

CITY OF CERRITOS
COMMUNITY OPEN HOUSE
WEDNESDAY, JUNE 18, 2025, 6:00 P.M.

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



LOCATION MAP



EXISTING CONDITION



STATE HOUSING LAW

- **State Housing Crisis**

- 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
 - Proposed qualifying affordable residential housing projects in a commercial zone must be approved administratively
 - No rezoning
 - No development standards
 - No local control over development

PROPOSED REZONING: ADP-20

- Rezone the 5.29-acre property to allow for:
 - Commercial uses; and
 - Low/medium density residential uses (for-sale townhomes)
- Create an area development plan (ADP)
 - Area Development Plan 20 (ADP-20)
 - Establish high-quality development standards such as building height, density, setbacks, landscaping, etc.
- Note: The City has not received a formal application for a proposed townhome housing project at these properties.

LOW-MEDIUM DENSITY HOUSING (6-20 Units/Acre)



Density: 7.8 units/acre

Stories: 2

Type: Attached
Townhomes

Cerritos

Neighborhood:
Sundance



Density: 18 units/acre

Stories: 2

Type: Attached
Condominiums

Cerritos

Neighborhood: Fountain
Walk



Density: 19.4 units/acre

Stories: 3

Type: Attached
Townhomes

Cerritos

Neighborhood: Plaza
Walk

AREA DEVELOPMENT PLANS (ADP) THROUGHOUT THE CITY

ADP-4: Shadow Park



ADP-13: Fountain Walk



ADP-9: Encore



ADP-17: Plaza Walk



AREA DEVELOPMENT PLAN: ADP-20

- Establish high-quality standards for the development of housing
 - Density
 - Landscaping
 - Building heights
 - Parking



CONCEPTUAL SITE PLAN



NEXT STEPS

- June 18, 2025: Community Open House
- Environmental/traffic analysis
- Refine development standards
- Consideration by the Planning Commission and City Council at publicly-noticed hearings



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OPEN HOUSE

For questions, please contact
the Department of Community
Development at
(562) 916-1201 or
planning@cerritos.gov.

