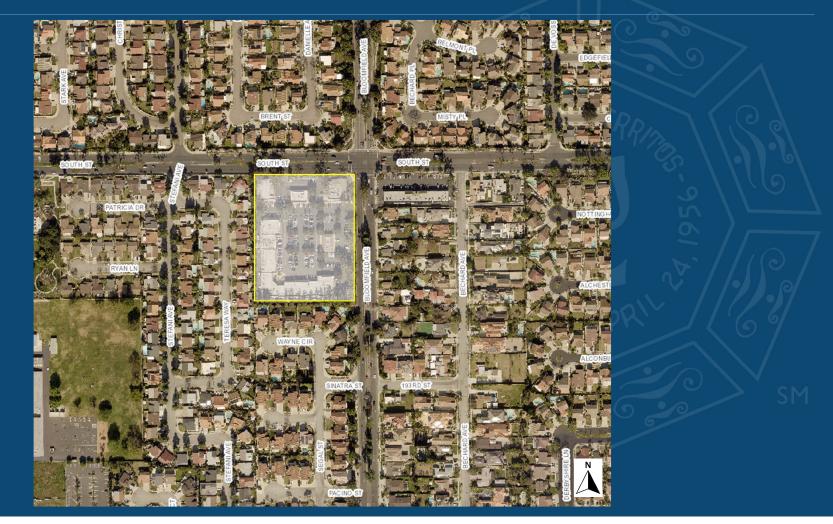
# CITY OF CERRITOS COMMUNITY OPEN HOUSE WEDNESDAY, JUNE 18, 2025, 6:00 P.M.

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 <u>qualifying</u> 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-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.

