



POTENTIAL REZONING OF A COMMERCIAL SHOPPING CENTER PROPERTY

The City is proposing a potential rezoning of an existing commercial shopping center property to allow for either commercial or residential uses (townhomes), by creating an Area Development Plan (ADP-20) with specific development standards for any potential development at the property.

Location Map:

Property Location:

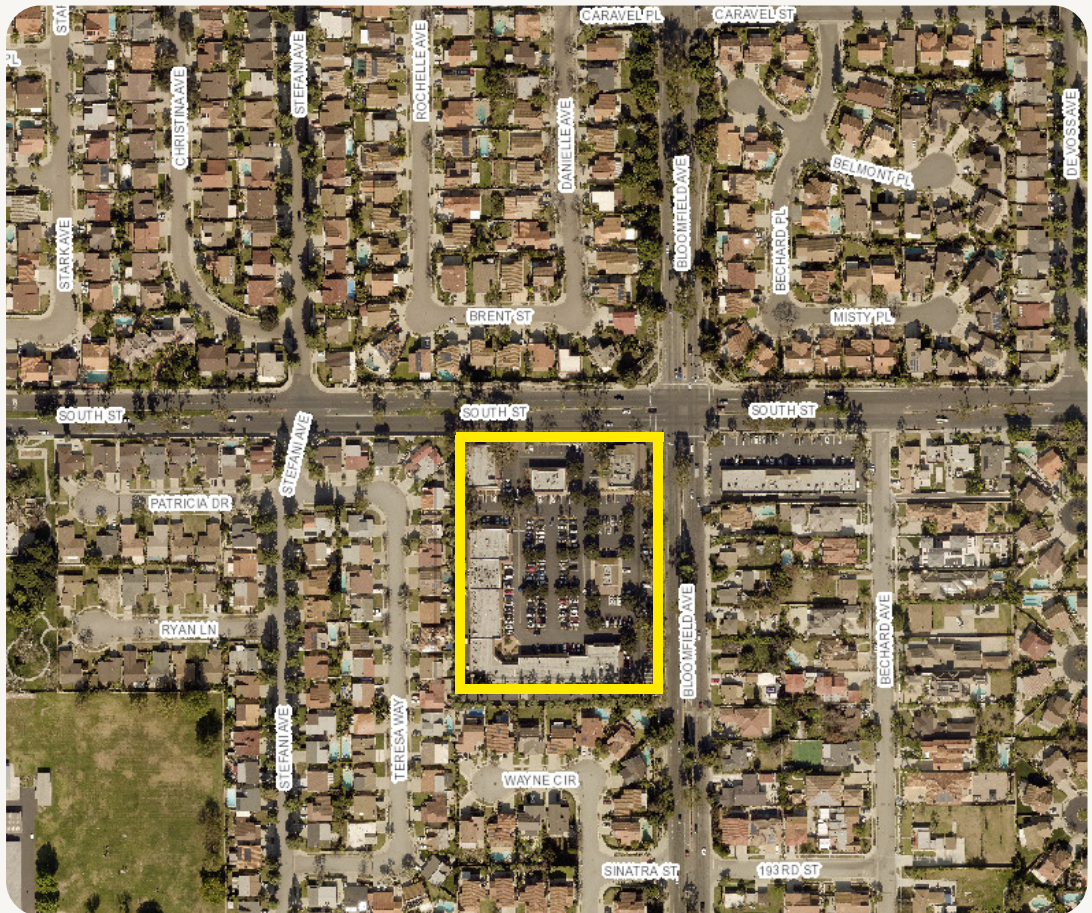
Southwest Corner of Bloomfield Avenue and South Street

Existing Use:

Commercial Shopping Center

Property Size:

Approximately 5.29 Acres



Frequently Asked Questions

Why is the City considering a rezone?

California housing law (Assembly Bill 2011) allows developers to construct affordable housing on private commercial property, with limited ability for City review or public input. This property is currently owned by a developer. As such, in order to ensure that any proposed future housing development meets the City's high standards and preserves the character of Cerritos, the City is proactively proposing to rezone the property to establish specific requirements for the maximum number of homes, building heights, landscaping, parking, and privacy screening.



Frequently Asked Questions (Continued)

What are the benefits of rezoning and creating an Area Development Plan?

This proposed Area Development Plan (ADP-20) would allow for commercial uses and/or residential townhomes at the property. Rezoning will allow the City to carefully shape the type and scale of development that may occur on the property.

What happens if there is no rezoning?

If the rezoning does not occur, the property will remain zoned for commercial uses. When zoned for commercial uses only, the City is unable to impose any new development standards for housing projects submitted under AB 2011. This means that housing could be constructed without input from the community, without Planning Commission or City Council consideration, nor City requirements for height, design, number of homes, setbacks, parking, open space, or compatibility with existing homes and businesses.

Is the City working with a developer?

While the property is currently owned by a developer, the proposed rezoning effort is City-initiated. The City has had discussions with the property owner regarding the rezoning efforts, but no development project is being reviewed by the City at this time.

Why did the City choose this property?

In light of AB 2011, the City is currently assessing all commercial properties to determine the impact of State housing law. This property has been identified for a potential rezone as the entire site is owned by a single owner/developer, with a greater potential for AB 2011 to be applied.

What would a project look like under the proposed ADP-20 development standards?

While no project has been submitted for City review, a conceptual site plan and rendering have been developed to illustrate what a potential townhome development could look like under ADP-20. The development standards for ADP-20 allow the City to enforce high-quality design and landscaping requirements, consistent with other townhome developments in the City.



**For illustrative purposes only. No project has been received by the City at this time.*



Frequently Asked Questions (Continued)

How is public input being considered?

As part of the rezoning process, the City is soliciting public input from the community. Information on the City's rezoning efforts is made available on the City's website at www.cerritos.gov/rezone, and the website will continue to be updated as information is available. Public input can be formally submitted via email to planning@cerritos.gov.

What are the next steps?

The project status and next steps can be found at www.cerritos.gov/rezone

I have some concerns regarding the proposed rezoning. How will ADP-20 address these concerns?

Crime & Safety

ADP-20 will allow for either commercial or residential uses in place of a vacant shopping center, revitalizing and reactivating the center to bring more "eyes on the street" through other vested homeowners. As proposed, ADP-20 will establish requirements for any housing development to be a gated community and include adequate lighting in order to deter crime. Additionally, ADP-20 would require any development proposals to be reviewed by the City and Los Angeles County Sheriff's Department.

Infrastructure and Utilities

Any proposed residential development requires analysis of existing infrastructure (water, sewer, electricity, etc.) If there is not enough capacity for new housing, the developer would be wholly responsible for paying for infrastructure upgrades to meet any new demand and capacity loads.

ABC Unified School District Enrollment

ADP-20 would allow for the development of new townhomes, which would allow for more families with children in Cerritos. This could increase enrollment in the ABC Unified School District, which has declined over the years.

Traffic & Parking

A traffic analysis would be required to be completed as part of any development proposal, with mitigation measures incorporated as necessary. ADP-20 would require each unit to have a 2-car garage, and also establish minimum on-site guest parking requirements. The City's parking enforcement would remain in effect to prevent unpermitted overnight parking.

Privacy

ADP-20 would include requirements to ensure the privacy of adjacent properties, such as minimum building setbacks of 20 feet from the adjacent property lines and required dense landscape hedging. Additionally, any proposal would be reviewed for window placement, to ensure that privacy of existing residential homes is maintained.



Frequently Asked Questions (Continued)

I have some concerns regarding the proposed rezoning. How will ADP-20 address these concerns?

Displacement of Small Businesses

The City understands the importance of small businesses to the local economy. The City has provided relocation assistance to tenants requesting help, and will continue to assist businesses accordingly. Any remaining businesses looking to relocate within Cerritos can contact the City's Economic Development Division at (562) 916-1201 for relocation assistance.

Property Values

The City's goal in rezoning is to allow all properties in the City to be developed at their highest and best use, to continue to increase property values for the City as a whole. ADP-20 allows the City to impose high design and aesthetic standards to ensure that any future commercial or residential development continues to enhance the community.

Scan the QR Code to learn more about the City's rezoning efforts:

