



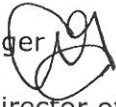
# CITY OF CERRITOS<sup>SM</sup>



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



## MEMORANDUM

TO: Honorable Mayor and Members of the City Council

FROM: Art Gallucci, City Manager 

INITIATED BY: Torrey N. Contreras, Director of Community Development   
Robert A. Lopez, AICP, Current Planning Manager 

DATE: August 24, 2017

SUBJECT: **Community Forum Regarding Dealership Parking at Former Cerritos College Strawberry Field**

On August 23, 2017, at 6:30 PM, Cerritos College, at the urging of the City of Cerritos, hosted a community forum regarding the planned improvements at the former strawberry field located on the Cerritos College campus at the northeast corner of 166th Street and Studebaker Road. City staff attended the meeting to observe the presentation and comments from community members. The meeting was attended by approximately 75 Cerritos residents and began with a slide presentation by College President Dr. Jose Fierro, in which he provided a timeline of events, a description of the planned improvements, and a discussion regarding the use of lease revenue from the subject property to fund scholarships and student-related programs. His presentation was followed by a question-and-answer period.

Dr. Fierro's presentation contained several inaccurate statements intended to deflect public opposition from the College to the City of Cerritos by suggesting that the City was aware of the College's plans to convert the former strawberry patch to an automobile storage facility. Further, Dr. Fierro's presentation insinuated that the City was complicit with the proposed automobile storage facility use and related improvements that have already occurred on the former strawberry field without prior City knowledge and/or approval. The following is a summary of the College's statements and corrections by City staff.

- Cerritos College Flyer. The College hand-delivered a flyer to residents in the vicinity of the campus to invite them to the community forum. The flyer states, "The College is working with the City of Cerritos to finalize an agreement with Norm Reeves."

Correction: The City of Cerritos has no part in an agreement between Cerritos College and Norm Reeves Honda. Said 2-party agreement has already been executed and was approved by the Cerritos College Board of Trustees on July 19, 2017, without the City's knowledge. As of the date of this memorandum, the City has yet to receive a copy of said agreement nor is the City aware of its specific terms.

GRACE HU  
MAYOR

MARK E. PULIDO  
MAYOR PRO TEM

JIM EDWARDS  
COUNCILMEMBER

NARESH SOLANKI  
COUNCILMEMBER

FRANK AURELIO YOKOYAMA  
COUNCILMEMBER

- May 9 Meeting. Dr. Fierro stated that he met with City staff on May 9, 2017, and that "the College outlined its plan to the City without issue."

Correction: City staff did meet with Dr. Fierro and Vice President Felipe Lopez on May 9, 2017. However, during said meeting, several possible development scenarios were discussed for the strawberry field, including: an Alzheimer's facility, student housing, workforce housing, housing for US military veterans, and a hotel. City staff informed the College representatives that, regardless of the proposed use, the College would need to obtain prior City land use approval. Additionally, City staff informed the College representatives to proceed with caution and that they would need to inform the residents of the surrounding neighborhood of any proposed development, citing the previous attempt by the College to develop a golf facility at the subject site, which was strongly opposed by neighboring residents and ultimately not developed. The College representatives did not disclose to City staff of the proposed automobile storage facility and that the College was planning to enter into a five-year lease agreement with Norm Reeves Honda for dealership parking. At no point during the meeting did City staff imply approval for or consent to the dealership parking project.

- Stop Work Notice. During the community forum, Dr. Fierro stated that the City issued a stop work notice on August 1, 2017, which was removed on August 2 based on the outcome of a meeting between College representatives and City staff.

Correction: After it initially came to City staff's attention by way of resident complaints that construction activities were occurring at the subject site, City staff contacted College representatives and were informed that Cerritos College had entered into a five-year lease agreement with Norm Reeves Honda to store vehicle inventory on the subject site. City staff informed the College representatives that the College couldn't install an automobile storage facility without prior City approval. Subsequently on August 1, 2017, the City issued a stop work notice in order to communicate the severity of the situation and to bring about a meeting between the City and the College. On August 2, College representatives met with City staff to discuss the details of the planned project. College representatives stated that the primary purpose of the project and the subject site was for overflow student and staff parking in connection with planned resurfacing of other parking lots on campus, which was reiterated in the College's subsequent letter to the City dated August 10 (see Attached Letter). College representatives further added they understood that the potential use of the subject site for automobile dealership parking was predicated on City approval at a later date. Based on the College representatives' claims that the site was being developed for overflow student and staff parking, over which the City does not have jurisdiction under State law, the City in good faith lifted its stop work order.

- City Approvals. During Dr. Fierro's presentation, he repeatedly stated that "the City has approved" several features of the planned parking lot. For example, he stated that the City has approved the installation of trumpet vines and green mesh to screen the parking lot and that the City has approved a plan for light fixtures with low illumination levels.

Correction: The City has not approved any plans whatsoever as the item is scheduled for City Council consideration at its meeting of September 18, 2017. On August 11, 2017, City staff sent College representatives a letter with comments on preliminary

plans that were submitted by the College on August 10 (see Attached Letter). The letter clearly states that the contents are a list of comments. The first comment is that the proposed use of the subject site for automobile storage requires a temporary use permit (TUP) subject to City Council approval.

On August 15, 2017, Cerritos College submitted an application for a TUP. City Council consideration of the proposed TUP is scheduled for the City Council meeting of Monday, September 18 with a minimum ten-day public notice provided in advance of said meeting. Staff will continue to keep the City Council informed of further updates regarding the subject site. Should you have any questions, please do not hesitate to contact me.

Attachments:

College Letter dated August 10, 2017  
City Letter dated August 11, 2017