

development standards of the Cerritos Municipal Code. Various city entitlements would be required to permit multi-family residential development at this location. Additionally, development of the subject site in accordance with the approved master plan would require new infrastructure improvements such as underground utilities including sewer, gas and water connections, curb and sidewalk installation, installation of street trees, wheelchair ramps and street lights.

The City is recommending 66 percent of the entire project area be dedicated to residential uses. The remaining 34 percent of the subject property would accommodate a combination of neighborhood-serving commercial uses including retail, restaurants, hotel, and office uses as well as open space areas, roadways, parkways and/or other infrastructure improvements based on the master plan of development, overlay zone/ADP, and city-approved development proposal. To provide greater detail of potential residential capacity for Site 7, the City prepared an illustrative housing study utilizing existing development standards from the Cerritos Municipal Code to show context-specific architectural design themes. This graphic is not intended to convey prescriptive development conditions, but rather to visually illustrate potential residential density and scale in alignment with city standards and compatibility with surrounding uses and context. Any proposals or plans submitted for site development will be subject to city review and will require compliance with applicable codes. The illustrative conceptual housing study has been designed to assume an anticipated maximum density of 80 units per acre, adjustments for the application of land use controls and site-specific improvements such as height restrictions, building setbacks, open space, parking and landscape requirements at a factor of 90 percent, and a conservative realistic capacity factor of 75 percent. Based on this analysis, it is estimated that this site has the potential to accommodate 1,4289 housing units. Envisioned as a mixed-income residential development, the affordability allocation of housing units includes 655 very low-income units, 323 low-income units, 31509 moderate income-units, and 135142 above moderate-units, consistent with proportions of existing mixed-income housing developments in Cerritos.

Acres:	28.63
Maximum Units per Acre:	80
Land Use Controls/Site Improvement Adjustment Factor:	90%
Realistic Capacity Adjustment Factor:	75%
Infrastructure Constraints	None
Environmental Constrains	None
Formula:	$28.63 \times 80 \times (0.90) \times (0.75)$
Potential Residential Capacity:	1,4289 Units

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development conditions, but rather to visually illustrate potential residential density and scale in alignment with City standards and compatibility with surrounding uses and context. Any proposals or plans submitted for site development will be subject to city review and will require compliance with applicable codes. The illustrative conceptual housing study has been designed to assume an anticipated maximum density of 20 units per acre, adjustments for the application of land use controls and site-specific improvements such as height restrictions, building setbacks, open space, parking and landscape requirements at a factor of 53 percent, and a conservative realistic capacity factor of 70 percent. Based on this analysis, it is estimated that this site has the potential to accommodate ~~723~~ multi-family units. Envisioned as a mixed-income residential development, the affordability allocation of housing units includes 18 very low units, 12 low-income units, ~~22-16~~ moderate income units, and ~~207~~ above-moderate units, consistent with proportions of existing mixed-income housing developments in Cerritos.

Acres:	3.27
Maximum Units per Acre:	60
Land Use Controls/Site Improvement Adjustment Factor	53%
Realistic Capacity Adjustment Factor	70%
Infrastructure Constraints	None
Environmental Constraints	None
Formula:	$3.27 \times 60 \times (0.53) \times (0.70)$
Potential Residential Capacity:	<del>723</del> Units

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**Table 54**  
**Summary of Inventory of Land Suitable for Residential Development**

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Residential Capacity
<i>6th Cycle RHNA</i>	679	345	332	552	1,908
Site 1	-	-	-	5	5
Site 7	655	323	31509	13542	1,4289
Site 8	-	-	-	3	3
Site A	18	12	1622	270	732
Site B	-	-	-	375	375
ADUs	6	10	1	7	24
<b>Total</b>	<b>679</b>	<b>345</b>	<b>332</b>	<b>552</b>	<b>1,908</b>

### 6.7 Public Services and Infrastructure Availability

All sites identified in the site inventory are located within urbanized neighborhoods and are served with water, sewer, and dry utilities available and accessible to accommodate the City’s RHNA allocation of 1,908 units. As detailed in the City’s 2015 Urban Water Management Plan, Cerritos grants priority for the provision of sewer and water services to proposed developments that include housing units affordable to lower-income households in compliance with State law (California Government Code §65589.7). Dry utilities, including power (natural gas and electricity), telephone and/or cellular service, cable or satellite television systems, and internet or Wi-Fi service are available to all areas within the City. Service providers are as follows:

- Power: Cerritos Electric Utility (CEU)/Southern California Edison (SCE)
- Internet Service: AT&T, Earthlink, Frontier, and Spectrum
- Telephone: Frontier and Spectrum
- Television Systems: AT&T/DirectTV, DISH, Frontier, and Spectrum

The 2021-2029 Housing Element is a policy-level document, and as such, does not include any site-specific development designs or proposals. However, the Housing Element does include policies and programs that would facilitate the production of future housing development. Future development proposals would be required to install or relocate, as applicable, on-site and off-site water, wastewater, storm drain, street, electricity, natural gas, and telecommunications infrastructure to serve the development. As such, infrastructure availability is not considered to be an impediment to implementation of housing element policies and programs or housing development in the City during the planning period.

### 6.8 Environmental Constraints

California Government Code §65583.2(b)(4) requires a general description of any environmental constraints to the development of housing within the jurisdiction. With this in mind, the City has evaluated each of the five potential sites for residential reuse and has determined that there are no environmental constraints that could impact future development of these sites.

Each development will be evaluated on a case-by-case basis through an environmental assessment as required by the California Environmental Quality Act (CEQA). Some sites may qualify for a

**Table B-2. Candidate Sites Identified for Rezoning/Overlay to Accommodate Shortfall Housing Need**

HE Site ID	Site Address/ Intersection	APN	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Parcel Size (Acre)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min Density Allowed	Max Density Allowed	Total Capacity	Vacant/ Nonvacant	Existing Uses	Year Built	Additional Information
Site 7	Arbor Pl/ Valley View Ave	7003-013-903				7	0.13	Light Industrial	M	Mixed Use	ADP	30	80	7	Vacant	Vacant		
Site 7	14133 Arbor Pl	7003-013-002	39	19	18	9	1.55	Light Industrial	M	Mixed Use	ADP	30	80	85	Non-Vacant	Industrial/ Office	1972	Building over 50 years old, lot consolidation potential
Site 7	14141 Arbor Pl	7003-013-003	88	44	42	19	3.53	Light Industrial	M	Mixed Use	ADP	30	80	193	Non-Vacant	Industrial/ Office	2018	Expiring lease during 6 <sup>th</sup> cycle HE, building over 40 years old, lot consolidation potential
Site 7	14103 Arbor Pl	7003-013-011	24	12	11	5	0.95	Light Industrial	M	Mixed Use	ADP	30	80	52	Non-Vacant	Industrial/ Office	1980	Building over 40 years old, lot consolidation potential
Site 7	16412 Berwyn Rd	7003-013-010	35	17	16	7	1.38	Light Industrial	M	Mixed Use	ADP	30	80	75	Non-Vacant	Industrial/ Office	1980	Expiring lease during 6 <sup>th</sup> cycle HE, building over 40 years old, lot consolidation potential
Site 7	16402 Berwyn Rd	7003-013-009	36	18	17	8	1.44	Light Industrial	M	Mixed Use	ADP	30	80	79	Non-Vacant	Industrial/ Office	1980	Building over 40 years old, lot consolidation potential
Site 7	16401 Berwyn Rd	7003-013-008	41	20	19	9	1.64	Light Industrial	M	Mixed Use	ADP	30	80	89	Non-Vacant	Industrial/ Office	1980	Expiring lease during 6 <sup>th</sup> cycle HE, building over 40 years old, lot consolidation potential
Site 7	16417 Berwyn Rd	7003-013-012	40	20	19	9	1.62	Light Industrial	M	Mixed Use	ADP	30	80	88	Non-Vacant	Industrial/ Office	1980	Building over 40 years old, lot consolidation potential
Site 7	14100 Arbor Pl	7003-013-016	142	69	66	30	5.62	Light Industrial	M	Mixed Use	ADP	30	80	307	Non-Vacant	Industrial/ Office	1968	Building over 50 years old, lot consolidation potential
Site 7	14120 Arbor Pl	7003-013-022	79	39	38	18	3.18	Light Industrial	M	Mixed Use	ADP	30	80	173	Non-Vacant	Industrial/ Office	1976	Building over 40 years old, lot consolidation potential
Site 7	16601 Valley View Ave	7003-013-901	131	66	<del>693</del>	<del>1424</del>	5.16	Light Industrial	M	Mixed Use	ADP	30	80	<del>2804</del>	Vacant	Vacant		Caltrans controlled, City to purchase parcel for residential uses, lot consolidation potential
Site A	20106 Pioneer Blvd	7055-017-020	10	10			0.89	Community Commercial	CN	High Density	ADP	20	60	20	Non-Vacant	Multi-tenant Commercial	1967	Property owner interest to sell for residential development, tenant vacancies, building over 60 years old, lot consolidation potential
Site A	20122 Pioneer Blvd	7055-017-010	8		7		0.67	Community Commercial	CN	High Density	ADP	20	60	15	Non-Vacant	School	1950	Property owner interest to sell for residential development, building over 70 years old, lot consolidation potential
Site A	20200 Pioneer Blvd	7055-017-011			8		0.38	Community Commercial	CN	High Density	ADP	20	60	8	Non-Vacant	Med Office	1950	Building over 70 years old, lot consolidation potential
Site A	20223 Cabrillo Rd	7055-017-002		2	<del>17</del>	<del>279</del>	1.33	Community Commercial	CN	High Density	ADP	20	60	<del>3029</del>	Non-Vacant	Daycare	1967	Building over 50 years old, lot consolidation potential
Site B	11238 183rd St	7038-014-016				375	19.53	Regional Commercial	CR	Mixed Use	ADP	30	80	375	Non-Vacant	Shopping Center	1981	Discontinued commercial use; property owner interest to develop mixed-use, including residential uses
<b>TOTAL</b>			<b>673</b>	<b>335</b>	<b>331</b>	<b>537</b>	<b>49</b>							<b>1,876</b>				

**Table B-3. Summary of Inventory of Land Suitable for Residential Development**

	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total Residential Capacity
<i>6th Cycle RHNA</i>	679	345	332	552	1,908
Site 1	-	-	-	5	5
Site 7	655	323	<del>315</del> 99	<del>135</del> 42	1,4289
Site 8	-	-	-	3	3
Site A	18	12	<del>16</del> 22	<del>27</del> 0	<del>73</del> 2
Site B	-	-	-	375	375
ADUs	6	10	1	7	24
<b>Total</b>	<b>679</b>	<b>345</b>	<b>332</b>	<b>552</b>	<b>1,908</b>