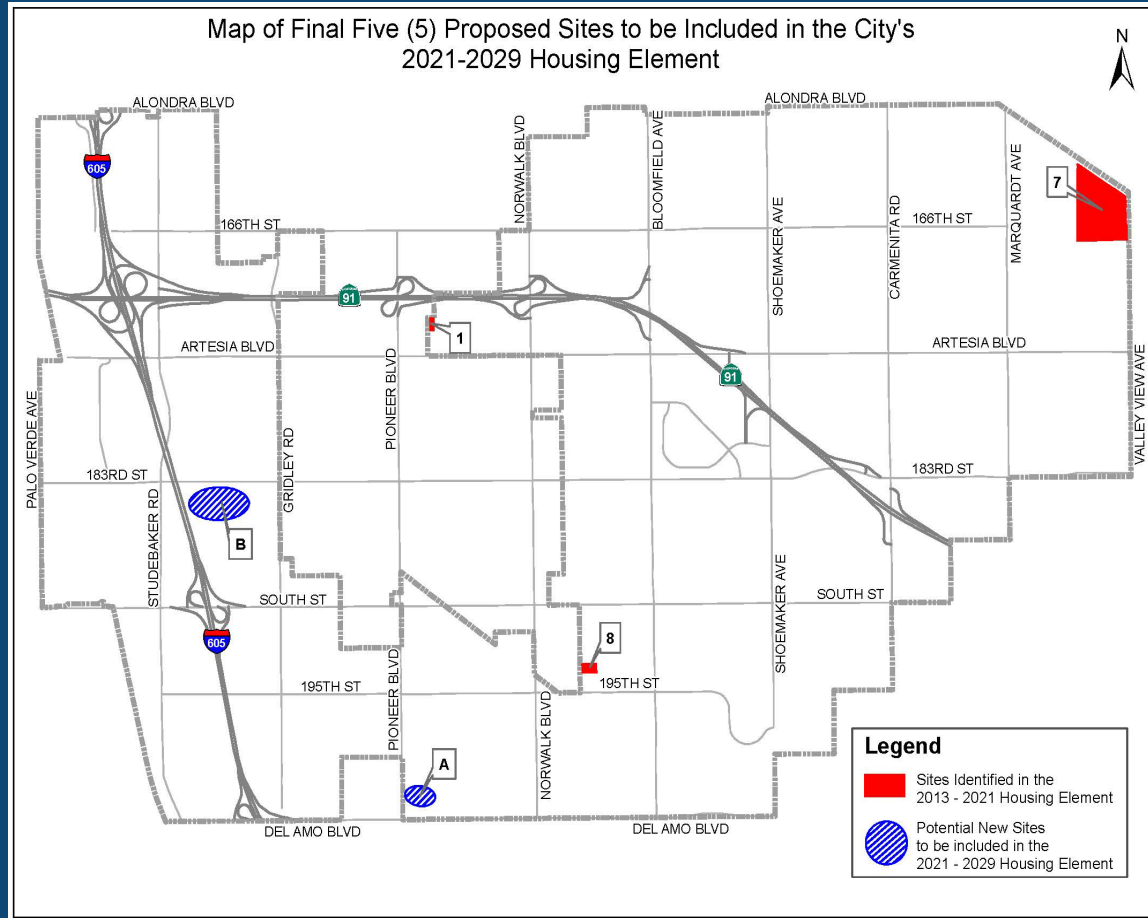
Site Inventory – Site B (continued)

Reasons for Including in the City's 2021-2029 Housing Element:

4. Site could be most feasible for medium to higher density housing with no direct impacts to existing single-family residential properties located in Cerritos
5. The site assists the City in equally distributing housing (western portion of the City)



Site Inventory - Income Category & Density



Site	Proposed Income Category Designation	Proposed Density Designation
1	Above Moderate	Low Density
7	Mixed Income (Very Low, Low, Moderate, Above Moderate)	Medium/High Density
8	Above Moderate	Low Density
A	Mixed Income (Very Low, Low, Moderate, Above Moderate)	Medium Density
B	Above Moderate	Medium/High Density

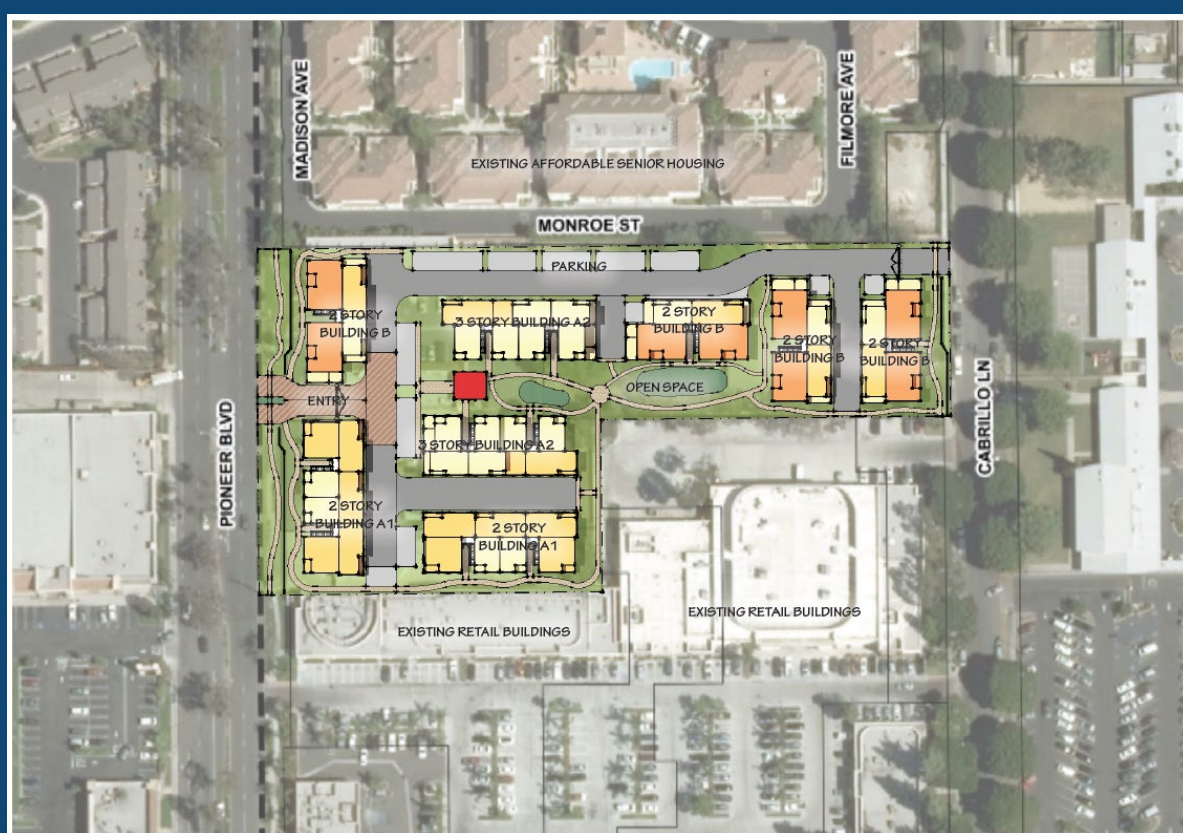
Site Inventory - ADUs

- State law mandates that cities include a plan that incentivizes/promotes the development of Accessory Dwelling Units (ADUs) in their 2021-2029 Housing Element
- **City of Cerritos trends (past 3 years):**
 - 3 ADUs constructed during past 3 years (all permitted in 2019)
- **Projection for 2021-2029 period**
 - 3 ADUs each year
 - **Total: 24 ADUs over the next 8 years**
- While results of the City's public participation efforts indicated that ADUs are generally not supported by the community, the City is required to allow ADUs pursuant to State law, and will maintain a conservative approach towards ADUs accordingly, as reflected in the corresponding projections.

Site Inventory Analysis - Final Proposed Unit Composition

Income Category	Identified Sites						Total Number of Units
	Site 1	Site 7	Site 8	Site A	Site B	ADUs	
Extremely Low/ Very Low	-	655	-	18	-	6	679
Low	-	323	-	12	-	10	345
Moderate	-	309	-	22	-	1	332
Above Moderate	5	142	3	20	375	7	552
Total	5	1,429	3	72	375	24	1,908

Sample Design Concept/Perspective* – Site A



*Provided for illustrative purposes only. No actual development proposal has been received by the City. Upon receipt of an actual proposal, precise architectural detailing and design will be subject to review by the City.

Sample Design Concept/Perspective* – Site 7



*Provided for illustrative purposes only. No actual development proposal has been received by the City. Upon receipt of an actual proposal, precise architectural detailing and design will be subject to review by the City.

Housing Programs

- Required by State housing law
- Program components
 - Describe actions and timelines of the City for implementation of policies that preserve and promote housing
 - Achieve goals and objectives of the Housing Element
- City of Cerritos 2021-2029 Housing Element
 - Identifies twenty-six (26) programs
 - Various programs identified in the 2013-2021 Housing Element
 - New or amended programs included in direct response to State mandates
- Funding – Grants, General Fund monies, and/or City Low and Moderate Income Housing Asset Funds

Public Review/Comment Period

- State-mandated public review/comment period
- Draft 2021-2029 Housing Element released for public review from October 8, 2021 through November 8, 2021 (30-day)
- Public notified of public review period by:
 - Local newspaper
 - City's social media platforms
 - City website
 - Email to stakeholders and Housing Element distribution list
- One (1) comment letter received from the Los Angeles County Sanitation District not requiring revisions to the draft Housing Element
- Comments continue to be welcome

HCD Submittal and Comments

- **October 22, 2021** – City submitted draft document to HCD for mandatory 60-day initial review period
- **December 17, 2021** – Telephone conference with HCD to preliminarily discuss potential revisions
- **December 21, 2021** – City received letter from HCD documenting HCD's findings and comments

HCD Submittal and Comments

- Minimal revisions to:
 - Site inventory analysis
 - RHNA allocation unit distribution
 - ADU projections
- Comments focused on:
 - Affirmatively Furthering Fair Housing Section (Appendix C)
 - Housing Programs to provide further clarification and implementation timeframes
- Revisions fully incorporated to address HCD's comments

Next Steps

- **Rezoning Timeframe**

- Adoption of the 2021-2029 Housing Element by the City Council on or before **February 11, 2022** will allow the City three (3) years to rezone
- If adopted after **February 11, 2022**, the City is required to rezone by October 2022

- **If recommended by the Planning Commission:**

- City Council review and consideration at the January 27, 2022 City Council meeting
- Submit final Housing Element document to HCD for certification in early February 2022

Environmental Determination (CEQA)

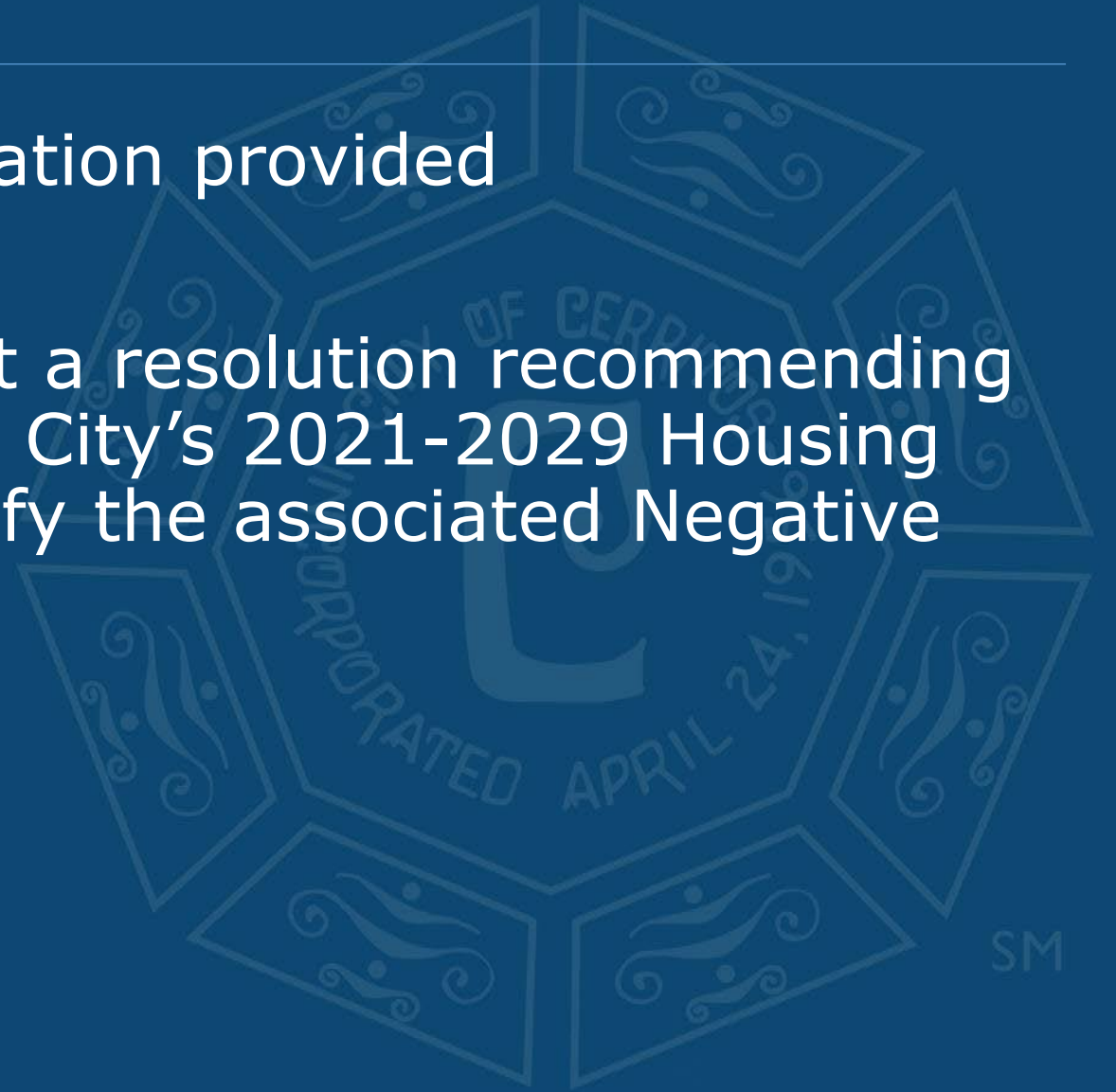
- **Initial Study performed**
 - No significant impact
- **Negative Declaration prepared**
 - 26-day public review period from December 2, 2021 through December 27, 2021
- **Two (2) comment letters received**
 - Los Angeles County Sheriff's Department
 - Los Angeles County Sanitation Districts
- Future housing proposals will be required to comply with all applicable regulations and development standards, including project-specific environmental review

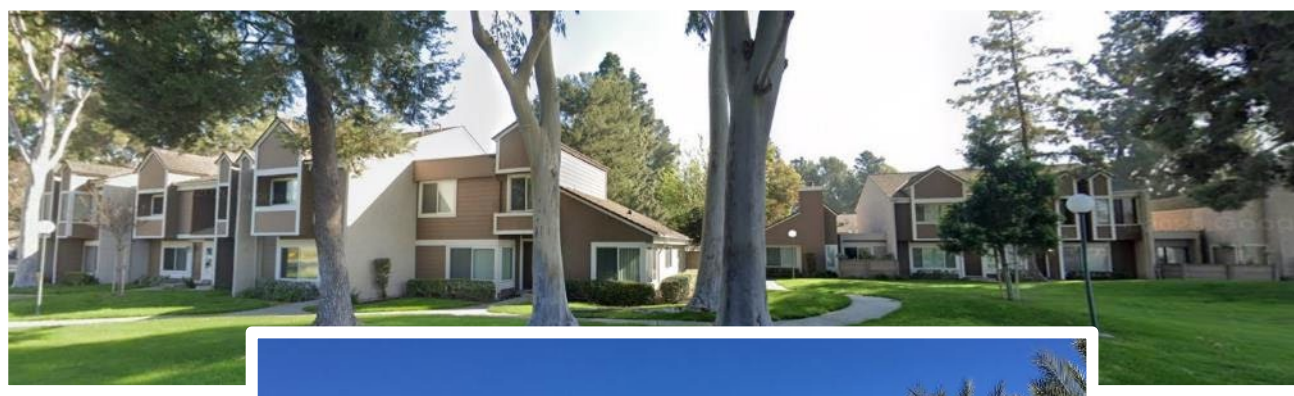
Public Hearing Notice

- **Notice of Intent to Adopt a Negative Declaration (NOI)**
 - Prepared and circulated to public agencies on December 2, 2021
- **Public Hearing Notice for this agenda item**
 - Published on December 31, 2021, ten (10) days prior to the public hearing on January 12, 2022
 - Notices were posted at the City's four (4) designated posting boards on December 30, 2021

Recommendation

- Review and discuss the information provided
- Conduct a public hearing
- Waive full reading of and adopt a resolution recommending that the City Council adopt the City's 2021-2029 Housing Element and approve and certify the associated Negative Declaration





**End of
Presentation**

