

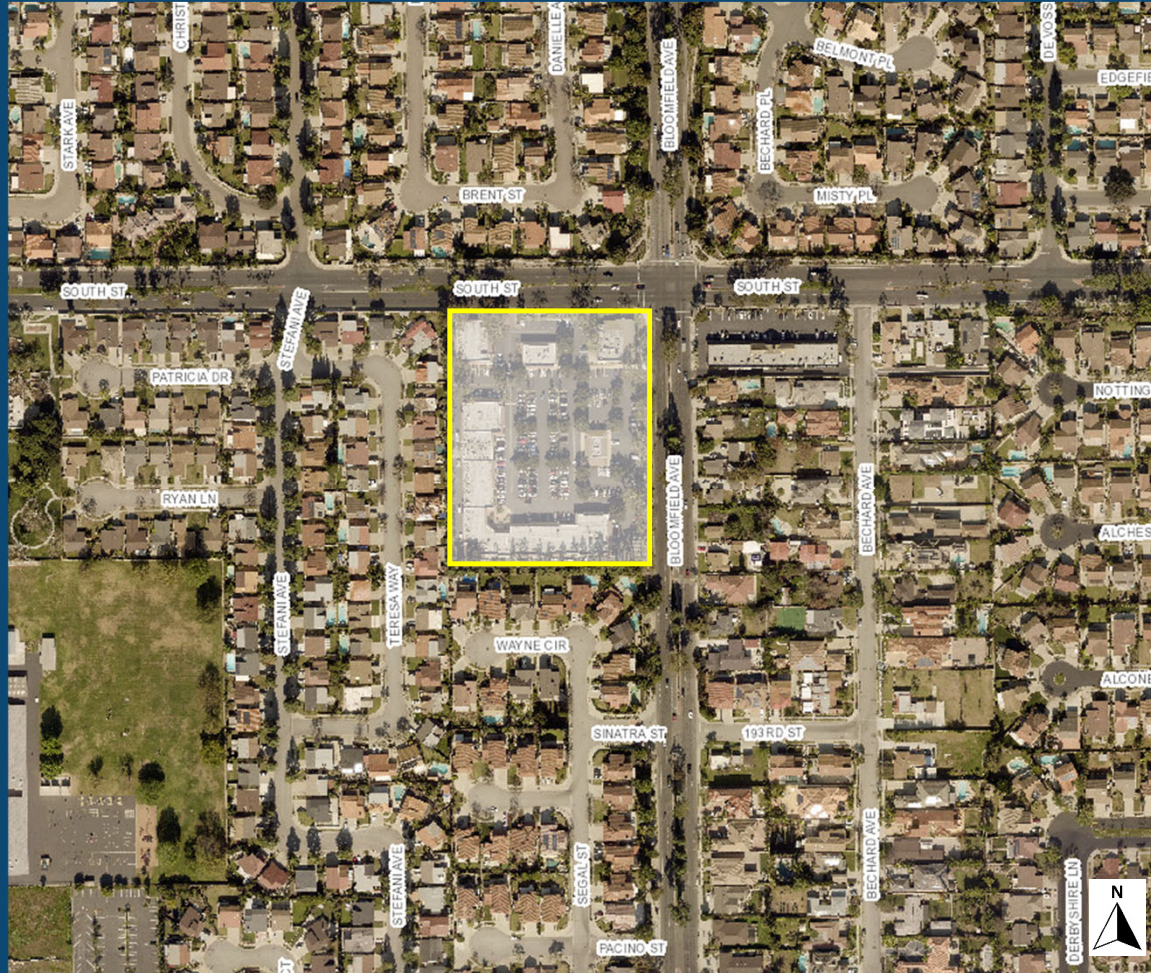
CITY OF CERRITOS COMMUNITY OPEN HOUSE WEDNESDAY, AUGUST 13, 2025, 6:00 P.M.

POTENTIAL REZONING OF A COMMERCIAL SHOPPING CENTER PROPERTY LOCATED AT THE SOUTHWEST CORNER OF BLOOMFIELD AVENUE AND SOUTH STREET



FOR ILLUSTRATIVE PURPOSES ONLY

LOCATION MAP



EXISTING CONDITIONS



STATE HOUSING LAW

- **Housing legislation mandates that local jurisdictions promote and encourage the development of housing**
 - AB 2011: Affordable Housing and High Road Jobs Act of 2022
 - SB 6: Middle Class Housing Act of 2022
 - Eligible affordable housing projects in a commercial zone must be approved administratively
 - No rezoning
 - No development standards
 - No community input
 - No local control over development

PROPOSED REZONING: ADP-20

- Site identified by the City as high potential for an AB2011 project submittal
 - Entire site is owned by single developer/owner
- City-initiated rezoning of the 5.29-acre property to allow for:
 - Commercial uses; and/or
 - Low/medium density residential uses (for-sale townhomes)
- Create Area Development Plan 20 (ADP-20)
 - Establish high-quality development standards setting the maximum building height, number of units, setbacks, landscaping, etc.

PROPOSED ADP-20 STANDARDS/REGULATIONS

Development Standard	ADP-20 Requirements
Density	Maximum of 21 units per acre (Similar densities to other townhome communities in Cerritos)
Number of Stories	Maximum 3 stories (40 feet) <ul style="list-style-type: none">• A single-family home in Cerritos is permitted to be up to 35 feet.
Setback (Building Distance to Property Lines)	Minimum 20 feet, with dense landscape hedges and designated window placements to protect privacy of adjacent residential homes



Plaza Walk – Similar 3-Story Townhome Development in Cerritos

PROPOSED ADP-20 STANDARDS/REGULATIONS

Development Standard	ADP-20 Requirements
Required Garage Spaces Per Unit	Minimum 20' x 20' two (2)-car garage
Guest Parking	Required on-site guest parking <ul style="list-style-type: none">• Parking management plan
Gated Community	Required



Existing Gated Community in Cerritos



2-Car Garage Requirement

PROPOSED ADP-20 STANDARDS/REGULATIONS

Development Standard	ADP-20 Requirements
Enhanced Architecture/Building Materials	Required on 40% of any proposed project
Enhanced Paving	Required at site entry and pedestrian walkway areas
Open Space	Required <ul style="list-style-type: none">• Public open space required (Landscaping/common areas)• Private open space – Required for every residential unit (ex. patio/balcony) and prohibited from facing adjacent residential properties.



Enhanced Entryway



Dense Landscaping

LOW-MEDIUM DENSITY HOUSING EXAMPLE

- **Cerritos Community:**
Plaza Walk
- **Development Type:**
Townhomes
- **Regulated By:** ADP-17
(Chapter 22.52 of the
Cerritos Municipal Code)
- **Location:** Pioneer
Boulevard/South Street
- **Density:** 19.4 units/acre
- **Maximum Height:** 3
stories/40 feet



PROPOSED ADP-20 STANDARDS VS. PROPOSAL UNDER AB 2011

POTENTIAL DEVELOPMENT UNDER ADP-20



POTENTIAL DEVELOPMENT UNDER AB 2011



UNDER STATE HOUSING LAW (AB 2011)

If the City does nothing (no rezoning), and leaves the property zoned as-is:

- Allow commercial use on subject property
- State law allows a developer to submit an affordable housing project on commercial property for the City's administrative review and approval
 - No public review of project
 - Affordable housing project must be approved by the City (State law)
 - City unable to control project specifics such as number of units, height, design, parking, etc.

If the City rezones and establishes ADP-20:

- Allow commercial or residential uses on subject property
- Control any proposed development
 - Ensure low/medium density
 - Ensure safety and privacy concerns are addressed
 - Require traffic and noise analysis
 - Establish regulations for any proposed development

JUNE 18, 2025 OPEN HOUSE

- **Provided information on proposed rezoning/ADP-20:**
 - Potential rezoning of a commercial shopping center to allow for the existing commercial use or low/medium density for-sale townhomes
- **Concerns regarding the impact to:**
 - City infrastructure and utilities
 - Public safety
 - School district
 - Traffic and parking
 - Privacy
 - Property values
 - Displacement of small businesses



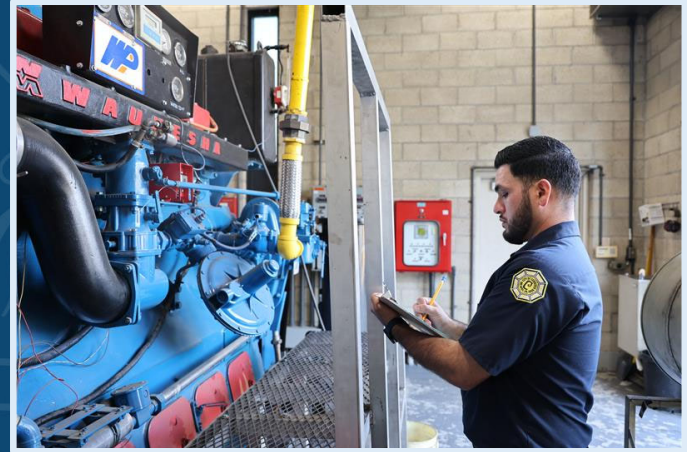
CRIME & SAFETY

- ADP-20 requires:
 - **Los Angeles County Sheriff's Department** review of plans
 - A **gated** community
 - Adequate **lighting** on sidewalks and public spaces to deter suspicious behavior
- ADP-20 allows for the revitalization of a largely vacant shopping center
 - Fewer “eyes on the street” and more opportunities for loitering/property neglect
 - **Allows for best use of the property**
 - Homeowners that are invested in the community



CITY INFRASTRUCTURE AND UTILITIES

- Review of utility plans
 - **Ensure adequate capacity**
- If there is not enough capacity, a **developer will be fully responsible for paying for infrastructure improvements**



ABC UNIFIED SCHOOL DISTRICT ENROLLMENT

- **July 29, 2025 City Council Meeting**
 - ABC Unified School District presentation on declining enrollment and potential closure of schools
 - Encouraged the City to identify ways to draw in **new families**
- ADP-20 proposes to allow for-sale residential townhomes
 - **Opportunity for additional school district enrollment**



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TRAFFIC & PARKING

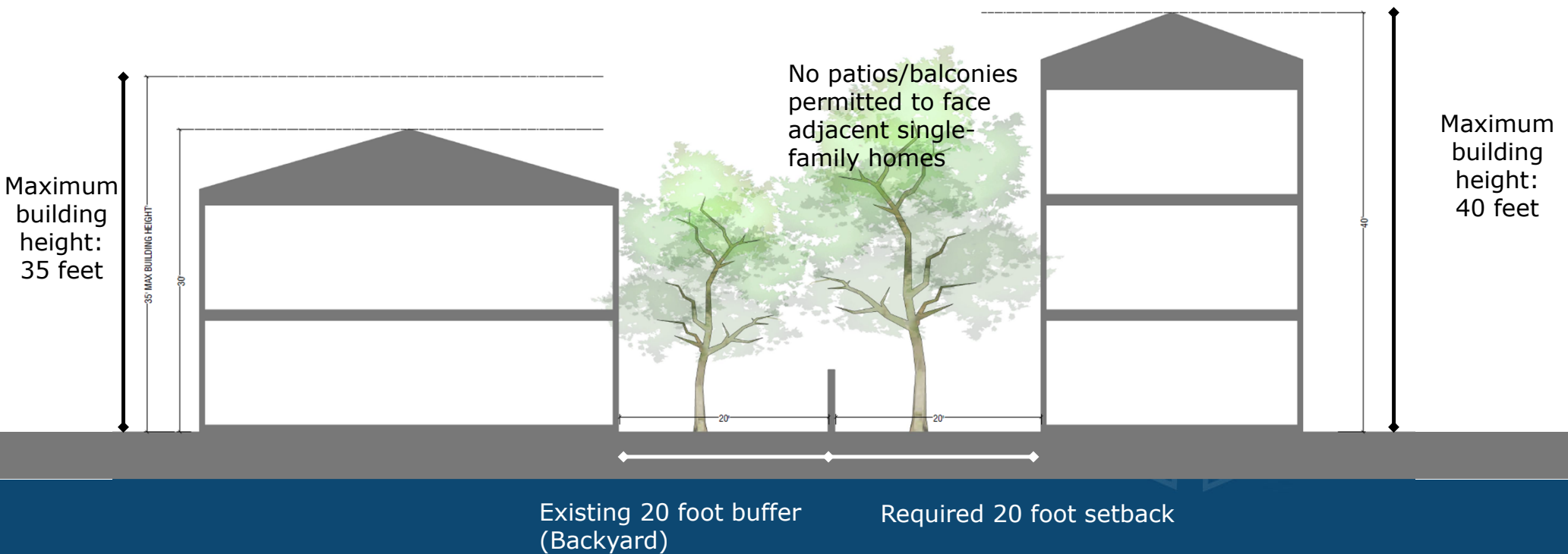
- **Traffic analysis is required**
- ADP-20 **limits** maximum number of units
- On-site Parking
 - **Adequate on-site guest and owner parking** so that adjacent residential neighborhoods are not impacted
 - **Minimum 2-car garage**
 - **Minimum guest parking requirements** (standard for all similar townhome developments)
 - City overnight parking rules will remain enforced to prevent unpermitted overnight parking in other areas
 - **Parking Management Plan**



PRIVACY

**Existing 2-Story
Residential Home**

**Proposed Potential
Project Under ADP-20**



DISPLACEMENT OF SMALL BUSINESSES

- ADP-20 allows for commercial uses to remain if desired
- Shifting trend to **e-commerce** changing land use options
- City's understanding is that the property owner is not renewing leases of existing tenants
 - **City providing relocation assistance to existing businesses**
- The business community is an integral part to the Cerritos community fabric and the City wants to support local businesses



PROPERTY VALUES

- ADP-20 allows for commercial uses and/or for-sale townhomes
 - **Highest and best use of the site**
 - Current shopping center has high vacancy rates and an aging façade
- Any proposed development on this site will need to meet the **City's high aesthetic and development standards**
- Revitalization of property
 - Market-rate sales price for townhomes
- **Attract homeowners who will invest back into the community**

REZONING REVIEW PROCESS

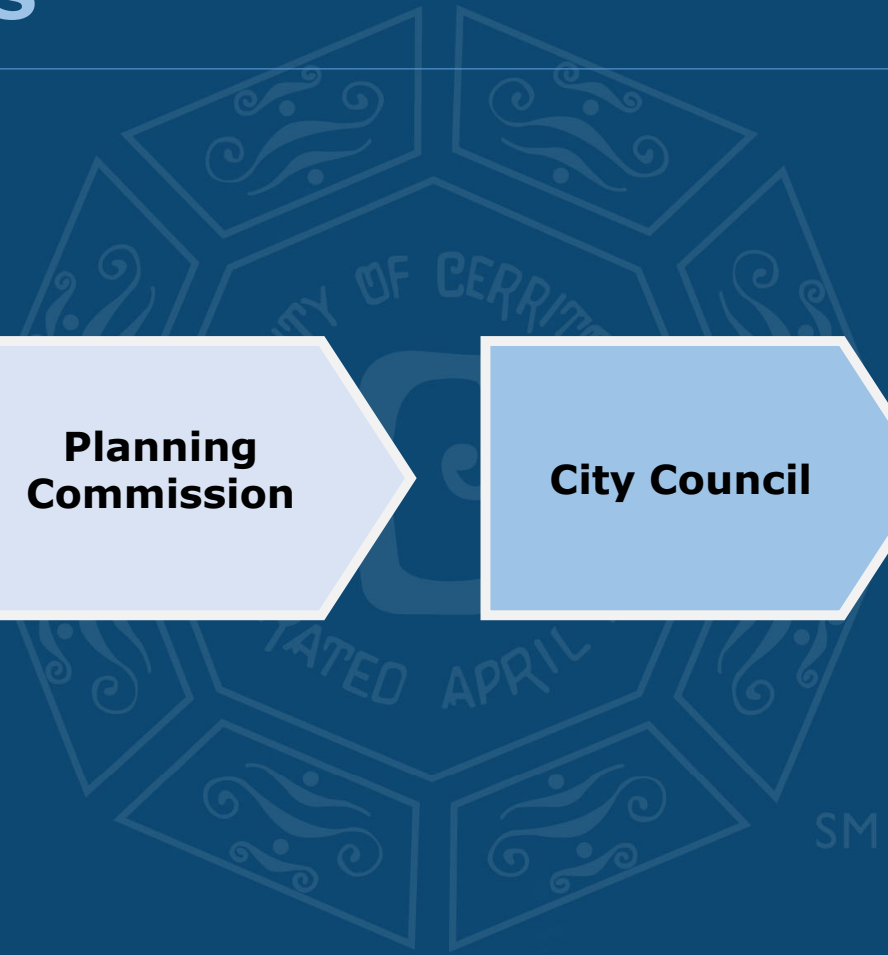
CURRENT STATUS

**Community
Open House/
Outreach**

**Environmental
Analysis/
Review**

**Planning
Commission**

City Council



ENVIRONMENTAL ANALYSIS

- **Aesthetics**
- Agriculture/Forestry Resources
- **Air Quality**
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- **Noise**
- Population and Housing
- **Public Services**
- Recreation
- **Transportation**
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

OPPORTUNITIES FOR PUBLIC INPUT

- **Tonight: Public Comment Cards**
- **Submit comments via email to: planning@cerritos.gov**
- **Community Open House**
 - June 18, 2025
 - August 13, 2025
- **Environmental Review**
 - 20-day public commenting period (Has not yet started)
 - Will be posted on City's website at www.cerritos.gov/rezone
- **Planning Commission**
 - 20-day public commenting period; and
 - At the public meeting
- **City Council**
 - 10-day public commenting period; and
 - At the public meeting

NEXT STEPS

- **On-Going:**
 - Environmental Analysis
- **Upcoming:**
 - Public review of the Environmental Analysis
 - Available on the City's website at www.cerritos.gov/rezone
 - Email notification to those who provide their emails
 - 20-day period for public comments
- **Public Comments:**
 - Continue to be accepted at **planning@cerritos.gov** for review and inclusion in the official record

CERRITOS.GOV/REZONE

- For more information or a status update, please visit **cerritos.gov/rezone**
- Public comments can be submitted via email to **planning@cerritos.gov**
- For additional questions, please contact the Department of Community Development at **(562) 916-1201**

The screenshot displays the official website for the City of Cerritos, specifically the 'Housing Element Rezoning Program' page. The header features the city logo and navigation links for Home & Property, Recreation & Culture, Community Safety, Streets, Parking & Transit, Business & Development, and City Government. A secondary navigation bar includes links for Jobs, Calendar, News Signup, Contact Us, and Search. The main content area is titled 'Housing Element Rezoning Program' and includes a brief overview of the program's purpose and a link to the '2021-2029 City of Cerritos Housing Element' document. A sidebar on the right lists various business and development services. The 'Rezoning Program Overview' section explains the city's commitment to housing and the current rezoning efforts. Below this, a tabbed interface shows details for 'ADP-20 (Bloomfield/South)', with a map of the site location provided at the bottom.

CITY OF CERRITOS

Home & Property | Recreation & Culture | Community Safety | Streets, Parking & Transit | Business & Development | City Government

Home | Business & Development | Planning, Building and Development | Housing Element Rezoning Program

Housing Element Rezoning Program

Every city in California is required to adopt a Housing Element planning document, which supports the development of housing locally. This is a requirement of the State in an effort to address the on-going housing crisis. The Housing Element is required to include an analysis of a city's housing needs, an inventory of land to support housing development, and housing programs. All these efforts are designed to support and promote the development of housing.

Under State law, each city must plan for and rezone to accommodate a State-designated number of housing units. In Cerritos, 1,908 housing units must be planned and zoned for. The City's 2021-2029 Housing Element, which was approved by the City Council and certified by the State, meets this State requirement. The City's 2021-2029 Housing Element document is available at the following link:

2021-2029 City of Cerritos Housing Element

Rezoning Program Overview


Within the City's Housing Element are various programs that the City is required to implement. One of the programs is the "Multi-Family and Residential Mixed Use Housing Facilitation Program" (Program 12), which requires the City to rezone various sites throughout the City to accommodate housing. The City is currently working to implement this rezoning program on various sites throughout the City. This webpage provides information on the rezoning efforts on specific City sites.

ADP-20 (Bloomfield/South) | **ADP-18 (Site A)** | **ADP-19 (Site 7)** | **ADP-21 (Site B)**

This property is a 5.29-acre property located on the southwest corner of Bloomfield Avenue and South Street, and is currently an existing commercial shopping center. The property is currently zoned for commercial uses.

Recent State law (Assembly Bill 2011) allows housing developers to construct affordable housing on commercial property with minimal review by the City and no opportunity for public hearings. The property has been purchased by a developer, and, to ensure that any proposed housing would meet City design standards and fit into the Cerritos community, the City is preemptively proposing an Area Development Plan, ADP-20, to allow for either commercial uses or low/medium density residential townhomes. This would allow the City to put into place development standards for density, building heights, landscaping, parking requirements, and privacy screening. Additional traffic and noise analysis will be completed as part of the process to ensure any potential impacts are addressed. With no rezoning, the City would not be able to impose any development standards to any housing proposal submitted under Assembly Bill 2011. While this property was not identified in the City's Housing Element, the City is taking a proactive approach to ensuring any future potential housing development meets City standards. The City is continuing to assess all commercial sites within the City that may be impacted by Assembly Bill 2011.

Site Location



CITY OF CERRITOS
COMMUNITY OPEN HOUSE
WEDNESDAY, AUGUST 13, 2025, 6:00 P.M.

Question & Answer

- Please line up at the microphone for your turn to speak.
- To ensure that everyone has an opportunity to ask a question, please ask only one (1) question at a time.
- After asking a question, you may return to the queue to ask another question, if desired.