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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 adopt A RESOLUTION OF THE CERRITOS CITY COUNCIL APPROVING AND CERTIFYING A MITIGATED NEGATIVE DECLARATION PREPARED IN SUPPORT OF DEVELOPMENT CODE AMENDMENT 2025-2, GENERAL PLAN AMENDMENT 2025-2, AND DEVELOPMENT MAP AMENDMENT 2025-2, FOR THE ADMINISTRATIVE ACTIONS ASSOCIATED WITH ESTABLISHING AREA DEVELOPMENT PLAN TWENTY (ADP-20).

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS APPROVING DEVELOPMENT CODE AMENDMENT 2025-2, A REQUEST TO AMEND TITLE 22 OF THE CERRITOS MUNICIPAL CODE BY ADDING CHAPTER 22.55, AREA DEVELOPMENT PLAN TWENTY (ADP-20), TO ESTABLISH SPECIFIC DEVELOPMENT STANDARDS FOR THE USE OF PROPERTIES LOCATED AT 19011-19151 BLOOMFIELD AVENUE AND 12506-12544 SOUTH STREET FOR COMMERCIAL AND/OR RESIDENTIAL PURPOSES (APN 7054-015-075, 7054-015-094, 7054-015-095, 7054-015-096, 7054-015-097, 7054-015-098, 7054-015-099, 7054-015-100).*

Review and consideration to waive full reading of and adopt A RESOLUTION OF THE CERRITOS CITY COUNCIL AMENDING THE CERRITOS GENERAL PLAN LAND USE MAP BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY ±5.34 ACRES OF LAND, LOCATED AT 19011-19151 BLOOMFIELD AVENUE AND 12506-12544 SOUTH STREET, FROM COMMUNITY COMMERCIAL TO AREA DEVELOPMENT PLAN TWENTY (ADP-20).*

Review and consideration to waive full reading of and introduce AN ORDINANCE OF THE CITY OF CERRITOS AMENDING THE CERRITOS DEVELOPMENT MAP BY CHANGING THE ZONE CLASSIFICATION OF APPROXIMATELY ±5.34 ACRES OF LAND, LOCATED AT 19011-19151 BLOOMFIELD AVENUE AND 12506-12544 SOUTH STREET, FROM NEIGHBORHOOD COMMERCIAL (CN) TO AREA DEVELOPMENT PLAN TWENTY (ADP-20).*

***One Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA) for Development Code**

Amendment 2025-2, General Plan Amendment 2025-2, and Development Map Amendment 2025-2.

City Attorney Summary:

This project consists of the rezoning of a site located at the southwest corner of Bloomfield Ave. and South St., which currently allows for commercial uses only. The rezoning of the site to ADP-20 will allow for continued commercial uses, but will now also allow for low-/medium-density residential uses. This rezoning is in response to AB 2011. Without any rezoning, AB 2011 mandates that the City approve any eligible multi-family housing development (with some component of affordable housing) within any commercially-zoned property of less than twenty (20) acres along a major arterial street with densities ranging from twenty (20) to eighty (80) dwelling units per acre, with no parking requirements, and without any discretionary public hearings. By rezoning the site and establishing ADP-20, the City would be able to retain local control for any commercial or residential development, while also protecting surrounding uses by establishing development standards for density, building height, landscaping, parking requirements, and privacy screening.

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