

CITY OF CERRITOS

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CERRITOS CITY COUNCIL APPROVING A REASSIGNMENT OF HOUSING UNITS BETWEEN SITE A AND SITE 7 WITHIN THE CITY'S 2021-2029 HOUSING ELEMENT, IN COMPLIANCE WITH HOUSING ELEMENT PROGRAM 9 AND NO NET LOSS PROVISIONS OF APPLICABLE HOUSING LAW

WHEREAS, California Government Code Section 65580 *et seq.* (Housing Element Law) requires that every city prepare and update its respective housing element of the general plan, inclusive of statutory requirement for compliance with State Housing Element Law; and

WHEREAS, in September 2022, the City received State certification of its 2021-2029 Housing Element, with the understanding of the City's requirement to implement the Cerritos Housing Program during the 2021-2029 cycle, and deeming the City's Housing Element as fully compliant with State Housing Element Law; and

WHEREAS, the City's 2021-2029 Housing Element identifies five (5) sites on its sites inventory suitable for residential development to meet its Regional Housing Needs Allocation (RHNA), Sites 1, 8, A, 7, and B, and all sites are zoned to allow for residential uses; and

WHEREAS, Appendix B of the City's 2021-2029 Housing Element provides for a numerical allocation of mixed-income housing for each parcel within each Housing Element site and State housing law requires that the minimum housing allocations for each income category be satisfied for housing development; and

WHEREAS, California Government Code Section 65863, pertaining to no net loss, mandates that local jurisdictions ensure housing element inventory continues to accommodate, at all times throughout the planning period, its remaining unmet share of the regional housing need allocated, and that written findings supported by substantial evidence be made if a jurisdiction allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element. Such findings shall include the quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level; and

WHEREAS, Program 9 of the City's 2021-2029 Housing Element, Adequate Sites to Accommodate the RHNA and Monitoring of No Net Loss, requires the City to ensure that its designated regional housing needs allocation (RHNA) of 1,908 housing units, continues to be planned and zoned for, and if a site is unable to meet its minimum number of allocated housing units, alternative reasonable sites must be identified to effectively accommodate for those housing units; and

WHEREAS, in accordance with the City's 2021-2029 Housing Element, the property located at 20223 Cabrillo Lane ("Subject Property") within Site A requires a minimum of two (2) low income units, seven (7) moderate income units, and twenty (20) above moderate income units, providing a total of twenty-nine (29) housing units; and

WHEREAS, based on current market constraints and funding availability, the Project Applicant, Melia Homes, has proposed Precise Plan 2026-1, with a unit composition of two (2) low income units, one (1) moderate income unit, and twenty-seven (27) above moderate income units, providing a total of thirty (30) housing units ("Project");

WHEREAS, the Project proposes six (6) fewer moderate income units and seven (7) additional above moderate income units than what is required by the City's 2021-2029 Housing Element, with no changes to low income unit counts, increasing the housing unit net total to one (1) additional unit than what is required in the City's 2021-2029 Housing Element; and

WHEREAS, the City has identified the Caltrans-owned parcel located at 16601 Valley View Avenue within Site 7 as a realistic site to accommodate the unit reassignment from Site A, as the City is currently in negotiations with Caltrans for the potential purchase of the parcel, with the intent to facilitate the development of mixed-income housing; and

WHEREAS, upon acquisition of the Caltrans-owned parcel, the City would be able to reasonably facilitate the development of mixed-income housing, including an additional six (6) moderate income units and seven (7) fewer above moderate income units at Site 7; and

WHEREAS, the reassignment of units from Site A to Site 7 would result in a net adjustment of zero housing units, thereby satisfying California State housing law and Program 9 of the City's 2021-2029 Housing Element; and

WHEREAS, the reassignment of housing units was evaluated in accordance with the California Environmental Quality Act (CEQA), and pursuant to CEQA Guidelines and the Public Resources Code, it has been determined that these administrative actions are statutorily and/or categorically exempt; and

WHEREAS, a public hearing to consider Precise Plan 2026-1, inclusive of the reassignment of housing units as described herein, was set and held before the Planning Commission on February 4, 2026 at the hour of 7:00 p.m., and notice of the hearing was duly given and appropriate testimony and comments have been made a part of the record; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on February 4, 2026, and after receiving the staff report, hearing all testimony, and considering all the evidence, recommended approval of the associated no net loss analysis relating to the residential townhome development on the Subject Property; and

WHEREAS, a public hearing to consider the Project was set and held before the Cerritos City Council on February 23, 2026, at the hour of 7:00 p.m., and notice of said hearing was duly given, with appropriate testimony and comments made part of the record.

NOW, THEREFORE, THE CERRITOS CITY COUNCIL DOES FIND, DETERMINE, AND DECLARE AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all of the facts set forth in the recitals above of this Resolution are true and correct and incorporated herein.

SECTION 2. Based on substantial evidence presented to the City Council during the public hearing, the City Council finds that the reassignment of six (6) moderate income

housing units from Site A to Site 7 and seven (7) above moderate income housing units from Site 7 to Site A will result in a net adjustment of zero (0) units, as shown in the table below, thereby satisfying California Government Code Section 65863 and Program 9 of the City's 2021-2029 Housing Element.

Proposed Reassignment of Housing Units

Housing Element Site ID	Extremely Low Income	Low Income	Moderate Income	Above Moderate Income	Adjustment
Site A	N/A	N/A	-6	+7	+1
Site 7	N/A	N/A	+6	-7	-1
Net Adjustment:					0

SECTION 3. Pursuant to the above findings, the City Council adopts this resolution memorializing the unit reassignments between Sites A and 7 of the City's 2021-2029 Housing Element.

PASSED, APPROVED and ADOPTED this 23rd day of February, 2026.



Frank Aurelio Yokoyama
Mayor

ATTEST:



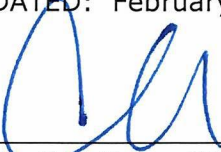
Cynthia Nava
City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CERRITOS)

I, Cynthia Nava, City Clerk of the City of Cerritos, California, DO HEREBY CERTIFY that the foregoing **Resolution No. 2026-11** was duly approved and adopted by the City Council of the City of Cerritos at a Regular Meeting held on the 23rd day of February, 2026, and that it was so adopted as follows:

AYES: Councilmembers – Hong, Pulido, Tse, Johnson, Yokoyama
NOES: Councilmembers – None
ABSENT: Councilmembers – None
ABSTAIN: Councilmembers – None

DATED: February 23, 2026



Cynthia Nava, City Clerk