



CITY OF CERRITOSSM

CIVIC CENTER • 18125 BLOOMFIELD AVENUE
P.O. BOX 3130 • CERRITOS, CALIFORNIA 90703-3130
PHONE: (562) 860-0311 • CERRITOS.US



**NOTICE OF AVAILABILITY AND INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION FOR A PROPOSED
STARBUCKS DRIVE-THROUGH SERVICE RESTAURANT PROJECT
DEVELOPMENT CODE AMENDMENT 2022-1
TENTATIVE PARCEL MAP 83312
CONDITIONAL USE PERMIT 2022-1
PRECISE PLAN 2022-1**

DATE: October 19, 2022

TO: Interested Agencies, Organizations, and Individuals

Notice is hereby given that the City of Cerritos (“City” or “Cerritos”) has completed an Initial Study for the adoption and implementation of a Starbucks Drive-Through Service Restaurant Project (“Project”) in accordance with the State California Environmental Quality Act (CEQA) Guidelines (*California Code of Regulations*, Title 14, Section 15000 seq.).

LEAD AGENCY: City of Cerritos

PROJECT APPLICANT: Target Corporation

PROJECT TITLE: Development Code Amendment 2022-1, to amend the Cerritos Municipal Code related to drive-through service restaurants regulations and to allow drive-through service restaurant uses to be conditionally permitted in the Community Commercial (CC) and Neighborhood Commercial (CN) zones; Tentative Parcel Map 83312 to subdivide the subject property into two (2) parcels; Conditional Use Permit 2022-1 to allow for a drive-through restaurant use at the subject property; and Precise Plan 2022-1, to allow demolition of an existing Target garden center and the construction and development of a proposed Starbucks drive-through service restaurant and other related site improvements at the subject property.

PROJECT LOCATION: The Project site is located at the northeast corner of Del Amo Boulevard and Bloomfield Avenue, at 20200 Bloomfield Avenue, City of Cerritos, County of Los Angeles, California (“subject property”). The Project site is comprised of a 9.56-acre parcel, occupied by an existing Target department store, vacant garden center, and associated surface parking. In addition to the Project site, Development Code Amendment 2022-1 applies to five other sites throughout the City: 10802-10930 Alondra Boulevard and 15925 Studebaker Road; 17970 Studebaker Road and 11101-11263 183rd Street; 239 Los Cerritos Mall; 11401-11489 South Street, 11525 South Street, and 11529-11549 South Street; and 13233-13357 South Street and 18811 Carmenita Road.

PROJECT DESCRIPTION: The Project proposes to subdivide the subject property to create two separate parcels: a 9.04-acre parcel to accommodate the existing Target department store; and a 0.52-acre parcel to accommodate a proposed 1,897-square-foot Starbucks drive-through service restaurant with 20 parking spaces, a single-lane drive-through, and site landscaping. At the southern portion of the first parcel, the existing 8,316-square-foot Target garden center would be demolished and replaced with new landscaping and 16 parking spaces to serve the existing Target department store. On the second parcel located at the subject property’s southwest corner, a 31-space portion of the existing parking lot would be demolished to accommodate the construction of the new drive-through service restaurant. The subject property is zoned Neighborhood Commercial (CN), which currently does not permit, nor conditionally permit, drive-through service restaurants. Therefore, the Project also includes an amendment to the Development Code to allow drive-through service restaurant uses to be conditionally permitted in other commercial zones (i.e., the Neighborhood Commercial (CN) zone and the Community Commercial (CC) zone). This proposed amendment would result in a total of six sites citywide, including the subject property, where drive-through service restaurants could be permitted. Tentative Parcel Map 83312, Conditional Use Permit 2022-1, and Precise Plan 2022-1 discussed herein apply to the subject property only, and any future proposal for drive-through service restaurants at any of the other potential five sites will require separate entitlements and future environmental review under CEQA.

ENVIRONMENTAL DETERMINATION: An Initial Study has been prepared for the Project and has found that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by, or agreed to by, the Project applicant. Mitigation measures have been identified to avoid or reduce the Project impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared.

HAZARDOUS WASTE SITE: The Project site is not included on a list enumerated in Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: Begins October 20, 2022 Ends November 9, 2022

The Initial Study/Mitigated Negative Declaration is being circulated for public review and comment for a period of 21 days. Responsible agencies should limit their comments to those Project activities that are within their area of expertise or which will be required to be carried out or approved by their agency. Any person may submit written comments on the Initial Study/Mitigated Negative Declaration to the Community Development Department before the end of the public review period. Written comments should be submitted no later than 5:00 PM on November 9, 2022. If you challenge the City's action in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the Community Development Department prior to the end of the public review period. Written comments may be sent by mail, e-mail, or delivered in-person to:

City of Cerritos
Community Development Department
Attn: Sandy Cisneros, Current Planning Manager
18125 Bloomfield Avenue, Cerritos, CA 90703-3130
Email: scisneros@cerritos.us

DOCUMENT AVAILABILITY: Copies of the Initial Study/Mitigated Negative Declaration document may be reviewed:

- Online at:
 1. http://www.cerritos.us/BUSINESSES/planning_and_building_permits.php#publicreview
- At the following locations during normal business hours:
 1. City of Cerritos Community Development Department, 18125 Bloomfield Avenue, Cerritos, CA 90703-3130; and
 2. Cerritos Library, 18025 Bloomfield Avenue, Cerritos, CA 90703-3130.

PUBLIC HEARING DATE/TIME/LOCATION:

December 7, 2022, 7:00 P.M.
Cerritos Planning Commission
City Hall Council Chambers, Cerritos City Hall
18125 Bloomfield Avenue, Cerritos, CA 90703-3130

October 19, 2022
Date

Sandy Cisneros