

CHAPTER 2

LAND USE ELEMENT

1.0 INTRODUCTION

The Land Use Element, more than any other element in the General Plan, will shape the way that the City of Cerritos develops and redevelops in the next 20 years. It will serve as a guide for both public officials and private citizens for decisions about the type, intensity and general distribution of uses of land for housing, business, industry, open space and public and quasi-public uses. To the private citizen, it defines expectations of the type of neighborhood, the location and type of shopping and service facilities, and the time and distance to work and to other necessary activities. To the public official, it is a framework for providing public facilities and services and for directing new development. It is the basis for short-range and long-range capital improvement programs.

The essential components of the Land Use Element are the General Plan Land Use Map (Exhibit LU-4) and the goals and policies that guide future development. While the General Plan Land Use Map may be seen as the most essential component of the entire 2002 General Plan, it is basically a graphic representation of the goals and policies expressed by all of the General Plan's elements. Users of this document are advised to refer to the goals and policies, as well as the diagram when evaluating proposed development and capital improvement projects.

2.0 AUTHORITY FOR THE ELEMENT

The State of California Government Code Section 65302 (a) requires that a General Plan include:

"...a Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land.

The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."

3.0 SUMMARY OF EXISTING CONDITIONS

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The City of Cerritos is a mature and urbanized city. Most of the land within the City has been developed (over 99 percent) and redevelopment is occurring throughout the City. Some of the land is undergoing a transformation from uses established 30 years ago into new uses to accommodate the changes over time and changes in the needs of people within the City.

When the General Plan was updated in 1988, the number of local shopping centers decreased, regional shopping centers increased, residential lots increased in size, residential densities were re-evaluated and parklands were increased. Changes in the Plan between 1988 and the present have guided development to produce the City of Cerritos as it stands today. The fully developed nature of the City means that most services are developed and the City is responding to changes in the economy and in the demographics of the area.

The existing land use pattern within the City closely corresponds with the City's 1988 General Plan and zoning patterns for the community. Table LU-1, Existing Land Use, quantifies the amount of acreage devoted to each land use, as well as the existing number of dwelling units or square feet within each category.

3.1.1 RESIDENTIAL

The majority of the land area within the City is developed as residential. Most of the existing residential is single-family homes developed in the 1960s, 1970s and 1980s. Apartments, townhomes and condominiums also exist throughout the City. New residential opportunities exist for infill on vacant parcels and also on sites available for redevelopment.

Low Density Residential Development

Approximately 33 percent of the City's land is developed as Low Density Residential (refer to Table LU-1). The majority of residential development occurred in the period between 1960 and 1970 when the pressure for suburban expansion in the area was greatest.

Larger single-family subdivisions were built when the City was going through the process of converting agricultural land to residential. Today, residential development of single-family homes is occurring primarily on vacant or undeveloped parcels. Center Stone, a subdivision on the

Table LU-1
Existing Land Use

| Land Use Designation | Existing Dwelling Units (DU) or Square Feet (SF) | Existing Acreage (AC) or Square Miles (SM) | Percent of City (%) |
|--|--|--|---------------------|
| Low Density Residential | 13,023 DU | 1,880.25 AC | 33.0 |
| Medium Density Residential | 2,596 DU | 208.82 AC | 3.6 |
| Office-Professional Commercial | 241,053 SF | 14.18 AC | 0.3 |
| Community Commercial | 1,517,878 SF | 100.88 AC | 1.7 |
| Regional Commercial | 6,179,283 SF 72 DU | 380.93 AC | 6.6 |
| Industrial/Commercial | 536,076 SF | 28.83 AC | 0.5 |
| Light Industrial | 11,343,771 SF | 697.85 AC | 12.5 |
| Educational Use | 186,100 SF | 403.49 AC | 7.0 |
| Public/Quasi-Public | 137,666 SF | 21.80 AC | 0.4 |
| Parks and Open Space | 42,975 SF 1 DU | 247.12 AC | 4.9 |
| Utility and Flood Control Right-of-Way | 41,600 SF | 274.71 AC | 4.3 |
| Railroad Right-of-Way | | 43.75 AC | 0.7 |
| Road Right-of-Way | | 0.87 AC | 0.0 |
| Private Road | | 18.24 AC | 0.3 |
| Not a Part | | 9.31 AC | 0.2 |
| Freeways/Public Streets | | 1,338.45 AC | 23.4 |
| Subtotal | | 5,669.38 AC | 99.5 |
| Vacant | | 26.62 AC | 0.5 |
| TOTAL | 15,692 DU 20,366,222 SF | 5,696.00 AC 8.9 SM | 100.0 |

southwest corner of Artesia Boulevard and Gridley Road was previously a vacant site, and the Encore subdivision on the southeast corner of 166th Street and Shoemaker Avenue was converted from an educational use for Whitney High School to a single-family subdivision. Other parcels throughout the City are being redeveloped. Older homes are being purchased, torn down and the sites redeveloped with new, contemporary homes.

All City neighborhoods meet the current street design requirements. Landscaping throughout City neighborhoods includes lawns and tree-lined streets. Property maintenance is one of the primary factors in sustaining the high-quality of life that currently exists in the City.

Medium Density Residential Development

Medium Density Residential development is dispersed throughout the City and accounts for 3.6 percent of the City's total acreage (refer to Table LU-1). As of August 2001, land designated as Medium Density Residential accommodated 2,596 units. Most of the units developed after the 1970s when the demand for different housing types arose.

The typical Medium Density Residential development consists of townhomes or condominiums. These housing units represent the majority of the City's multi-family housing stock. Most of these developments include common open space areas with recreational facilities, including pools and picnic areas. Several of the communities were developed under Area Development Plans, which include design guidelines that may be considered more stringent than the standard development requirements in the City.

Three recent developments in the City have been developed in an attempt to satisfy State affordable housing mandates, and are restricted to seniors over the age of 62. A total of 224 senior housing units have been developed in the Emerald Villas and Pioneer Villas projects. The third project, Avalon at Cerritos, is a 147-unit congregate care facility located on the Cerritos Community College Campus. These housing projects are meeting the demands of the aging population. In addition, these developments provide affordable housing, and provide services tailored to meet the needs of the residents.

3.1.2 COMMERCIAL

Commercial development encompasses about 496 acres of land in the City, which represents about 8.6 percent of the overall land area of the City (refer to Table LU-1). Commercial uses are concentrated into centers located throughout the City to meet the day-to-day needs of its citizens and to serve the surrounding region. The City discourages "strip" or "ribbon" commercial centers.

Neighborhood and Community Shopping Centers

Neighborhood and community shopping centers are located throughout the community. These centers are limited in size and provide day-to-day goods and services. They are located at major street intersections, most frequently at one-mile intervals. Grocery or major retail stores are the anchors for these centers with a variety of service and commercial uses in the same center, such as restaurants, dry-cleaners and florists.

Many of these centers are older, having been developed in the 1970s as the residential subdivisions were being built. Architecture and building sizes do not always reflect the needs of current tenants, or the design of adjacent uses.

Regional Commercial

The City of Cerritos is very fortunate to have several major regional commercial centers in the City. The Los Cerritos Center, the Cerritos Auto Square and the Cerritos Towne Center all provide for major regional commercial activities that produce significant employment opportunities and tax revenues for the City.

The Los Cerritos Center is about 95 acres in size, with a floor area of over 1.3 million square feet. Los Cerritos Center includes five major department stores, approximately 140 specialty shops, theaters, restaurants, financial institutions and many other customer services. The Center provides a broad choice of goods and price ranges for comparison shopping and competitive merchandising. Redevelopment or expansion of the Los Cerritos Center is possible through the development of parking structures and improvement of the roads to accommodate increases in traffic.

The Cerritos Auto Square occupies approximately 125 acres west of the I-605 freeway. The Auto Square houses 24 car dealerships in approximately 800,000 square feet of floor area. Consumers from the entire Southern California region shop at the Auto Square, making it the world's most successful auto mall. Additional information on the Auto Square is found later in this element under Area Development Plan Five: Cerritos Auto Square.

The Cerritos Towne Center is about 98 acres in size, with a floor area of over 2.8 million square feet. The Cerritos Towne Center combines office, retail, hotel and entertainment facilities in one master planned project. The Cerritos Towne Center includes the Cerritos Center for the Performing Arts, a 203-room Sheraton Hotel and more than 1.0 million square feet of office space. The retail portion of the Center includes five major department stores, 28 specialty shops and services, theaters and 14 restaurants. Additional information on the Cerritos Towne Center is found later in this element under Area Development Plan Two: Cerritos Towne Center.

3.1.3 INDUSTRIAL

Industrial areas are located primarily in the north and northeast sections of the City of Cerritos. Approximately 726 acres of land are designated for industrial uses within the City, which represents about 13 percent of the total land area of the City (see Table LU-1). The industrial sites are situated to provide easy access to truck routes and major transportation routes,

including freeways and rail. Most of these sites can be accessed from Alondra Boulevard along the City's northern boundary, as well as from several other major thoroughfares including Valley View Avenue, Marquardt Avenue and Artesia Boulevard. The industrial districts are characterized by large, landscaped setbacks and architectural features to diminish the negative visual impacts of parking and loading facilities.

3.1.4 PARKS AND RECREATION

Parks

The City of Cerritos provides ample park and open space facilities and programs for its residents. The City currently operates 20 parks within the City encompassing 187 acres. The City also pays for the operation and maintenance of two park sites outside the City limits: Bettencourt and Rainbow, as well as for facilities associated with ABC Unified School District sites.

The range of neighborhood, community and regional parks provide residents with playing courts, athletic fields, picnic shelters and meeting rooms. Also, residents can swim laps or take courses at the Cerritos Olympic Swim and Fitness Center. The Community Gymnasiums at Cerritos and Whitney High Schools provide youth activities and indoor sports for residents of all ages. The Cerritos Senior Center at Pat Nixon Park offers a variety of special events, recreation, special interest classes and human services to seniors, age 50 and older.

Golf Courses

The City of Cerritos includes one golf course within its jurisdictional boundaries: the City of Cerritos Iron-Wood Nine Golf Course. The approximately 22.1-acre facility has become one of the more popular nine-hole executive course in the area. The facility offers nine holes of golf, totaling approximately 2,936 yards. A night-lighted driving range is also available on-site.

3.1.5 COMMUNITY FACILITIES

Community facilities include civic and government buildings, schools, churches, drainage channels and utility easements. These uses encompass a total of approximately 700 acres, which represents 11.7 percent of the City's total land (refer to Table LU-1).

Civic and Government Facilities

The Civic Center is located on the northwest corner of Bloomfield Avenue and 183rd Street. The Civic Center is the administrative center for the City and includes office space for City employees and chambers suitable for governmental meetings of the City Council, operating departments and City agencies. In addition, the Cerritos Library and a full service Los Angeles County Sheriff's station are located here.

Other civic facilities include the City's Corporate Yard, which is located at Marquardt Avenue and 166th Street and consists of warehouse buildings, an outdoor storage yard and two six million gallon water reservoirs; the City's five water well sites, which are located throughout the City; and a 12 million gallon reservoir located north of SR-91 and west of Studebaker Road at Reservoir Hill Park.

Other governmental facilities in the City include a post office located on the northeast corner of 183rd Street and Carmenita Road, and the ABC Unified School District Center located on the southeast corner of Norwalk Boulevard and 166th Street.

Library

The first phase of the Cerritos Library (18,000 square feet) was completed in 1973, and the phase two remodel and expansion to 41,500 square feet was completed in 1987. On March 16, 2002, the City dedicated the new "Experience Library" adjacent to City Hall. The new three-story, 88,500 square foot facility is twice the size of the previous facility, with a capacity for over 300,000 volumes, which represents more than five books per capita. The Cerritos Library is the first titanium-clad building in the United States; its gold exterior changes color with the atmospheric conditions.

Themed spaces define the library's collections with an Old World Reading Room, a World Traditions area; Save the Planet (Children) area; and an Art Deco (Teen) area with a Main Street linking the themed areas. The interactive children's area includes: Stan, an authentic Tyrannosaurus-rex replica, a 15,000-gallon saltwater aquarium, a scale model of a NASA space shuttle, a rainforest tree, a lighthouse, an art studio, a theater, and computer workstations.

The library also functions as a museum, with exhibit spaces and museum-quality exhibits, cultural artifacts and art from Asia and other cultures, including pieces by Dale Chihuly, Al Held, Lita Albuquerque, Bruce Everett, Peter Hopkins, Karen Koblitz, Hung Lia, Soonja Oh Kim, Pat Steir and Jim Zhang. In addition, the library houses the First Ladies Collection, a collection of books, quotes, portraits, and personal items about these important American women.

Technology supports all areas of library service and function with 200 computer workstations, 600 computer/internet connection ports, Checkpoint system (self check-out), and MyClio intranet.

Museum

The City is committed to providing its residents with cultural resources. In June 2001, the City acquired a building located on the southeast corner of Bloomfield Avenue and 183rd Street, for the purpose of creating a high-quality museum. The intent is to create City-owned and operated facility that could serve as a showcase for art, collections of interest and artifacts from the past. At the time, the General Plan was adopted (January 2004), the City was investigating the feasibility of the museum.

Cerritos is an affiliate of the Smithsonian Institution Museum and Research Center, and as such, would have access to items for both short- and long-term loan. In addition, a number of traveling exhibits are available through Smithsonian Institution Traveling Exhibition Services (SITES), Curatorial Assistance Traveling Exhibitions (CATE) as well as other museums and curatorial services that specialize in obtaining pieces from other public and private collections.

Schools

The City of Cerritos provides for approximately 404 acres of land dedicated to educational facilities. There are nine public elementary schools, three public middle schools, four public high schools and Cerritos Community College. In addition, three private schools are located in the City.

Churches

There are 36 churches located throughout the City of Cerritos.

Cemetery

The Artesia Cemetery is located on the south side of Artesia Boulevard between Studebaker Road and Gridley Road. The facility occupies approximately 16 acres and is in the Los Angeles County Cemetery District.

Drainage Channels/Utility Easements

The two major storm drain channels in the City are the San Gabriel River and Coyote Creek. The San Gabriel River is located along the western edge of the City, while Coyote Creek is located on the eastern edge of the City. Both channels are concrete-lined channels designated as floodways and serve both Cerritos and the region. Recreation trails are incorporated into the design of each facility to provide regional recreation access.

Utility easements, owned by Southern California Edison, are located in the southern and western portions of the City. One linear easement extends from the western City boundaries to the eastern City boundaries, and another north-south easement runs parallel to the San Gabriel River.

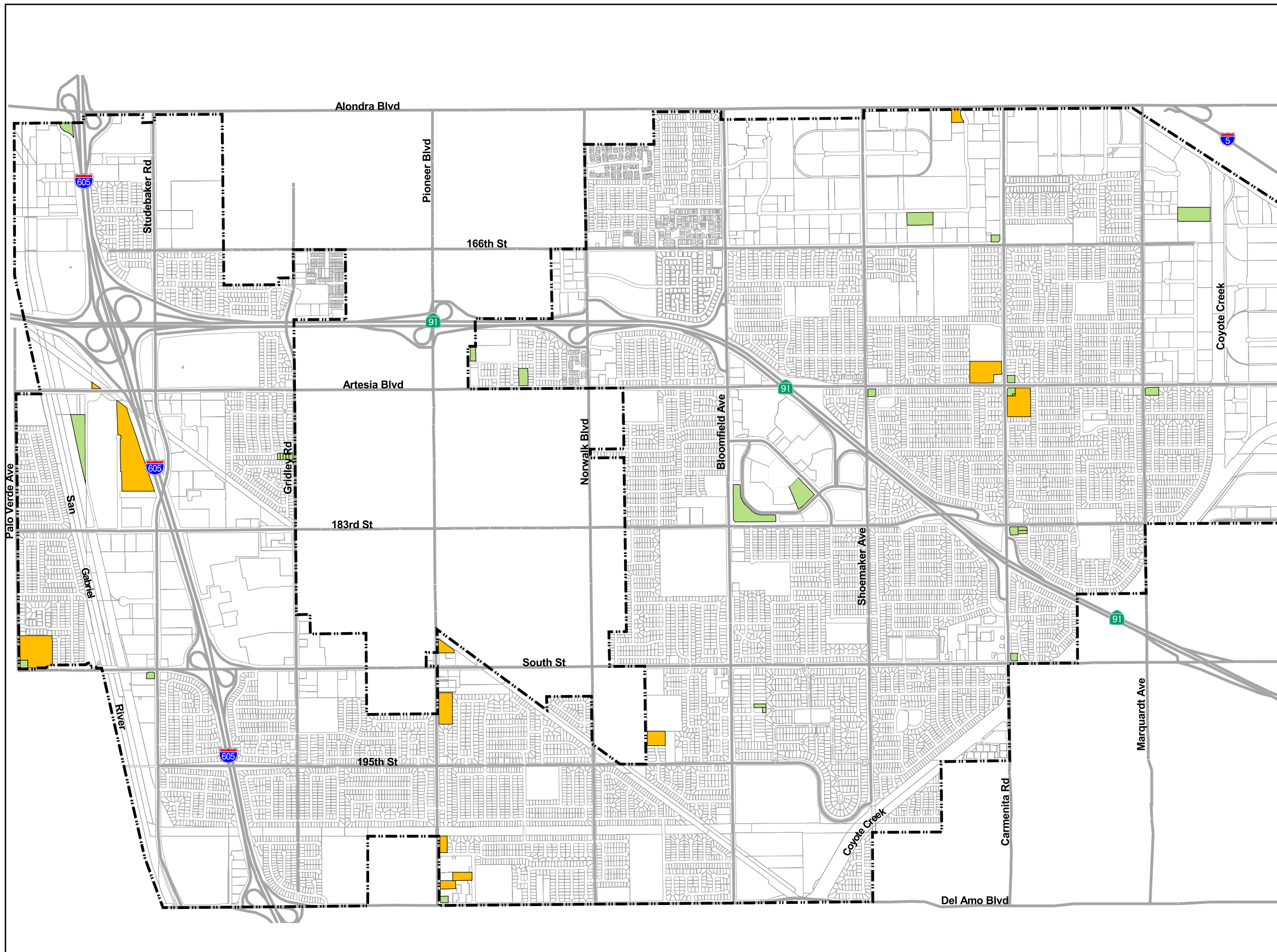
3.1.6 VACANT AND UNDERUTILIZED LAND

Exhibit LU-1, *Vacant and Underutilized Land*, graphically depicts the location of sites in the City that are either vacant or have been identified as underutilized. The acreage total of the sites is shown in Table LU-2, *Summary of Vacant and Underutilized Land*. Vacant land refers to parcels with no development. Underutilized land refers to parcels that are developed below the potential use or capacity of the site. In some cases underutilized land can consist of parcels that have: (1) a large portion of the site in non-building uses, such as excessive surface parking or outdoor work or storage areas; (2) a high percentage of structure(s) vacant; (3) a low floor area ratio; (4) buildings that are dilapidated or otherwise impaired by physical deficiencies; or (5) inefficient or functionally obsolete structures.

Table LU-2
Summary of Vacant and Underutilized Land

| Land Use Designation | Vacant Land (Acres) | Underutilized Land (Acres) |
|--|---------------------|----------------------------|
| Low Density Residential | 1.88 | 4.12 |
| Medium Density Residential | 0.00 | 0.00 |
| Office-Professional Commercial | 1.37 | 0.00 |
| Community Commercial | 3.86 | 22.73 |
| Regional Commercial | 6.12 | 0.00 |
| Industrial/Commercial | 0.00 | 3.59 |
| Light Industrial | 12.06 | 15.54 |
| Public/Quasi-Public | 0.00 | 0.00 |
| Parks and Open Space | 1.33 | 0.00 |
| Utility and Flood Control Right-of-Way | 0.00 | 0.00 |
| Railroad Right-of-Way | 0.00 | 0.00 |
| Road Right-of-Way | 0.00 | 0.00 |
| Private Road | 0.00 | 0.00 |
| TOTAL | 26.62 | 45.98 |
| Note: Inventory date, August 2001. | | |

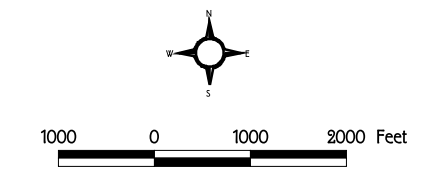
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- LEGEND
- Underutilized = Developed Below the Potential Use or Capacity of a site.
 - Vacant = Undeveloped
 - City limit



Source: GIS Data, City of Cerritos, Land Use modified by RBF Consulting for purposes of General Plan Update.
Date of Inventory: August 2001.



Vacant and Underutilized Land (August 2001)

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Vacant Land

The City of Cerritos is almost entirely developed. In August 2001, only a very limited amount of land, approximately 27 acres, in the City was vacant, which comprises less than one percent of the City's total acreage. The limited amount of vacant land results in an increased demand for the redevelopment of existing parcels. This trend is not new in Cerritos, and the extent of private redevelopment can be expected to increase.

Underutilized Land

There are approximately 46 acres in the City that are underutilized. Underutilized sites are located throughout the City and include a variety of residential, commercial and industrial designated sites. The majority of the underutilized sites fall into the commercial or industrial use categories.

As previously mentioned, there are a limited number of vacant or underutilized parcels in the City suitable for large residential, commercial or industrial infill development. Many factors contribute to the suitability of these parcels including size, orientation, shape, location, property value and existing Municipal Code regulations. In addition, many of these parcels are former service station sites less than one-half acre in size that are located adjacent to residential land uses and/or located at the corner of major intersections in the City. All of these factors limit the infill development potential of these parcels.

Many of the vacant and/or underutilized parcels are the result of the abandonment of the traditional service station. The industry trend is to move away from the smaller acreage site, which offered gasoline sales and automobile service bays, towards a larger acreage site with a convenience service station that sells merchandise, car washes or other services to patrons in addition to gasoline sales. The abandonment of service stations can also be attributed to the State regulations that require operators to replace all existing single-lined underground storage tanks (UST) with dual-lined USTs. The cost of upgrading USTs can make it unprofitable for service station operators to continue their business.

3.2 RELATIONSHIP TO OTHER PLANS

The Land Use Element provides the basic guidelines for physical development within the City of Cerritos. These guidelines form an umbrella of land use designations and generalized land use patterns that set the policy of how the City will develop and what it wants to accomplish with its development. Several other planning tools are used to implement the policies for land use set forth in this document. These tools include the City's zoning ordinance, area development plans, redevelopment plans and development agreements.

3.2.1 CITY'S ZONING ORDINANCE

Zoning is the means by which cities implement their General Plans. The City of Cerritos' ordinance does just this – it translates the long-term goals and policies of the plan into the guidelines used for everyday decisions. While the General Plan provides long-range and broad categories of land use, zoning provides specific development requirements, such as density, height, size and development character. Similar to the General Plan, a zoning map accompanies the ordinance, which is primarily text, to define the boundaries of each zoning district.

The City of Cerritos' Zoning Ordinance (Chapter 22.20-22.33 of the Cerritos Municipal Code) establishes land use zones that provide for the compatible grouping of similar and interrelated land uses and applies uniform regulations to properties similarly situated within each zoning classification (City of Cerritos, Ordinance 413, Section 1 (part), 1972). As a charter city in the State of California, zoning is not required to be in conformance with the General Plan. However, in Cerritos, zoning and general plan designation are generally in conformance.

3.2.2 AREA DEVELOPMENT PLANS

As provided for in Chapter 22.10 of the Cerritos Municipal Code, an area development plan (ADP) is an instrument for guiding, coordinating and regulating the development of property within a given area. Area development plans are a "specific plan" as authorized in Article 8 of Chapter 3 of the State Planning and Zoning Law. They also replace the usual zoning regulations and are required to be consistent with and carry out the provisions and objectives of the General Plan of the City. In the City of Cerritos, the ADP is also adopted into the Zoning Ordinance and replaces the usual zoning regulations for the given area.

Area development plans serve as a basis for the City to consider and act upon more detailed precise plans prepared by landowners, developers and public agencies. ADPs promote appropriate land uses and encourage the highest possible quality of design and environment within the designated area. Objectives, policies and standards are established to capitalize upon the special qualities and opportunities of the area while permitting the flexibility required to consider unique and imaginative designs. An ADP establishes a land use pattern, circulation system, open space and other features as necessary to coordinate developments on adjacent parcels and in order to achieve a functionally and visually integrated development of the entire area.

As of February 2003, there were 12 Area Development Plans within the City, which are illustrated on Exhibit LU-2, *Area Development Plans*, as well as on the *Land Use Map*, Exhibit LU-4. *Table LU-3, *Area Development Plan**

Summary, provides the net acreage and land use designations within each ADP. A brief description of the 11 ADPs within the City follows Exhibit LU-2.

Table LU-3
Area Development Plan Summary

| ADP | Description of Land Use Designation | Development Name | Net Acres* |
|--------------|--|---------------------------|---------------|
| 1 | Industrial Park | Cerritos Industrial Park | 300.00 |
| 2 | Town Center Commercial | Cerritos Towne Center | 125.00 |
| 3 | Planned Residential Development – Residential Mixed Density | Residential Mixed Density | 133.00 |
| 4 | Planned Residential Development – Low Density Residential | Shadow Park | 116.00 |
| 5 | Specialized Commercial, Related Commercial, Office Commercial and Open Space – Auto Center | Cerritos Auto Square | 98.00 |
| 6 | Planned Residential Development – Medium Density Residential | Concord Place | 15.44 |
| 7 | Planned Residential Development – Medium Density Residential | The Palms | 5.67 |
| 8 | Planned Residential Development – Medium Density Residential | Cerritos Terrace | 2.19 |
| 9 | Planned Residential Development – Low Density Residential | Encore | 12.95 |
| 10 | Planned Residential Development – Senior Housing | Emerald Villas | 5.99 |
| 11 | Planned Residential Development – Senior Housing | Pioneer Villas | 4.28 |
| 12 | Planned Residential Development – Low Density Residential | Royal Terrace | 0.90 |
| Total | | | 819.42 |

* Net Acres includes only privately owned land in the ADP. The area excludes land area occupied by road and rail rights-of-way.

Area Development Plan One (ADP-1): Cerritos Industrial Park

ADP-1 is an extension of a large industrial area spanning approximately 300 acres in the northern portion of the City. This ADP is bounded by Bloomfield Avenue on the west, the northern Cerritos City boundary on the north (a portion of which borders Alondra Boulevard), Carmenita Road on the east and 166th Street on the south. ADP-1 is located within the Los Coyotes Redevelopment Project Area.

ADP-1 is an industrial area that provides goods and services to the entire region through a network of rail, highway and freeway facilities. The area benefits from having two freeways in the immediate vicinity and three major highways for boundaries. Thus, it provides unique opportunities for light industrial uses and is ideally suited for industrial development to service a regional market. Almost two-thirds of the development area border faces either residential land uses, a community park or a junior high school. The borders adjacent to these uses require landscaping and buffering, so that the industrial development is integrated and compatible with these uses. In addition, 166th Street, Bloomfield Avenue and Carmenita Road serve as buffers between the industrial and residential uses.


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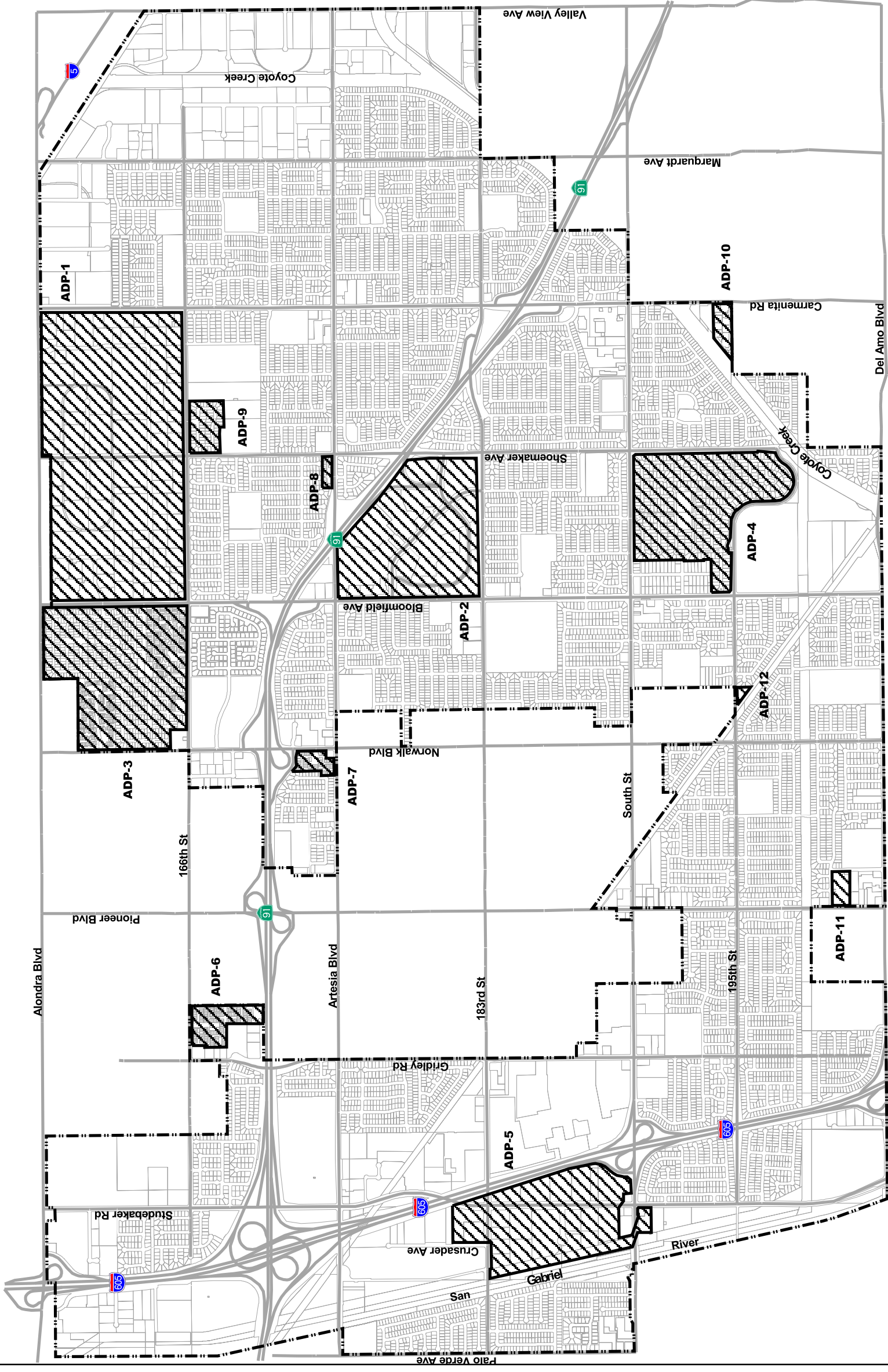
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LEGEND

-  Area Development Plans
- ADP-1: Cerritos Industrial Park
- ADP-2: Cerritos Towne Center
- ADP-3: Residential Mixed Density
- ADP-4: Shadow Park
- ADP-5: Cerritos Auto Square
- ADP-6: Concord Place
- ADP-7: The Palms
- ADP-8: Cerritos Terrace
- ADP-9: Encore
- ADP-10: Emerald Villas
- ADP-11: Pioneer Villas
- ADP-12: Royal Terrace



City limit



Area Development Plans

ADP-1 permits two land uses: manufacturing-plant and manufacturing-office. Manufacturing-plant uses are conditional uses, subject to the criteria and limitations of Municipal Code Section 22.11.130 and other conditions the planning commission deems necessary to realize the intent of the development code. The conditional uses for manufacturing-plant include:

- Business and research offices;
- Bottling works;
- Machine shops;
- Manufacturing;
- Government or public utility facilities;
- Publishing, printing, lithographing and engraving;
- Recycling facility, pursuant to the provisions of Section 22.40.700 of the Municipal Code;
- Restaurants, excluding drive-ins and carry-outs;
- Scientific research and experimental development laboratories;
- Wholesaling and warehousing;
- Comparable uses as determined according to Section 22.20.100 of the Municipal Code; or
- Limited retail sales and service in conjunction with any other use in Section 22.11.140 of the Municipal Code.

Manufacturing-office is a conditionally permitted use in ADP-1, which includes the following:

- Financial institutions, such as banks, savings and loan associations and credit unions;
- Trade or professional schools;
- Office uses of a business, administrative, service, consulting or professional type including sale of services, equipment, supplies and goods to commercial accounts, including limited retail sales and service to the public in conjunction with a permitted use;
- Restaurants, excluding drive-ins and carry-outs;
- Government or public utility facilities; or
- Medical, dental or completely enclosed veterinary clinics.

The objectives for ADP-1 are to: (1) provide protection for surrounding residential land uses; (2) create a highly attractive industrial area both visually and functionally; (3) provide a source of economic strength to the community in terms of employment, city revenues and related business activity; and (4) realize the highest and best use of the area for the economic benefit of both the City and area property owners.

ADP-1 is almost fully developed. Industry within the ADP-1 designation is very cohesive. The entire development plan area is surrounded by landscape buffers making it compatible with adjacent residential areas.

The few remaining vacant parcels within the development plan area have interim uses such as truck storage.

Area Development Plan Two (ADP-2): Cerritos Towne Center

ADP-2 encompasses approximately 98 acres in the area bounded by Bloomfield Avenue on the west, SR-91 on the north, Shoemaker Avenue on the east and 183rd Street on the south. The development plan area includes the entire right-of-way of each of the bounding streets and extends to the centerline of SR-91. ADP-2 is located within the Los Coyotes Redevelopment Project Area.

ADP-2 provides for one land use: town center commercial. The area was planned to provide commercial uses primarily on the north side of Towne Center Drive, and office and civic uses to the south of Towne Center Drive.

The objectives for ADP-2 are to: (1) establish a “town center” that provides for office professional, governmental, institutional, retail and recreational uses. Facilities for these various activities are to be selectively combined with the nearby civic center, high school, community park and churches in order to form an active focal point of community life; (2) provide an area of outstanding environmental character, including a high-quality visual design, suppression of noise and protection of public health and safety; (3) realize additional tax revenues that can be used to improve the quality of public services for all the citizens of Cerritos; and (4) minimize any undesirable impact on the surrounding residential areas.

ADP-2 is highly visible and easily accessible via SR-91, and as such, the site provides an opportunity to create a significant focal point of community life, community identity and pride in the City. Additionally, the area provides a long-range and on-going source of economic strength to the community in terms of employment and tax revenue for community services.

ADP-2 offers both community and regional commercial, as well as significant employment opportunities with the offices and hotel. City offices and services are provided adjacent to the ADP, which support the concept of the area being a true “town center.” The Cerritos Towne Center is also home to the Sheraton Hotel and the Cerritos Center for the Performing Arts, a cultural and entertainment center that serves not only the City, but the entire region. Most of the Towne Center developed during the 1990s and a few vacant parcels still remain, although development has been planned for these parcels.

Area Development Plan Three (ADP-3): Residential Mixed Density

ADP-3 encompasses approximately 133 acres of land within the northern portion of the City. The ADP is bounded by 166th Street on the south, Norwalk Boulevard on the west, Bloomfield Avenue to the east and Alondra Boulevard and the northern Cerritos City boundary on the north, and excludes approximately three acres of land located on the northeast corner of the intersection of Norwalk Boulevard and 166th Street having approximately 382 feet of street frontage on Norwalk Boulevard. ADP-3 is located within the Los Coyotes Redevelopment Project Area.

The only permitted category of land use within this ADP is planned residential development (PRD). The basic objective for development within ADP-3 is to provide a highly attractive, innovative and stimulating living environment featuring a combination of single-family and townhome residential units, as well as generously landscaped common activity areas. This provides residents of the area with a closely coordinated sense of diversity and sense of place within a totally planned, park-like community. Single-family neighborhoods in this ADP include The Courts and Granada Park. Multi-family neighborhoods include Sundance, Parkside and Tiburon.

Area Development Plan Four (ADP-4): Shadow Park

ADP-4 consists of approximately 116 acres of land. The ADP is generally bounded by South Street on the north, Bloomfield Avenue on the west, Coyote Creek and 195th Street on the south and Shoemaker Avenue on the east. ADP-4 is located within the Los Coyotes Redevelopment Project Area.

The only permitted category of land use within the ADP is planned residential development (PRD). This ADP is intended to capitalize upon the highly desirable characteristics of the area and its vicinity by integrating common open space with low density single-family residential. The objectives for ADP-4 are to: (1) provide a residential environment that fosters meaningful human interaction, neighborhood identity and the opportunity to enjoy a verdant, pedestrian-oriented and park-like community; and (2) provide for a residential environment that will compliment the natural beauty of Cerritos Regional Park to the south.

Area Development Plan Five (ADP-5): Cerritos Auto Square

ADP-5 consists of approximately 125 acres of land. The ADP is generally bounded by Crusader Avenue and the San Gabriel River Channel on the west, the San Gabriel River Freeway (I-605) on the east, 183rd Street on the north; and South Street on the south. ADP-5 extends north of 183rd Street and excludes some parcels north of South Street (refer to [Exhibit LU-2, Area Development Plans](#)). This ADP is located within the Los Cerritos Redevelopment Project Area.

ADP-5 provides for four categories of land uses: specialized commercial, related commercial, office commercial and open space. Existing land uses in the ADP include a multi-residential building apartment complex consisting of 150 units, automobile dealerships and office buildings. The apartment complex is located in the middle of the development area.

The objectives of ADP-5 are to: (1) establish a regional automobile shopping center with ancillary and coordinated commercial sales, services and uses; (2) establish the cooperation and coordination of participants in the development and operation of the commercial complex; (3) establish a long-range and on-going source of economic strength to the community in terms of employment and tax revenue for community services; (4) protect and enhance the natural, social and physical attributes of the development area so as to not detrimentally affect adjacent existing developments; and (5) establish innovative and quality site planning and architectural design maintaining a prosperous and marketable specialized commercial complex unique and individual in itself.

ADP-5 includes the Cerritos Auto Square. In 1976, the ADP was amended to permit restricted commercial uses that would enhance and support the regional character of this commercial area. The restricted commercial uses have enhanced and expanded the marketing capabilities and advantages of this area. The Auto Square is currently fully developed. Vacant land for the expansion of the Auto Square is currently not available, and therefore, the dealerships make use of many of the surrounding power line easements and industrial sites for vehicle storage. Expansion opportunities for the Auto Square are limited because surrounding land is fully developed.

Area Development Plan Six (ADP-6): Concord Place

ADP-6 consists of approximately 15.44 acres of land. The ADP is bounded by 166th Street on the north, SR-91 on the south, the City boundary with the City of Artesia on the east, and light industrial uses on the west. The ADP includes approximately 275 feet of frontage on SR-91 and 719 feet of frontage on 166th Street. ADP-6 is located within the Los Coyotes Redevelopment Project Area.

The only category of land use within the ADP is planned residential development (PRD). The basic objective for development within ADP-6 is to provide a highly attractive, innovative and stimulating townhouse living environment featuring generously landscaped common activity areas. This provides residents of the area with a closely coordinated sense of diversity and sense of place within a totally planned, park-like community.

Area Development Plan Seven (ADP-7): The Palms

ADP-7 consists of approximately 5.67 acres of land. The ADP is bounded by SR-91 on the north, Artesia Boulevard on the south, Norwalk Boulevard on the east and single-family residential uses on the west. The ADP has approximately 500 feet of street frontage on Norwalk Boulevard and 325 feet of street frontage on Artesia Boulevard. ADP-7 is located within the Los Coyotes Redevelopment Project Area.

The only category of land use within ADP-7 area is planned residential development (PRD). The basic objective for development within ADP-7 is to provide a highly attractive, innovative and stimulating townhouse living environment featuring generously landscaped common activity areas. This provides residents of the area with a desirable living environment through the development of a totally planned, park-like neighborhood.

Area Development Plan Eight (ADP-8): Cerritos Terrace

ADP-8 consists of approximately 2.19 acres of land. The ADP is bounded by single-family residential uses on the north, Artesia Boulevard on the south, Shoemaker Avenue on the east and a freeway (SR-91) on-ramp and a Los Angeles County Sanitation District parcel on the west. The ADP has 175 feet of street frontage on Shoemaker Avenue and 600 feet of street frontage on Artesia Boulevard. ADP-8 is located within the Los Coyotes Redevelopment Project Area.

The only category of land use within ADP-8 is planned residential development (PRD). One objective for ADP-8 is to encourage property owners to develop the entire area plan at one time. Additionally, development of a single-family residential community permitting zero lot line development with attached and detached units at a density no greater than seven and one-half units per gross acre is encouraged. This presents a highly attractive, innovative and stimulating residential living environment featuring generously landscaped common activity areas, adequate parking per unit and guest parking. Thus, residents are provided an area with a desirable living environment through the development of a totally planned, park-like neighborhood.

Area Development Plan Nine (ADP-9): Encore

ADP-9 consists of approximately 12.95 acres of land. The ADP is bounded by 166th Street on the north; Shoemaker Avenue on the west; Whitney High School on the south; and Cerritos Park East, which includes the Cerritos Olympic Swim and Fitness Center, on the east. The ADP has approximately 924 feet of street frontage on 166th Street and 538 feet of street frontage on Shoemaker Avenue. ADP-9 is located within the Los Coyotes Redevelopment Project Area.

The only category of land use within the ADP is planned residential development (PRD). One of the objectives of ADP-9 is to encourage property owners to construct all homes at one time or within a phasing schedule approved by the City Council. Development of a detached single-family residential community having a density no greater than 5.5 units per gross acre is required. This presents a highly attractive, innovative and stimulating residential living environment featuring generously landscaped common areas that create a desirable living environment through the development of a totally planned, park-like neighborhood.

Area Development Plan Ten (ADP-10): Emerald Villas

ADP-10 encompasses approximately 5.99 acres of land. The ADP is bounded by a residential-zoned parcel on the north that is developed with a church, Carmenita Road to the east, Coyote Creek Flood Control Channel on the west and existing residential uses within the City of La Palma and the County of Orange on the south. The ADP has approximately 330 feet of street frontage on Carmenita Road.

The only category of land use within ADP-10 is planned residential development (PRD). The density permitted in the ADP shall be no greater than one dwelling unit per every 2,050 square feet of gross land area. The objectives of ADP-10 are to: (1) encourage the property owner to develop the entire area plan at one time; (2) provide a highly attractive, innovative and stimulating affordable for-sale senior housing development featuring generously landscaped common activity areas; and (3) provide the residents of the area with a desirable living environment through the development of a totally planned, park-like neighborhood. ADP-10 is fully developed and includes 126 dwelling units in the Emerald Villas senior housing project.

Area Development Plan Eleven (ADP-11): Pioneer Villas

ADP-11 encompasses approximately 4.28 acres of land. The ADP is located on the east side of Pioneer Boulevard, south of Eberle Street and west of Cabrillo Lane. ADP-11 is located within the Los Coyotes Redevelopment Project Area.

The only category of land use within ADP-11 is planned residential development (PRD). The dwelling unit density shall not exceed 25 units per gross acre. The objectives of ADP-11 are to: (1) encourage the property owner to develop the entire area plan at one time; (2) provide a highly attractive, innovative and stimulating affordable for-sale senior housing development featuring generously landscaped common activity areas; and (3) provide the residents of the area with a desirable living environment through the development of a totally planned, park-like neighborhood.

ADP-11 is fully developed and includes 98 dwelling units in the Pioneer Villas senior housing project.

Area Development Plan Twelve (ADP-12): Royal Terrace

ADP-12 encompasses approximately 0.90 acres of land. The ADP is triangular in shape, and is bounded by single-family residential uses to the east, 195th Street to the north, and the Los Angeles County Flood Control Channel and the Metropolitan Transportation Authority right-of-way to the south and west. The ADP has approximately 320 feet of street frontage along 195th Street.

The only category of land use within ADP-12 is planned residential development. The objectives of ADP-12 are to: (1) install/construct all area development plan improvements at one time; (2) construct all homes at one time; (3) encourage the development of a detached single-family residential community having a density of no greater than 5.0 units per gross acre; and (4) realizing the odd shape of the subject property, provide a highly attractive, innovative design that will offer a stimulating residential living environment featuring generous landscaping that creates a desirable living environment through the development of a totally planned, park-like development. ADP-12 is fully developed and includes four single-family detached residential units.

3.2.3 REDEVELOPMENT PLANS

The adoption of redevelopment plans by cities is allowed by the State Legislature under the Community Redevelopment Law of the State of California. Redevelopment plans are intended to revitalize and rehabilitate blighted areas. Government assistance is provided initially with the intent to encourage private investment as well. Because redevelopment projects must be in conformance with the General Plan, these plans are one of the more powerful means cities have to implement the goals and policies set forth in their General Plan.

Two redevelopment plans have been adopted by the City of Cerritos: the Los Cerritos Redevelopment Plan and the Los Coyotes Redevelopment Plan (refer to [Exhibit LU-3, *Redevelopment Project Areas*](#)). With the express purpose of eliminating blight through the redevelopment of buildings, infrastructure and other facilities in an area, these two redevelopment areas focus resources that have transformed and continue to improve specific areas of the City.

In fiscal year 2003-2004, both the Los Cerritos and Los Coyotes Redevelopment Plans were amended pursuant to Senate Bill 211 (2001, authored by Senator Torlakson). The amendments are outlined in Ordinance No. 874 for Los Cerritos, adopted November 11, 2003, and Ordinance No. 875 for Los Coyotes, adopted November 11, 2003, and

effectively delete the time limit for the project areas to incur indebtedness provided the Redevelopment Agency complies with Section 33607.7 of the Health and Safety Code. Section 33607.7, as applied to the two redevelopment project areas in Cerritos, requires that the Redevelopment Agency begin making pass-through payments to the affected taxing agencies in fiscal year 2005-2006. Senate Bill 1045 was signed by the Governor in 2003. It is anticipated that the City will need to amend the redevelopment project areas in 2004 to comply with the provisions of the bill.

Los Cerritos Redevelopment Project Area

Originally established in November 1970, the Los Cerritos Redevelopment Project Area encompassed 820 acres. In 1975, 120 acres were added to the Project Area bringing the total acres to 940. The Los Cerritos Redevelopment Project area is bounded by Alondra Boulevard on the north, South Street on the south, irregularly by Studebaker Road, Eric Avenue and Gridley Road on the east and the San Gabriel River Channel on the west. The Los Cerritos Redevelopment Plan was adopted on November 17, 1970 with Ordinance No. 290 and has been amended three times: by Ordinance No. 489 on May 7, 1975, by Ordinance No. 536 on December 1, 1976, and by Ordinance No. 874 on November 24, 2003.

The original Los Cerritos Redevelopment Plan expires in November 2011, while the amended Los Cerritos Redevelopment Plan expires in May 2016. The time period for the Redevelopment Plan may be extended as allowable by State law. The Redevelopment Agency may pay indebtedness or receive property taxes in the original Los Cerritos project area through November 2021, and in the amended Los Cerritos project area through May 2026.

The Cerritos Redevelopment Agency's primary purpose in establishing the original Los Cerritos Project Area was to remedy and alleviate blighted conditions associated with undeveloped and unproductive vacant land, inadequate street and circulation systems, unsuitable land mixes, inadequate or the total lack of public street improvements and the existence of substandard and incompatible uses and structures.

Los Coyotes Redevelopment Project Area

Originally established in May 1975, the Los Coyotes Redevelopment Project Area encompasses approximately 1,600 acres throughout the City. The majority of the Project Area is east of the City of Artesia and extends to both the northern and southern City of Cerritos limits (refer to Exhibit LU-3, Redevelopment Project Areas). The Los Coyotes Redevelopment Plan was adopted in May 1975 with Ordinance No. 490 and has been amended two times: by Ordinance No. 537 on December 1, 1976 and by Ordinance No. 875 on November 24, 2003.

A CITY WITH VISION

CERRITOS GENERAL PLAN

LEGEND

Redevelopment Project Areas

Los Coyotes

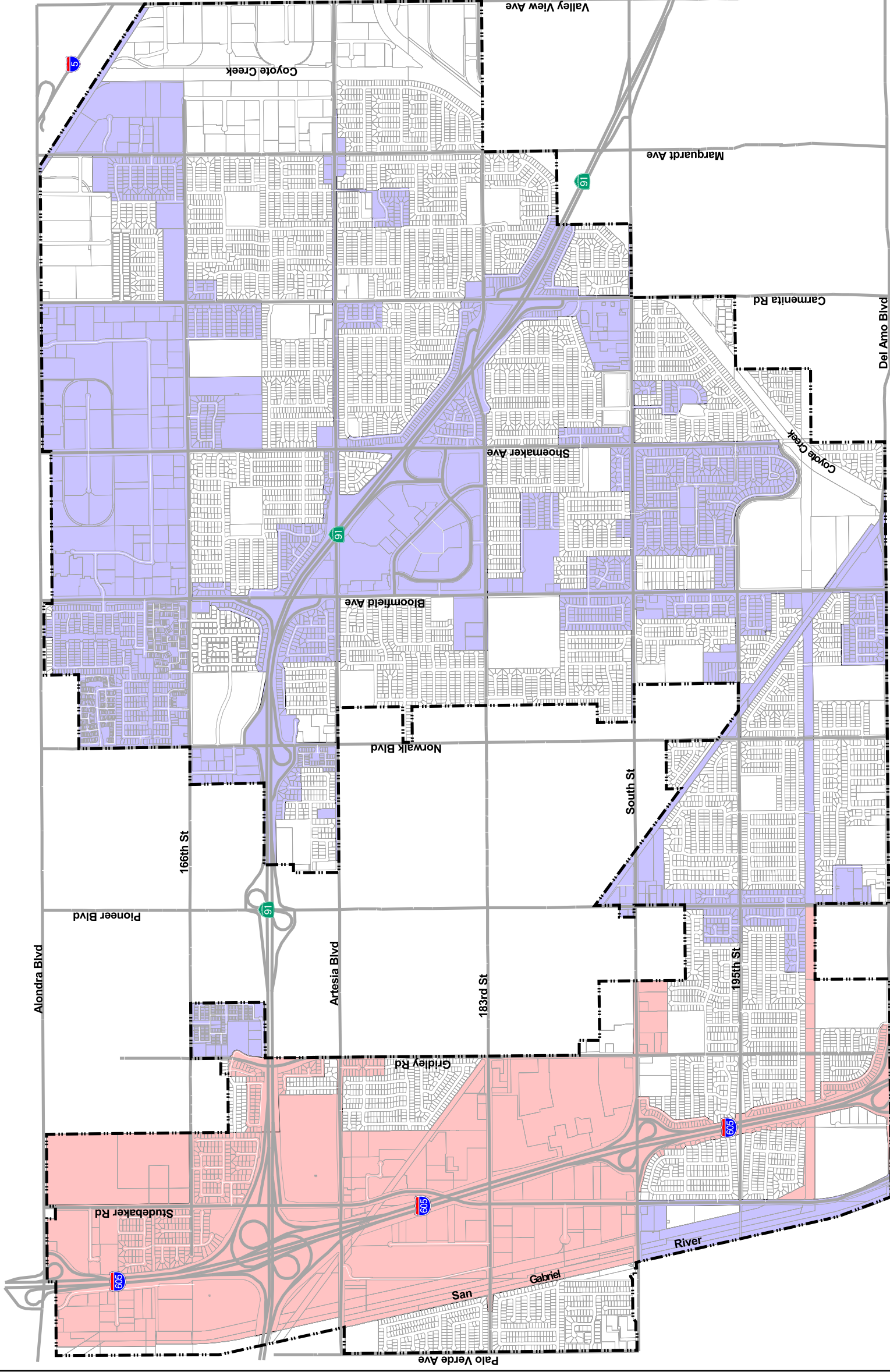
Los Cerritos

City limit



1000 0 1000 2000 Feet

Source: GIS Data, City of Cerritos



Redevelopment Project Areas

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The Los Coyotes Redevelopment Plan expires in May 2016, although the time period for the Redevelopment Plan may be extended as allowable by State law. The Redevelopment Agency may pay indebtedness or receive property taxes in the Los Coyotes project area through May 2026.

The Cerritos Redevelopment Agency's primary purpose in establishing the original Los Cerritos Project Area was to promote sound new community development that is viable, both physically and economically, within the Project Area boundaries. The Plan for the Los Coyotes Project Area responds to the need to correct problems within the Project Area boundaries related to circulation, land use incompatibility, structural dilapidation and deterioration, and to assist the private sector in providing the type of development that will maximize the development of property within the Project Area boundaries and prevent the reoccurrence of the blight conditions.

Redevelopment Plan Objectives

The Cerritos Redevelopment Agency uses the process of redevelopment to eliminate and mitigate visual, economic, physical, social and environmental blight within the City. The following specific objectives were established by the Redevelopment Agency and apply to both Redevelopment Project Areas:

- ❑ The elimination of existing blighted conditions, be they properties or structures, and the prevention of reoccurring blight in and about the Project Area.
- ❑ The development of property within a coordinated land use pattern of residential, commercial, industrial, recreational and public facilities in the Project Area, consistent with the goals, policies, objectives, standards, guidelines and requirements, as set forth in the City's adopted General Plan and Development Code.
- ❑ The development of public services and facilities, including but not limited to recreational, maintenance and operation services and facilities as are necessary and required for the development of the Project Area.
- ❑ The elimination of environmental deficiencies, including inadequate street improvements, inadequate utility systems, inadequate public services; and the removal of deficiencies in the freeway system, including its circulating movement and its social, physical and environmental characteristics of blight prevalent within the Project Area.

- The development of a more efficient and effective circulation corridor system, free from hazardous vehicular, pedestrian and bicycle interfaces and designed to their ultimate circulation flow.
- The implementation of techniques to mitigate blight characteristics resulting from exposure to the freeway, including but not limited to those visual and audible conditions affecting adjacent properties within the Project Area.
- Beautification activities to eliminate all forms of blight, including but not limited to visual blight, in order to encourage community identity.
- The encouragement, promotion and assistance in the development and expansion of local commerce and needed commercial and industrial facilities, increasing local employment opportunities, improving the economic climate and establishing property within the Project Area.
- The acquisition, assemblage and/or disposition of sites with usable and marketable sizes and shapes for commercial, industrial, recreational and public facility development within the Project Area.
- The creation of a more cohesive and unified Cerritos community by strengthening the physical, social and economic ties between residential, commercial, industrial and recreational land uses within and about the Project Area.
- The acquisition and disposition of property for the purpose of providing relocation housing, as may be required, to implement the objectives of the Plan.
- To encourage the coordination, cooperation and assistance of other local agencies, including but not limited to the ABC Unified School District, the Cerritos Community College District, the Los Angeles County Sanitation District and the Consolidated Fire Protection District of Los Angeles County, as may be deemed necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and practical extent.
- The achievement of a physical environment reflecting the high level of concern for architectural and urban design principals deemed important by the Cerritos community.
- To encourage community involvement and citizen participation in the adoption of policies, programs and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and the goals of the Cerritos General Plan.

3.2.4 DEVELOPMENT AGREEMENTS

Development agreements are authorized by State law to enable a city to enter into a binding contract with a developer in order to assure the city as to the type, character and quality of development. In addition, developers are assured that the necessary development permits will be issued regardless of changes in regulations that may occur in the future.

Development agreements ensure that a developer of a multi-phased project, who has based project financing on conditions negotiated with the City at a particular time, would not be adversely affected by subsequent change in regulations that might otherwise affect the project. This in turn, enables the City to obtain additional contributions and benefits from the developer.

As of August 2001, the City of Cerritos had entered into two development agreements: one with Transpacific Development Company and one with Vestar Development Company. Both agreements are associated with development projects located within ADP-2.

3.3 PROPERTY MAINTENANCE

Cerritos takes great pride in its beautifully maintained neighborhoods, carefully planned retail areas, and abundant recreational facilities, all of which contribute to making Cerritos an attractive place to live and work. The City is committed to maintaining this high-quality image through the implementation of its Code Enforcement Program, whose authority is specified in Chapter 6.20, Property Maintenance, of the City's Municipal Code. The Community and Safety Services Department is responsible for implementing the City's Code Enforcement Program. The intent of the program is to help maintain the City's park-like image, enhance property values and preserve the high-quality of Cerritos neighborhoods. City code enforcement officers respond to more than 3,000 calls from residents each year; patrol the City's streets for health, safety and appearance concerns before the problems contribute to neighborhood decay; and plan the annual City-wide Pride program.

4.0 DESCRIPTION OF THE LAND USE PLAN

4.1 OVERVIEW OF THE LAND USE PLAN

The graphic depiction of the City of Cerritos' official policy relative to land use is presented on [Exhibit LU-4, *General Plan Land Use Map*](#). This diagram illustrates the general pattern and relationship of the various land uses in Cerritos in 2020.

An acreage calculation of the land use policy is presented in Table LU-4, General Plan Land Use in 2020. The acreages of the various land uses on the General Plan Land Use Map are presented, along with number of dwelling units and the amount of non-residential square footage.

The General Plan Land Use Map should be used as general guide for the identification of the location of various land uses in the City. The map should be used in combination with the written goals and policies in the Land Use Element.

**Table LU-4
General Plan Land Use in 2020**

| Land Use Designation | 2001 Acres | 2001 DU/SF | 2020 Acres | 2020 DU/SF |
|--|------------|----------------------------|------------|----------------------------|
| Low Density Residential | 1880.25 | 13,023 DU 139,810 SF | 1,882.13 | 13,052 DU 139,810 SF |
| Medium Density Residential | 208.82 | 2,596 DU | 208.82 | 2,596 DU |
| Office-Professional Commercial | 14.18 | 241,053 SF | 15.55 | 390,246 DU |
| Community Commercial | 100.88 | 1,517,878 SF | 104.74 | 2,418,241 SF |
| Regional Commercial | 380.93 | 72 DU 6,179,283 SF | 387.05 | 72 DU 6,845,751 SF |
| Industrial/Commercial | 28.83 | 536,076 SF | 28.83 | 643,230 SF |
| Light Industrial | 697.85 | 11,343,771 SF | 709.91 | 11,778,472 SF |
| Educational | 403.49 | 186,100 SF | 403.49 | 150 DU 355,994 SF |
| Public/Quasi-Public | 21.80 | 137,666 SF | 21.80 | 137,666 SF |
| Parks and Open Space | 247.12 | 42,975 SF | 248.45 | 42,975 SF |
| Utility and Flood Control Right-of-Way | 274.71 | 41,600 SF | 274.71 | 41,600 SF |
| Railroad Right-of-Way | 43.75 | | 43.75 | |
| Misc. Road Right-of-Way/Private Roads | 28.42 | | 28.42 | |
| Freeways/Public Streets | 1,338.45 | | 1,338.45 | |
| Vacant | 26.62 | | 0.00 | |
| TOTAL | 5,696.10 | 15,692 DU 20,366,222 SF | 5,696.10 | 15,871 DU 22,793,985 SF |
| 2020 Increases | | | | + 179 DU +427,763 SF |

4.2 LAND USE DESIGNATIONS

Land use designations describe the type and intensity of development allowed in a given area. While terms like “residential,” “commercial” or “industrial” are generally understood, State General Plan law requires a clear and concise description of the land use categories that are depicted on Exhibit LU-4, General Plan Land Use Map, at the end of this element.

The Land Use Element and General Plan Land Use Map contain the following 11 land use designations:

- Low Density Residential
- Medium Density Residential
- Office-Professional Commercial
- Community Commercial
- Regional Commercial
- Industrial/Commercial
- Light Industrial
- Educational
- Public and Quasi-Public
- Open Space
- Utility and Flood Control Rights-of-Way

GENERAL PLAN LAND USE MAP

The General Plan Land Use Map (Exhibit LU-4) indicates the location of the land use designations within the City. Copies of the General Plan Land Use Map may be obtained from the City's Community Development Department.

LAND USE INTENSITY/DENSITY

State General Plan law requires the Land Use Element to indicate the maximum building intensities/densities allowed in the City. The Land Use Element contains 11 land use designations; each allows certain land uses and establishes corresponding intensity/density standards (refer to Table LU-5, *Land Use Designations and Density/Intensity Standards*). Table LU-5 also includes the expected overall levels of development within each land use designation.

A number of terms are used to describe the land use designations. The term "intensity" refers to the degree of development based on building characteristics such as height, bulk, floor area ratio, and percent of lot coverage. Intensity is most often used to describe non-residential development levels.

The term "density," in a land use context, is a measure of the desired population or residential development capacity of the land. Residential density is described in terms of dwelling units per gross acre (du/ac); thus, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5.0 du/acre. A dwelling unit is a building or a portion of a building used for human habitation and may vary considerably in size (square footage) from small apartments at 400-500 square feet to large single-family homes exceeding 5,000 square feet. For purposes of calculating population, an average number of persons per acre or dwelling unit for all types and sizes of dwelling units is assumed.

Table LU-5
Land Use Designations and Density/Intensity Standards

| Land Use Designation | Residential Density DU/AC | Floor Area Ratio | Existing Acreage (2001) (AC) | Vacant Acres (2001) | Total Acres | % of City |
|--|---------------------------|---------------------------------------|------------------------------|---------------------|-----------------|---------------|
| Low Density Residential | 2 to 5.5 | 0.70 | 1,880.25 | 1.88 | 1,882.13 | 43.19 |
| ADP 4: Shadow Park | 2 to 4.5 | – | 116.00 | – | – | – |
| ADP 9: Encore | 5.5 | – | 12.95 | – | – | – |
| ADP 12: Royal Terrace | 5.0 | – | 0.90 | – | – | – |
| Medium Density Residential | 6 to 20 | varies per ADP | 208.82 | 0.00 | 208.82 | 4.79 |
| ADP 3: Residential Mixed Density | 6 to 12 | – | 133.00 | – | – | – |
| ADP 6: Concord Place | 6.20 | – | 15.44 | – | – | – |
| ADP 7: The Palms | 6.20 | – | 5.67 | – | – | – |
| ADP 8: Cerritos Terrace | – | – | 2.19 | – | – | – |
| ADP 10: Emerald Villas | 21 | – | 5.99 | – | – | – |
| ADP 11: Pioneer Villas | 25 | – | 4.28 | – | – | – |
| Office-Professional Commercial | – | 0.50 to 2.50 | 14.18 | 1.37 | 15.55 | 0.36 |
| Community Commercial | – | 0.20/High Traffic 1.00/Low Traffic | 100.88 | 3.86 | 104.74 | 2.40 |
| Regional Commercial | – | ≤2.50 | 380.93 | 6.12 | 387.05 | 8.87 |
| ADP 2: Cerritos Towne Center | – | – | 98.00 | – | – | – |
| ADP 5: Cerritos Auto Square | – | – | 125.00 | – | – | – |
| Industrial/Commercial | – | ≤1.10 | 28.83 | 0.00 | 28.83 | 0.65 |
| Light Industrial | – | ≤1.10 | 697.85 | 12.06 | 709.91 | 16.28 |
| ADP 1: Cerritos Industrial Park | – | – | 300.00 | – | – | – |
| Educational | – | 0.25 | 403.49 | 0.00 | 403.49 | 9.30 |
| Public/Quasi-Public | – | ≤1.10 | 21.80 | 0.00 | 21.80 | 0.51 |
| Parks and Open Space | – | – | 247.12 | 1.33 | 248.45 | 6.42 |
| Utility and Flood Control Right-of-Way | – | 0.10 | 274.71 | 0.00 | 274.71 | 5.58 |
| Railroad Right-of-Way | – | – | 43.75 | 0.00 | 43.75 | 1.00 |
| Misc. Road Right-of-Way/Private Roads | – | – | 28.42 | 0.00 | 28.42 | 0.65 |
| TOTAL | | | 4,330.93 | 26.62 | 4,357.55 | 100.00 |

DESIGNATIONS

Low Density Residential

The Low Density Residential designation is intended for the development of single-family residential neighborhoods that:

- Provide access to schools, parks and other community services,
- Provide a high-quality architectural design,
- Provide an excellent environment for family life, and
- Preserve residential property values.

Densities for Low Density Residential range from 2 to 5.5 dwelling units per acre (du/ac) with detached units each on their own parcel. Non-residential uses that complement and serve the surrounding residential neighborhood typically include schools, parks, churches, libraries and public facilities. Uses such as community centers should also be allowed but with a conditional use permit as directed through the Zoning Ordinance.

The majority of housing in the City of Cerritos is in this land use designation. At an average of 3.8 persons per unit, population density in this designation would be up to 20.9 persons per acre.

Zoning districts compatible with the Low Density Residential designation are Single-Family Residential (RS), Multi-Family Residential (RM), ADP-3, ADP-4, ADP-9 and ADP-12.

Medium Density Residential

The Medium Density Residential designation is intended for the development of single-family and multi-family residential neighborhoods that:

- Provide a variety of housing types,
- Provide access to schools, parks and other community services,
- Provide a high-quality architectural design that preserves privacy,
- Provide common spaces, recreation areas and services convenient to residents,
- Provide an excellent environment for family life, and
- Preserve residential property values.

Densities range from 6 to 20 dwelling units per acre (du/ac). The dwelling units could be attached or detached and could include single-family, duplexes, townhomes, condominiums and apartments. At an average of 3.8 persons per unit, population density in this designation would range from 22.8 persons per acre to 76.0 persons per acre.

Non-residential uses that complement and serve Medium Density Residential neighborhoods and surrounding residential communities, and that are allowed within Medium Density Residential designated areas typically include schools, parks, churches, libraries and public facilities. Quasi-residential uses such as convalescent hospitals and group residential homes are also allowed. Uses such as community centers and offices supporting the neighborhood (such as leasing offices) are allowed with a conditional use permit as directed by the Zoning Ordinance. The same floor area ratios specified under the Community Commercial land use designation apply to such uses.

Zoning districts compatible with the Medium Density Residential designation are Multi-Family Residential (RM), ADP-3, ADP-6, ADP-7, ADP-8, ADP-10 and ADP-11.

Office - Professional Commercial

The Office – Professional Commercial designation is intended for office and professional employment and services that serve the community and region. Uses in this designation include medical, professional, financial, administrative, religious, private schools and their interrelated uses. Commercial uses are minimized and would be more appropriate in the Community Commercial Designation.

Sites with this designation need to be sensitive to the surrounding land uses when establishing their site density. Floor area ratios (FAR) should range from 0.5 to 2.5 depending on their relationship to adjacent uses. Sites could accommodate a mix of single- to four-story buildings.

Zoning districts compatible with the Office-Professional designation are Commercial-Office-Professional (C-O-P) and ADP-2.

Community Commercial

The Community Commercial designation is intended to allow a range of commercial activities that serve local residential neighborhoods. Uses in this designation include a variety of retail and professional services such as markets, drug stores, retail shops, financial institutions, service establishments, support offices and restaurants. On sites of acceptable size and that can demonstrate adequate access capacity for vehicular traffic, uses including department stores, retail clothing stores, theaters, hotels and motels would also be allowed. Institutional uses such as churches and schools are also appropriate if they are compatible with surrounding land uses.

Sites with this designation need to be sensitive to the surrounding land uses when establishing their development intensity. Floor area ratios (FAR)

range from 0.2 for high trip generating land uses to 1.0 for low trip generating land uses. A mix of one- and two-story buildings is appropriate for the sites. This land use designation is typically located along arterials due to the potential amount of traffic generated.

Zoning districts compatible with the Community Commercial designation are Commercial-Office-Professional (C-O-P), Neighborhood Commercial (CN) and Community Commercial (CC).

Regional Commercial

The Regional Commercial designation is intended to apply to large retail shopping areas that serve a regional market area. The intended uses within this designation include major department stores, specialty retail outlets, restaurants, offices, automobile dealerships, hotel and other complementary uses. Auto sales are allowed within specific zoning designations.

Developments in this designation generate a high volume of traffic because of the regional draw and therefore, Regional Commercial designated areas are located near to freeways and away from residential uses. Floor area ratios (FAR) up to 2.5 are allowed. Buildings can be a mix of one- to four-story structures with parking structures to accommodate the needs of the businesses.

Zoning districts compatible with the Regional Commercial designation include Commercial-Office-Professional (C-O-P), Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), ADP-2 and ADP-5.

Industrial/Commercial

The Industrial/Commercial designation is intended to provide for a variety of industrial and compatible office and support commercial uses. Uses include manufacturing, processing, research, science, engineering, wholesale trade and institutional services. Development in the designation is intended to:

- Provide a high-quality, safe and healthy working environment for the employees,
- Retain a high-quality, campus like feel throughout, and
- Minimize conflict between the industrial uses in the designation and adjacent land uses, especially residential, parks, open space and institutional designations.

Development within this designation should be contained on large, multiple parcel areas that should retain a similar look and feel between them. Floor area ratios (FAR) for development are limited to a maximum of 1.1, though increases are available for situations where there is a special need. A mix of one- and two-story buildings is appropriate. Because of the truck traffic generated by the uses, the Industrial/Commercial designation is located along major arterials, and also have freeway and rail access. Street layouts are designed to minimize truck traffic adjacent to and through residential areas.

Zoning districts compatible with the Industrial/Commercial designation include Industrial (M), Industrial/Commercial (MC), Industrial/Commercial-One (MC-1) and Industrial/Commercial-Two (MC-2) and ADP-1.

Light Industrial

The Light Industrial designation is intended to provide for a variety of small- and medium-sized industrial, compatible office and commercial support uses that may be more intensive than those developed under the Industrial/Commercial designation. Uses include manufacturing, processing, research, science, engineering, wholesale trade and institutional services. Development in this designation is intended to:

- Provide a high-quality, safe and healthy working environment for the employees, and
- Minimize conflict between the industrial uses in the designation and adjacent land uses, especially residential, parks and open space and institutional designations.

Development with this designation should be contained on large parcels. Floor area ratios (FAR) for development are limited to a maximum of 1.1. Increases are available for situations where there is a special need. A mix of one- and two-story buildings is appropriate. Because of the truck traffic generated by the uses, the Light Industrial designation is located along major arterials, and also has freeway and rail access. Street layouts are designed to minimize truck traffic adjacent to and through residential areas.

Zoning districts compatible with the Light Industrial designation include Industrial (M), Industrial/Commercial (MC), Industrial/Commercial-One (MC-1), Industrial/Commercial-Two (MC-2) and ADP-1.

Educational

The Educational designation is intended to provide areas for educational institutions to serve the City and region. Schools often become focal points for the community and, thus, are maintained and necessary to support not

only the education of the children and adults, but also the cohesiveness and integrity of the surrounding neighborhoods. Schools may be public or private and the population served could range from pre-school to college. The maximum building intensity for this designation is a FAR of 0.25.

Zoning districts compatible with the Educational designation include Single-Family Residential (RS), Multi-Family Residential (RM), Commercial-Office-Professional (C-O-P), Neighborhood Commercial (CN) and Open Space (OS).

Parks and Open Space

The Parks and Open Space designation is intended to provide for land within the City that meets the passive and active recreational needs of the citizens and that promotes and preserves the health and general welfare of citizens. Parks and open space and the activities they offer help to sustain the high-quality of life in the City. Park and open space areas provide amenities in the community for individual and group activities. Uses appropriate within this designation include traditional parks, community gardening, agriculture and golf courses.

Both public and private land can be designated as parks and open space. Public lands can include areas that are specifically identified for park use, and utility, rail and flood rights-of-way.

Zoning districts compatible with the Parks and Open Space designation include Agricultural (A), Single-Family Residential (RS), Multi-Family Residential (RM) and Open Space (OS).

Public and Quasi-Public

The Public and Quasi-Public designation provides areas for a wide variety of services for the public. Services provided in this designation promote a high-quality of life, protect the safety of the citizens and serve as focal points to join the entire City together. Civic and governmental uses are intended for this designation, and typically include City offices and yards, libraries, post offices and fire and police stations. Hospital and medical centers may also be appropriate. Sites are located throughout the City.

Depending on the use for the site, buildings or other permanent structures may or may not be present. The maximum building intensity for this designation is a FAR of 1.1.

Zoning districts compatible with the Public and Quasi-Public designation include Agricultural (A), Single-Family Residential (RS), Multi-Family Residential (RM), Industrial/Commercial (MC), Open Space (OS) and Open Space Overlay (OS-1).

Utility and Flood Control Rights-of-Way

The Utility and Flood Control designation is intended to designate those areas in the City that are developed for utility and flood control use. Power line rights-of-way and flood control channels are included in this designation. Because of these types of uses, other development is limited though recreational, open space and storage uses are also appropriate with the approval of the agency owning the property and the City.

The presence of permanent buildings on a site for purposes to serve the utility or flood control facility is minimal. The maximum building intensity for this designation is a FAR of 0.10.

Zoning districts compatible with the Utility and Flood Control designation include Industrial/Commercial (I/C), Open Space (OS), and Open Space Overlay (OS-1).

GENERAL PLAN/ZONING RELATIONSHIP

The relationship between the General Plan land use designations and zoning districts is shown in Table LU-6, *Relationship of General Plan Land Use Designations with Zoning*. This table indicates how properties should be zoned to be consistent with the General Plan Land Use Map. As presented in the table, there are 11 General Plan land use designations and 24 zoning categories.

Table LU-6
Relationship of General Plan Land Use Designations with Zoning

| Zoning | Land Use Designations | | | | | | | | | | |
|----------|-------------------------|----------------------------|-----------------------|----------------------|---------------------|-----------------------|------------------|-------------|----------------------|-----------------------|---|
| | Low Density Residential | Medium Density Residential | Office - Professional | Community Commercial | Regional Commercial | Industrial/Commercial | Light Industrial | Educational | Parks and Open Space | Public - Quasi Public | Utility and Flood Control Rights-of-Way |
| A | | | | | | | | | ● | ● | ● |
| RS* | ● | | | | | | | ● | ● | ● | |
| RM | | ● | | | | | | ● | ● | ● | |
| COP | | | ● | ● | ● | | | | | | |
| CN | | | | ● | ● | | | ● | | | |
| CC | | | | ● | ● | | | | | | |
| CR | | | | | ● | | | | | | |
| M | | | | | | ● | ● | | | | |
| MC | | | | | | ● | ● | | | | |
| MC-1 | | | | | | ● | ● | | | | |
| MC-2 | | | | | | ● | ● | | | | |
| OS-1 | | | | | | | | | | ● | ● |
| OS | | | | | | | | ● | ● | ● | ● |
| ADP-1** | | | | | | ● | ● | | | | |
| ADP-2** | | | ● | | ● | | | | | | |
| ADP-3** | ● | ● | | | | | | | | | |
| ADP-4** | ● | | | | | | | | | | |
| ADP-5** | | | | | ● | | | | | | |
| ADP-6** | | ● | | | | | | | | | |
| ADP-7** | | ● | | | | | | | | | |
| ADP-8** | | ● | | | | | | | | | |
| ADP-9** | ● | | | | | | | | | | |
| ADP-10** | | ● | | | | | | | | | |
| ADP-11** | | ● | | | | | | | | | |
| ADP-12** | ● | | | | | | | | | | |

* RS zoning designation includes both RS-6500 and RS-5000.

** ADP (Area Development Plan) zoning can only occur in an area designated as an Area Development Plan both in the zoning ordinance and on the General Plan Land Use Designation Maps.

5.0 PLANNING FACTORS, GOALS AND POLICIES

PRESERVE AND ENHANCE THE COMMUNITY CHARACTER

Planning Factor

Cerritos is distinctive. The quality of life and high-quality residential, commercial, industrial and entertainment development make the City unique. Preserving these attributes is important to the community. New development and redevelopment should be well designed to preserve and enhance these attributes.

Goal LU-1 *Preserve, promote and protect the existing high-quality physical development that characterizes the City and quality of life within the City of Cerritos.*

Policies LU-1.1 Encourage high-quality design and construction for development that is a positive addition to and compatible with the City's existing ambiance. Development shall enhance the character and unique identity of existing commercial, industrial and/or residential uses. Development shall be defined to include landscaping, parking, lighting, business identification signs and buildings.

LU-1.2 Encourage developers to engage in early discussions with the City regarding the design, nature and scope of the project and possible impacts and mitigation requirements. These discussions should occur as early as possible in the project planning stage, preferably preceding land acquisition.

LU-1.3 Promote high-quality, well designed, environmentally conscious and verdant landscaping in new and existing developments.

LU-1.4 Encourage private/public funding, development and operation of cultural amenities, activities and centers consistent with the character of Cerritos.

LU-1.5 Achieve compliance with City ordinances and regulations through education, incentive and other proactive measures, in addition to issuing citations, collecting fines or other punitive measures.

A BALANCE OF LAND USES

Planning Factor

The General Plan Land Use Map is intended to provide a balance of residential, commercial, industrial, educational, recreational and civic facilities that meet the needs of the citizens of Cerritos.

Goal LU-2 *Provide a balance of residential and non-residential development throughout the City.*

Policies LU-2.1 Achieve a land use balance through the following methods:

- Provision of incentives for desired commercial and industrial uses;
- Coordination of land use and circulation patterns to ensure proper circulation capacity and infrastructure;
- Promotion of a variety of housing types and affordability to meet the development goals of the Housing Element; and
- Provision of needed housing opportunities to support employment growth.

LU-2.2 Coordinate redevelopment and planning activities and resources to balance land uses, amenities and civic facilities in order to sustain or improve the quality of life.

LU-2.3 Coordinate City strategies with Los Angeles County, Gateway Cities Council of Governments and other appropriate agencies and/or organizations to meet housing and employment needs.

LU-2.4 Attract and maintain land uses that generate revenue for the City of Cerritos, while maintaining a balance of other community needs such as housing, open space and public facilities.

LU-2.5 Evaluate land use intensities in conjunction with the review of any zone change and/or General Plan Amendment to permit density or modify intensity. Factors to be considered include, but are not limited to, the maximum intensity allowed for the applicable land use designation in the General Plan, circulation

patterns, environmental constraints and compatibility with surrounding land uses.

Goal LU-3 *Promote and assist the growth and vitality of existing commercial centers.*

Policies LU-3.1 Monitor the conditions and status of older neighborhood commercial centers and underutilized commercially-zoned parcels.

LU-3.2 Provide rehabilitation assistance in targeted commercial districts to enable the upgrading of commercial properties.

LU-3.3 Encourage owners of neighborhood commercial centers to provide a mix of tenants consistent with the consumer demands of the community, which can be determined by:

- Resident surveys to determine consumer needs; and
- Marketing studies to determine the appropriate tenant mix.

LU-3.4 Pursue categories of resident retail demand that are not being met within the City. To this end, initiate strategies to market, attract, and retain targeted types of retail commercial and restaurant uses.

LU-3.5 Permit drive-thru uses only in areas designated as regional commercial, and specifically to the area identified as the Regional Commercial District on Exhibit CD-2, which includes the Los Cerritos Center, Best Plaza, South Street Cerritos, and Babies "R" Us Center.

LU-3.6 Consider expanding Area Development Plan Five (ADP-5), Cerritos Auto Square, to include the area west of the I-605 Freeway, south of Artesia Boulevard and east of Crusader Avenue; the area northwest of the I-605 Freeway along either side of Studebaker Road and south of Artesia Boulevard; and, the area and/or parcels located at the northwest and northeast corners of Studebaker Road and South Street.



COMPATIBLE LAND USES

Planning Factor

Incompatible land uses immediately adjacent to one another, such as residential and industrial uses, may significantly hinder the health of a community. Uses should be appropriately buffered or incompatibilities should be addressed through redesignation of uses or mitigation of impacts to adjacent uses in the area.

Goal *LU-4* *Adjacent land uses shall be compatible with one another.*

- Policies**
- LU-4.1* Require that commercial and industrial development that abuts residential or educational uses be adequately screened and buffered from the residential neighborhood or educational facility.
 - LU-4.2* Ensure that any land use that handles, generates and/or transports hazardous substances, as defined by state and federal regulations, will not negatively impact existing sensitive receptors/land uses.
 - LU-4.3* Coordinate with adjacent landowners, cities and counties in developing compatible land uses for areas adjacent to the City's boundaries.
 - LU-4.4* Coordinate with the Cerritos Community College District, the ABC Unified School District, the Metropolitan Transportation Authority (MTA) and other public entities in the planning and development of property located within the City of Cerritos to ensure compliance with the goals and policies of the General Plan.

EFFECTIVE DEVELOPMENT OR REDEVELOPMENT OF VACANT, UNDERUTILIZED OR SMALL PARCELS

Planning Factor

A number of small vacant parcels, mostly former service station sites, exist in the City. Many of these former service station sites are located on corner lots and are less than one-half acre in size. Redevelopment of these sites is limited by both their size, potential contamination, clean-up and inflated property values. In addition, former developed sites may be left with

abandoned buildings, which need to be rehabilitated or removed. It is important that incompatible and non-conforming uses that detract from the community be removed or relocated, and that new development compatible with surrounding uses occur on these vacant, underutilized or small parcels.

Goal LU-5 *Rehabilitate and/or remove abandoned buildings/facilities.*

Policies LU-5.1 Require property owners to remove abandoned and/or boarded up buildings and related site improvements.

LU-5.2 Maintain the City's current level of code enforcement.

LU-5.3 Enforce Title 6, Health and Sanitation, of the City's Municipal Code in order to maintain properties in transition and abandoned commercial and industrial buildings and properties.

Goal LU-6 *Remove incompatible and non-conforming uses that detract from the aesthetics and safety of the community.*

Policy LU-6.1 Encourage compatible land uses to locate in appropriate areas of the City.

Goal LU-7 *Promote infill development on vacant or underutilized parcels.*

LU-7.1 Ensure that infill projects contribute to the further development of the surrounding neighborhood (e.g., improve circulation, contribute to or provide neighborhood unity, eliminate a blighted area and enhance the existing quality of life).

LU-7.2 Design infill projects in context with adjacent neighborhood and surrounding uses. The design should consider the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.

LU-7.3 Encourage the development of permanent infill commercial, office and/or residential uses on vacant or underutilized sites less than ½-acre in size that abut residential land uses on two sides. Landscape

demonstration gardens, public art or other community oriented programs may also be considered for said sites on a temporary basis.

- LU-7.4 Encourage the development of permanent infill commercial and/or office uses on vacant or underutilized sites greater than ½-acre in size, that are part of a larger commercial center, and zoned CN (Neighborhood Commercial) or CC (Community Commercial). If the subject site is an existing commercial center that is in a state of decline, the City should consider the redevelopment or rezoning of the commercial center to a more appropriate use.

Goal LU-8 *Implement the Redevelopment Plan to enhance the Redevelopment Project Areas.*

- LU-8.1 Direct Redevelopment Agency investments to those economic activities and locations with the greatest potential economic return.
- LU-8.2 Use redevelopment financing in conjunction with code enforcement activities to assist in the rehabilitation of non-residential and residential developments.
- LU-8.3 Prioritize and coordinate redevelopment area public improvements with those in the City's Capital Improvement Program.
- LU-8.4 Provide rehabilitation assistance in targeted commercial districts to enable the upgrading of commercial properties.

■ ■ ■

PRESERVE RESIDENTIAL NEIGHBORHOODS

Planning Factor

Residential neighborhoods in Cerritos are attractive and well maintained. Planning for neighborhood preservation and protection is one of the most important purposes of the City's General Plan. Maintaining neighborhood quality requires: conservation of existing housing, good street design, minimizing and controlling traffic in residential neighborhoods and development review that adheres to quality design. Factors such as the

introduction of new or excessive traffic, existing substandard infrastructure or economic pressures may cause disruption of neighborhoods.

Goal LU-9 *Maintain the existing character of residential neighborhoods by controlling development.*

Policies LU-9.1 Protect residential areas from the effects of potentially incompatible uses. Where new commercial or industrial development is allowed adjacent to residentially zoned districts, maintain standards for circulation, noise, setbacks, buffer areas, landscaping and architecture, which ensure compatibility between the uses.

LU-9.2 Allow non-residential activity in residential areas only when the character and the quality of the neighborhood can be maintained.

LU-9.3 Prohibit uses that lead to deterioration of residential neighborhoods, or adversely impact the safety or the residential character of a residential neighborhood.

LU-9.4 Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

LU-9.5 Develop and implement appropriate traffic controls to protect residential neighborhoods from the impacts of through traffic, such as safety hazards, speeding, noise and other disturbances.

LU-9.6 Allow development only with adequate physical infrastructure (e.g., transportation, sewers, utilities, etc.) and social services (e.g., education, public safety, etc.).

LU-9.7 Allow redevelopment of underutilized school sites commensurate with the surrounding residential neighborhood and availability of services.

Goal LU-10 *Preserve the positive qualities of Cerritos' residential areas and extend these qualities into new housing areas.*

- Policies**
- LU-10.1 Encourage “area development plans” which incorporate a more comprehensive and creative approach to residential design.
 - LU-10.2 Encourage the construction of new housing at the maximum density permitted by the General Plan, particularly on sites designated for medium density housing.

■ ■ ■

MAINTAIN THE VARIETY AND INDIVIDUAL IDENTITY OF RESIDENTIAL NEIGHBORHOODS

Planning Factor

One of Cerritos’ most outstanding assets is the visual diversity of its individual neighborhoods. Development represents a variety of architectural styles from various eras, embodying a variety of sizes, design features, and building materials resulting in neighborhoods with their own unique identity. Unique districts or neighborhoods can be the product of an underlying theme or character (e.g., architectural, cultural or historical) or can be created by physical barriers (e.g., freeways or major streets).

Goal LU-11 *Preserve and enhance existing community and neighborhood character and sense of place.*

- Policies**
- LU-11.1 Encourage a variety of housing types and sizes that are balanced throughout the City and also compatible with the character of the surrounding neighborhood.
 - LU-11.2 Ensure that new development is a positive addition to the City’s environment and does not detract from the nature and character of appropriate nearby established development.
 - LU-11.3 Maintain the character and identity of existing neighborhoods. Ensure that proposals for new construction, remodels and additions that are larger than those of the neighborhood, be designed to be compatible with and blend in with the existing neighborhood, and minimize impacts on adjacent parcels.

LU-11.4 Maintain the City's capacity to meet its housing needs as identified in the Housing Element.

RESIDENTIAL DENSITY VERSUS BUILDING INTENSITY

Planning Factor

As land prices have increased, lot sizes have become smaller while house sizes have become larger. This intensity of land use gives the impression of a higher density than actually exists. This perception creates both a design and construction challenge for residential infill developments of all densities permitted in the General Plan.

Goal LU-12 *Limit the intensity of new development to a level consistent with surrounding development and the City at large.*

Policy LU-12.1 Balance size and number of units to achieve appropriate (limit) intensity.

Goal LU-13 *Reduce the visual impact of new construction and/or remodeling on the City and its neighborhoods.*

Policies LU-13.1 Review all development applications in light of the overall mass and scale of the intensity.

LU-13.2 Increase building setbacks as mass and height increase.

Goal LU-14 *Preserve the quality of the personal open space on residentially zoned parcels.*

Policy LU-14.1 Maximize quality usable open space in all new developments.

PROPERTY MAINTENANCE AND APPEARANCE

Planning Factor

Property maintenance is important in Cerritos. In both residential and non-residential areas, continue the focus on property improvement and enhanced property maintenance.

C E R R I T O S G E N E R A L P L A N

Goal LU-15 *Strive to eliminate all signs of property deterioration in Cerritos.*

Policies LU-15.1 Continue to implement an active Code Enforcement Program.

LU-15.2 Develop incentive programs for the improved appearance of residential, commercial and industrial areas.

LU-15.3 Continue to promote and expand programs such as the City Wide Pride Beautification Program, which recognizes excellence in property upkeep.

LU-15.4 Continue to support the City's Property Preservation Commission in maintaining the high development standards of private property within the community.

LU-15.5 Continue to maintain graffiti suppression and removal programs.

Goal LU-16 *Enhance those freeway corridors that act as gateways into the City of Cerritos.*

Policies LU-16.1 Work with Caltrans to provide and maintain an attractive freeway environment in Cerritos, including access ramps and freeway interchanges.

LU-16.2 Require commercial and industrial development adjacent to, and visible from, the freeways and their ramps, to incorporate enhanced landscape and architectural treatment to the building, which shall include screening of roof top equipment.

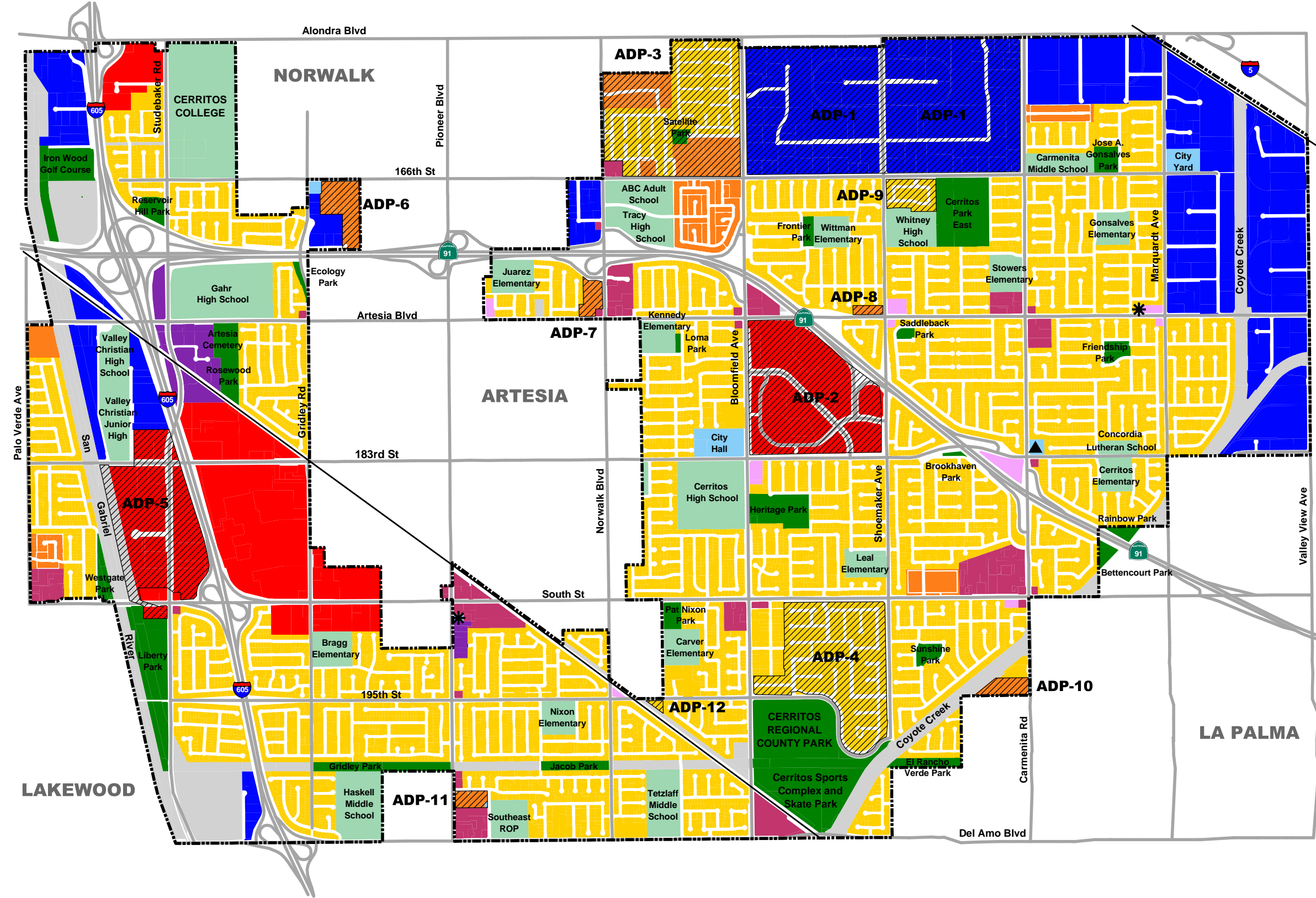
Related Goals and Policies: Refer to Goal CD-1 and Policies CD-1.2 and CD-1.3 in the Community Design Element, which address freeway and interchange enhancements.



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A CITY WITH VISION

CERRITOS GENERAL PLAN



LEGEND

Land Use Designations

- Low Density - 2 to 5.5 Units / Acre
- Medium Density - 6 to 20 Units / Acre
- Office Professional Commercial
- Community Commercial
- Regional Commercial
- Industrial / Commercial
- Light Industrial
- Educational Use
- Parks and Open Space
- Public and Quasi Public
- Utility and Flood Control
- Road ROW

Area Development Plans

- ADP-1: Cerritos Industrial Park
- ADP-2: Cerritos Towne Center
- ADP-3: Residential Mixed Density
- ADP-4: Shadow Park
- ADP-5: Cerritos Auto Square
- ADP-6: Concord Place
- ADP-7: The Palms
- ADP-8: Cerritos Terrace
- ADP-9: Encore
- ADP-10: Emerald Villas
- ADP-11: Pioneer Villas
- ADP-12: Royal Terrace

Roadway Designations

- Freeway / Arterial
- City Limits
- * Fire Stations
- ▲ Post Office

N
E
S
W

1 INCH = 2,000 FEET

Source: GIS Data, City of Cerritos. Land Use modified by RBF Consulting for purposes of General Plan Update, November 2004.



General Plan Land Use Map