May 20, 2016

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MAY 20 2016
City of Cypress
City Clerk's Office

Ms. Denise Basham
City Clerk
City of Cypress
5275 Orange Avenue
Cypress, California 90630

Re: Initiative Measure to be Submitted to Voters

Dear Ms. Basham:

Enclosed with this letter a copy of a proposed initiative measure, titled "Cypress Town Center and Commons Initiative," and Notice of Intent to Circulate Petition with respect to real property located in the City of Cypress. Please transmit the initiative measure to the City Attorney for preparation of a ballot title and summary for the proposed initiative measure pursuant to Section 9203 of the California Elections Code.

I am the proponent of this measure and am a registered voter within the City of Cypress. Attached is a signed proponent affidavit as required by Section 9608 of the California Elections Code.

Should you have any questions or require additional information, please contact Jack H. Rubens at Sheppard, Mullin, Richter & Hampton LLP, 333 S. Hope Street, 43rd Floor, Los Angeles, California 90071, or (213) 617-4216. Thank you.

Very truly yours,

Austin F. Taylor

**AFFIDAVIT**

I, Austin F. Taylor, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

Dated this 20th day of May, 2016.

Austin F. Taylor
5046 Eucalyptus Circle
Cypress, California 90630

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City of Cypress
City Clerk's Office

Notice of Intent to Circulate Petition

Notice is hereby given by the person whose name appears hereon of his intention to circulate the petition within the City of Cypress for the purpose of approving a new Cypress Town Center and Commons Specific Plan and amending the Cypress General Plan, the Cypress Zoning Ordinance and Zoning Map and the Amended and Restated Cypress Business & Professional Center Specific Plan. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

> This initiative measure relates to approximately 170 acres of land that includes Los Alamitos Race Course in portions of the former Cypress Golf Club, Cottonwood Church and Seacoast Grace Church. The current zoning for this land includes uses such as hospitals, churches and schools. This initiative measure would establish a new Cypress Town Center and Commons Specific Plan with five land use districts, including (1) a 31.8-acre Town Center District that permits a mix of retail, entertainment, restaurant, commercial and residential uses, (2) a Public Park District for a 20-acre community park, (3) a 93.3-acre Residential District that allows single-family and medium density housing, (4) a 22.3-acre Mixed-Use District for an expanded town center and/or additional medium density housing and (4) a 1.7-acre Commercial/Senior Housing District that permits senior housing and commercial uses.
>
> This initiative measure includes related amendments to the City's General Plan, and Zoning Ordinance and Zoning Map, as well as an amendment to the existing Amended and Restated Cypress Business & Professional Center Specific Plan.
>
> This initiative measure will provide a "main street" and gathering place for the community, create new jobs, broaden the City's tax base, and provide needed open space and housing.

Austin F. Taylor

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City of Cypress
City Clerk's Office

**INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS OF THE CITY OF CYPRESS**

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The people of the City of Cypress do ordain as follows:

**SECTION 1: TITLE.**

This initiative measure ("Initiative") may be referred to and cited as the "Cypress Town Center and Commons Initiative."

**SECTION 2: FINDINGS AND DECLARATION OF PURPOSE.**

A. On November 3, 1987, the voters of the City of Cypress, California (the "City" or "Cypress") approved a prior initiative measure commonly known as "Measure D" and designated as Ordinance No. 790. Measure D requires voter approval of (i) any change to the PS-1A (Public and Semi-Public) Zone (the "PS Zone") of the Zoning Map (the "Zoning Map") and/or the Cypress Zoning Ordinance (the "Zoning Ordinance") to allow new uses in the PS Zone and (ii) any related changes to the Cypress General Plan, as adopted on September 10, 2001 and as amended through November 2015 (as amended, the "General Plan"). The uses permitted in the PS Zone include hospitals, cemeteries, churches, public buildings, schools and colleges.

B. Following the approval of Measure D, the City Council adopted the Cypress Business & Professional Center Specific Plan on April 17, 1990 and subsequently adopted several amendments to it, most recently an Amended and Restated Cypress Business & Professional Center Specific Plan that City voters approved on June 5, 2012 as part of an initiative measure titled "Measure L" (as amended and restated, the " Existing Specific Plan"). The approximately 298.2 acres of land currently subject to the Existing Specific Plan are shown on **Attachment 1** to this Initiative (the "Existing Specific Plan Area").

C. As shown on **Attachment 1**, the Existing Specific Plan Area includes approximately 35.7 acres of land (the "Golf Course Property") on which the northern portion of the former Cypress Golf Club (the "Golf Course") was located. The Golf Course Property is designated as Planning Area 1 in the Existing Specific Plan and is currently located in the PS Zone.

D. As shown on **Attachment 1**, the Existing Specific Plan Area also includes approximately 114.7 acres of land (the "Race Course Property") on which Los Alamitos Race Course (the "Race Course") currently operates. The Race Course Property is currently located within Planning Areas 6, 8 and 9 in the Existing Specific Plan, most of which is currently located in the PS Zone and a small portion of which is currently located in the PBP-25A (Planned Business Park)" Zone.

E. As shown on **Attachment 1**, the Existing Specific Plan Area also includes (i) approximately 13.3 acres of land (the "City Property") currently owned by the City and located within Planning Area 5 in the Existing Specific Plan, (ii) approximately 1.7 acres of land (the "Cottonwood Property") currently owned by Cottonwood Church and located within Planning Area 7 in the Existing Specific Plan and (iii) approximately 4.4 acres of land (the "Grace Property") currently owned by Seacoast Grace Church and located within Planning Area 8 in the Existing Specific Plan (collectively, the "Other Specific Plan Property").

F. The Existing Specific Plan provides for the development of portions of the Existing Specific Plan Area with a variety of commercial, retail, business park and senior housing uses. However, many or most of these uses are not currently permitted on the Race Course Property, the Golf Course Property or the Other Specific Plan Property because their development or redevelopment was not contemplated when the Existing Specific Plan was originally adopted more than 26 years ago. Since that time, however, the Golf Course has permanently closed and the horse racing industry has experienced a steady decline, as a result of which attendance at Los Alamitos Race Course has fallen substantially. Los Alamitos Race Course has remained in operation due solely to the perseverance and tenacity of Dr. Edward Allred, its owner.

G. While the Race Course will continue to operate in the near-term, the citizens of Cypress believe that it is desirable, appropriate and necessary to formulate a comprehensive master plan for the eventual redevelopment and revitalization of the Race Course Property and the vacant or underutilized land adjacent to it. To that end, they wish to create a new Cypress Town Center and Commons Specific Plan (the "New Specific Plan") to govern and regulate the future use and development of the Race Course Property, the Golf Course Property and the Other Specific Plan Property (collectively, the "New Specific Plan Area").

H. The New Specific Plan establishes the following land use districts (collectively, the "Land Use Districts") and sets forth permitted uses and development standards for each:

(i) a 31.8-acre town center district (the "Town Center District") in which a vibrant mix of entertainment, retail, restaurant, commercial and residential uses will be permitted, with the goal of creating a "main street" and gathering place for the community;

(ii) a 20.7-acre public park district (the "Public Park District") in the center of the New Specific Plan Area on which a public community park and related improvements will be provided for the benefit of the entire community;

(iii) a 93.3-acre residential district (the "Residential District") that includes subdistricts for single-family detached homes homes, single-family attached homes and medium density residential;

(iv) a 22.3-acre mixed-use (town center/MDR) district (the "Mixed-Use District") that allows the potential expansion of the town center area and/or the medium density residential uses permitted in the medium density residential subdistrict; and

(v) a 1.7-acre commercial/senior housing district (the "Commercial/Senior Housing District") that provides an opportunity for Cottonwood Church to extend the senior housing and neighborhood-serving commercial/retail uses that were recently approved as part of the Barton Place project to meet its future needs.

The location of the New Specific Plan Area and the Land Use Districts are depicted on **Attachment 2** to this Initiative.

I. The New Specific Plan also includes circulation, water, wastewater and drainage plans, as well as guidelines for sustainable development that limit the use of non-renewable resources and encourage energy conservation.

J. In conjunction with the New Specific Plan, (i) the General Plan will be amended to (1) change the land use designation for all of the New Specific Plan Area to "Specific Plan", except for the City Property (which already has a land use designation of "Specific Plan"), and (2) conform the General Plan to the New Specific Plan, and (ii) change the zoning designation for the New Specific Plan Area to "PC (Planned Community)" (collectively, the "Amendments").

K. The proposed Amendments will permit the development of a new and much-needed community park, create many new jobs in the community, permit the development of a new town center that will become a vibrant new destination for the community, increase the inventory of single-family homes and other housing types, and broaden the City's tax base by allowing new entertainment, retail, residential and commercial uses within the Specific Plan Area for the benefit of the current and future citizens of Cypress.

L. Therefore, in accordance with Measure D, we, the undersigned, registered and qualified voters of Cypress, hereby propose the Amendments and petition the City Council to submit the same to the voters of Cypress for their adoption or rejection at the next succeeding municipal election, as provided for in the City Charter.

**SECTION 3: GENERAL PLAN AMENDMENTS.**

The people of the City of Cypress hereby amend the General Plan as follows:

**A. <u>Land Use Designation Amendments</u>.**

Exhibit LU-4 (Land Use Policy Map) in the Land Use Element of the General Plan shall be amended to (1) change the land use designation for the approximately 37.4 acres of land within the Golf Course Property and the Cottonwood Property from "Community Services and Facilities (Golf Course (Privately-Owned))" to "Specific Plan" and (2) change the land use designation for the approximately 112 acres of land within the Race Course Property and the Grace Property from "Community Services and Facilities (Race Track (Privately-Owned))" to "Specific Plan", all as depicted on **Attachment 3** to this Initiative.

**B. <u>Technical Conforming Amendments to the General Plan</u>.**

The General Plan is further amended as set forth below to ensure that the New Specific Plan is consistent with the General Plan and to promote internal consistency among the various elements in the General Plan. Text to be inserted into the General Plan in the numbered sections below is indicated in ***bold italic*** type. Text to be deleted from the General Plan in the numbered sections below is indicated in ~~strikethrough~~ type. Text in standard, bold or italic type which currently appears in that fashion in the General Plan remains unchanged by this Initiative.

1. The following description of the New Specific Plan is hereby added to the Land Use Element on page LU-8 thereof, immediately prior to the section titled "SUMMARY OF EXISTING CONDITIONS":

***"<u>Cypress Town Center and Commons Specific Plan</u>. The Cypress Town Center and Commons Specific Plan was established to provide a master plan and***

***regulatory framework for the use and development of approximately 170 acres of land, including the land on which Los Alamitos Race Course currently operates and portions of the former Cypress Golf Club. The land use plan in this Specific Plan establishes five land use districts, including a 36.8-acre town center district, a 20.7-acre public park district, a 93.3-acre residential district, a 17.3-acre mixed-use (town center/MDR) district and a 1.7-acre commercial/senior housing district. This Specific Plan supersedes and replaces the Amended and Restated Cypress Business Park and Professional Center Specific Plan with respect to the land within the five land use districts established by this Specific Plan. The implementation of this Specific Plan will be a catalytic project for economic development in the City.***

2. The Section titled "RACE TRACK" on page LU-11 of the Land Use Element shall be amended to read as follows:

> The 129-acre Los Alamitos Race ***Course*** ~~Track~~ is located in the southwestern portion of the City ***and is home to quarter horse and thoroughbred racing***. ~~Over 1.2 million people annually attend the quarter horse and harness races featured at the race track.~~ The Los Alamitos Race ***Course*** ~~Track~~ ***will function as*** ~~is~~ a significant recreational resource ***until such time as the Race Course site is redeveloped in accordance with the Cypress Town Center and Commons Specific Plan, which redevelopment will include a 20-acre community park that will be a valuable new recreation resource for the City.***

3. The following new Table LU-8.1 is hereby added to the Land Use Element immediately following Table LU-8:

***Table LU-8.1***
***CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN***

| *Land Use District* | *Approximate Area (Acres)* | *Land Use Designation* | *FAR[1]* | *Residential Units* | *Potential Development Capacity (sq. ft.)* |
|---|---|---|---|---|---|
| *Town Center* | *31.8* | *Specific Plan* | *0.6:1* | *250* | *831,124* |
| *Public Park* | *20.7* | *Specific Plan* | *--* | *--* | *--* |
| *Residential* | *93.3* | *Specific Plan* | *--* | *1,000 (aggregate total for Residential and Mixed-Use (Town Center/MDR) Districts)* | *--* |
| *Mixed-Use (Town Center/MDR)* | *22.3* | *Specific Plan* | *0.6:1* | | *582,832* |
| *Commercial/ Senior* | *1.7* | *Specific Plan* | *0.6:1* | *34* | *44,431* |
| *Total* | *169.8* | | | *1,284* | *1,458,387* |

*Notes:*
*1. The maximum floor area ratio (FAR) allowed on any development parcel is 1.0:1.*

*Source: Cypress Town Center and Commons Specific Plan, 2016.*

4. The Section titled "Commercial Recreation" on pages COSR-15 and COSR-16 of the Conservation/Open Space/Recreation Element shall be amended to read as follows:

"**Commercial Recreation.** Two private commercial recreation uses are located within the Cypress boundaries: The Los Alamitos Race ***Course*** ~~Track,~~ and the Navy Golf Course.

*Los Alamitos Race* ***Course*** ~~*Track*~~: The ***Race Course*** ~~track~~ is home to quarter horse and ***thoroughbred*** ~~harness~~ racing ~~and is visited by approximately 1.2 million people annually~~. As the only commercial racetrack facility in Orange County, ~~Los Alamitos~~ ***the Race Course*** functions as a significant regional recreation resource for the City. ***At such time as the Race Course site is redeveloped in accordance with the Cypress Town Center and Commons Specific Plan, such redevelopment will include a 20-acre community park that will be a valuable new recreation resource for the City.***

*Navy Golf Course:* A portion of the golf course is located in southern Cypress and is available for use by military personnel and their relatives."

5. The first bullet point under the heading "OPEN SPACE" on page COSR-17 of the Conservation/Open Space/Recreation Element shall be amended to read as follows:

"The Los Alamitos Race ***Course*** ~~Track~~ and the Forest Lawn Cemetery are privately owned facilities that provide visual relief from the urban environment and are valuable open space resources. ***At such time as the site on which the Los Alamitos Race Course is redeveloped in accordance with the Cypress Town Center and Commons Specific Plan, such redevelopment will include a 20-acre community park that will be a valuable new open space resource for the City.***"

6. The second paragraph under the heading "OPEN SPACE" on page COSR-22 of the Conservation/Open Space/Recreation Element shall be amended to read as follows:

"Three open space areas are privately owned: Navy Golf Course, Los Alamitos Race ***Course*** ~~Track~~ and Forest Lawn Cemetery. These resources provide visual relief from the urban setting." ***At such time as the Race Course site is redeveloped in accordance with the Cypress Town Center and Commons Specific Plan, such redevelopment will include a 20-acre community park that will be a valuable new open space resource for the City.***

7. Goal COSR-9 on page COSR-27 of the Conservation/Open Space/Recreation Element shall be amended to read as follows:

"COSR-9: Promote the preservation of ~~the Los Alamitos Race Track, and~~ Forest Lawn Cemetery."

**SECTION 4: ZONING ORDINANCE/MAP AMENDMENTS.**

The people of the City of Cypress hereby amend the Zoning Ordinance and the Zoning Map as follows:

**A. Zone Designation Amendment.**

The Zoning Map, which is part of the Zoning Ordinance, is hereby amended to change the zoning designation for 169.8 acres of land within New Specific Plan Area from "PS-1A (Public and Semi-Public)" and "PBP-25A (Planned Business Park)" to "PC (Planned Community)", as depicted on **Attachment 4** to this Initiative.

**SECTION 5: EXISTING SPECIFIC PLAN AMENDMENT**

The people of the City of Cypress hereby amend the Existing Specific Plan as follows:

**A. Existing Specific Plan Amendment.**

The Existing Specific Plan is hereby amended to add the following new paragraph at the end of Section II.C thereof:

> "Notwithstanding anything to the contrary in this Specific Plan, this Specific Plan is hereby repealed and shall have no further force or effect with respect to, but solely with respect to, the real property located within the approximate 169.8-acre area (the "Town Center Specific Plan Area") governed by the Cypress Town Center and Commons Specific Plan (the "Town Center Specific Plan"), which was approved by the voters on November 8, 2016 as part of a ballot initiative titled "Measure ___" and known as the "Cypress Town Center and Commons Initiative, and the real property located within the Town Center Specific Plan Area shall no longer be governed by, or subject to, the provisions of this Specific Plan. The Town Center Specific Plan supersedes and replaces this Specific Plan with respect to all of the real property located within the Town Center Specific Plan Area."

**SECTION 6: NEW SPECIFIC PLAN.**

The New Specific Plan is hereby adopted. The full text of the New Specific Plan is set forth in **Attachment 5** to this Initiative. The New Specific Plan Area shall no longer be governed by, or subject to, the provisions of the Existing Specific Plan.

**SECTION 7: INTENT AND IMPLEMENTATION OF THIS MEASURE.**

**A. Implementation.**

All other ordinances, rules and regulations, the adoption of which constituted a legislative act, shall be amended as necessary to accommodate the implementation of the Amendments in accordance with this Initiative, and until the Cypress City Council adopts such amendments, the City shall not enforce any such inconsistent ordinances, rules and regulations. The City Council, the Community Development Department, the Director of Community Development, the Planning Manager and other City officials and employees as designated in the New Specific Plan and the Zoning Ordinance are further authorized and directed to make such discretionary approvals in accordance with the standards, requirements, policies and directions set forth in the New Specific Plan, and such discretionary authority shall be retained and exercised by the City in accordance with this Initiative, including without limitation the New Specific Plan. The City shall take no action that is inconsistent with this Initiative, including without limitation the New Specific Plan.

**B. Severability.**

If any word or words of this Initiative, or its application to any situation, are held invalid or unenforceable in a final judgment that is not subject to rehearing, review or appeal by a court of competent jurisdiction, then such word or words are severed, and the remaining parts of this Initiative and the application of any part of this Initiative to other situations, shall continue in full force and effect. We, the people of the City of Cypress, declare that we would have adopted this Initiative, and each word of it, irrespective of the fact that any other word, condition or application to any situation be held invalid. It is our intent that any portion of this Initiative that can lawfully be implemented be implemented, even if doing so would not permit full implementation of the New Specific Plan, and even if doing so would otherwise appear trivial or inconsequential. This Initiative must be broadly construed in order to achieve the purposes stated above. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purpose set forth in this Initiative.

**C. Consistency.**

The zoning designation of "PC (Planned Community)" for the New Specific Plan Area approved herein shall be deemed consistent with the General Plan land use designation of "Specific Plan" for the New Specific Plan Area. In addition, the New Specific Plan approved herein shall be deemed consistent with the General Plan land use designation of "Specific Plan" for the New Specific Plan Area.

### D. Compliance With Measure D.

The approval of this Initiative by a majority of the voters of Cypress voting thereon shall constitute full compliance with Measure D with respect to the Amendments and no further referral to the voters pursuant to Measure D shall be required with respect to the Amendments.

### E. Amendment of Existing Planning and Zoning Documents and Non-Substantive Changes to Initiative.

The City shall physically amend the General Plan, the Zoning Ordinance, the Zoning Map and the Existing Specific Plan in accordance with the approved amendments in this Initiative and shall cause the approved amendments to the General Plan land use designations and the zoning designations for the New Specific Plan Area to be reflected in all other applicable City records. The chapter, pages and sections set forth in this Initiative may be renumbered by City staff or by subsequent recodification by the City Council, so long as the renumbering affects no substantive change. City staff or the City Council may also make clerical changes to reproduce or relocate any text or diagram in this Initiative in a logical manner, so long as doing so affects no substantive change. Corrections may be made to fix any typographical or clerical errors in this Initiative, without a vote of the people.

### F. Amendment of New Specific Plan.

Except as otherwise expressly provided in the New Specific Plan (which is part of this Initiative), a vote of the people shall be required to amend or repeal any portion of the New Specific Plan.

### G. Effective Date.

This Initiative shall be considered adopted and effective upon the earliest date legally possible, and in no event later than 10 days after the vote is declared as provided in Section 903 of the City Charter and Section 9217 of the California Elections Code. Upon the effective date of this Initiative, (1) the provisions hereof amending the General Plan are hereby inserted into the General Plan as an amendment thereof and (2) any provisions of the Municipal Code, the Zoning Map, the Existing Specific Plan or any other ordinance or policy affected by this Initiative that are not consistent with this Initiative shall not be enforced to the extent of such inconsistency.

### H. Statute Of Limitations.

Unless a shorter statute of limitations is enacted by the State Legislature, all provisions of this Initiative shall be deemed a general plan amendment, specific plan adoption and/or rezoning decision subject to Section 65009(c) of the California Government Code and, pursuant to Section 65009(c), no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within 90 days of the date the vote on this Initiative is declared by the City Council.

### I. Effect of Other Measures on the Same Ballot.

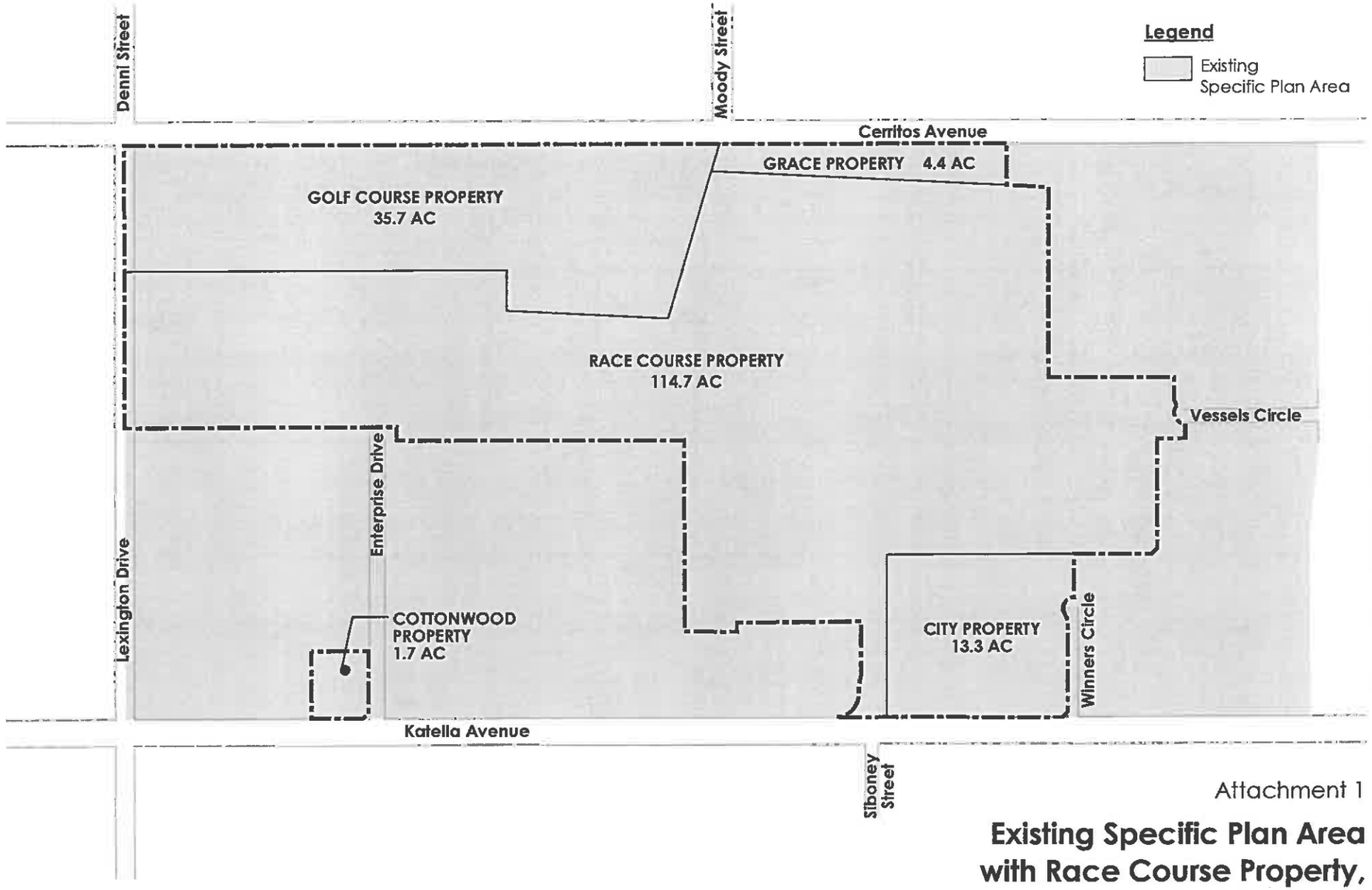
In approving this Initiative, it is the voters' intent to create a comprehensive regulatory plan to govern the future use and development of the New Specific Plan Area. To ensure that this intent is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would regulate the use and development of property within the New Specific Plan Area in any manner whatsoever (each, a "Conflicting Initiative"). In the event that this Initiative and one or more Conflicting Initiatives are adopted by the voters at the same election, then it is the voters' intent that only that measure which receives the greatest number of affirmative votes shall control in its entirety and said other measure or measures shall be rendered void and without any legal effect. In no event shall this Initiative be interpreted in a manner that would permit its operation in conjunction with the non-conflicting provisions of any Conflicting Initiative. If this Initiative is approved by the voters but superseded by law in whole or in part by any other Conflicting Initiative approved by the voters at the same election, and such Conflicting Initiative is later held invalid, this Initiative shall be self-executing and given full force of law.

**J. Incorporation Of Attachments.**

All attachments to this Initiative are incorporated herein by this reference and comprise part of this Initiative. These attachments are listed below for ease of reference:

| | |
|---|---|
| Attachment 1: | Depiction of Existing Specific Plan Area and Race Course Property, Golf Course Property, City Property, Cottonwood Property and Grace Property |
| Attachment 2: | Depiction of New Specific Plan Area |
| Attachment 3: | Depiction of Amendments to General Plan Land Use Designations |
| Attachment 4: | Depiction of Amendments to Zoning Designations |
| Attachment 5: | New Specific Plan |

# ATTACHMENT 1
## EXISTING SPECIFIC PLAN AREA WITH RACE COURSE PROPERTY, GOLF COURSE PROPERTY, CITY PROPERTY, COTTONWOOD PROPERTY AND GRACE PROPERTY




Attachment 1

**Existing Specific Plan Area with Race Course Property, Golf Course Property, City Property, Cottonwood Property and Grace Property**

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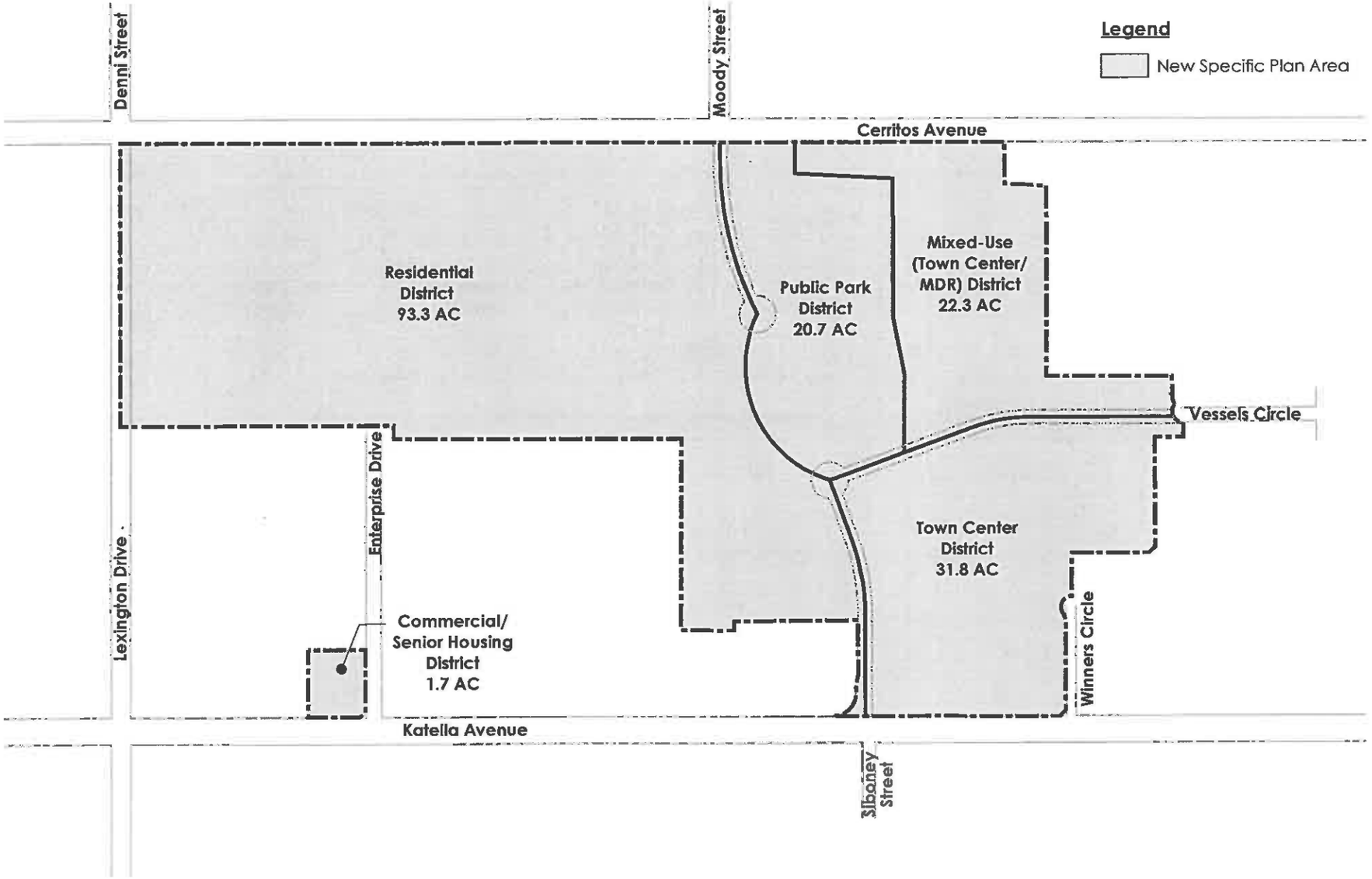
May 2016




ATTACHMENT 2
NEW SPECIFIC PLAN AREA

Attachment 2

**CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN**

**New Specific Plan Area**

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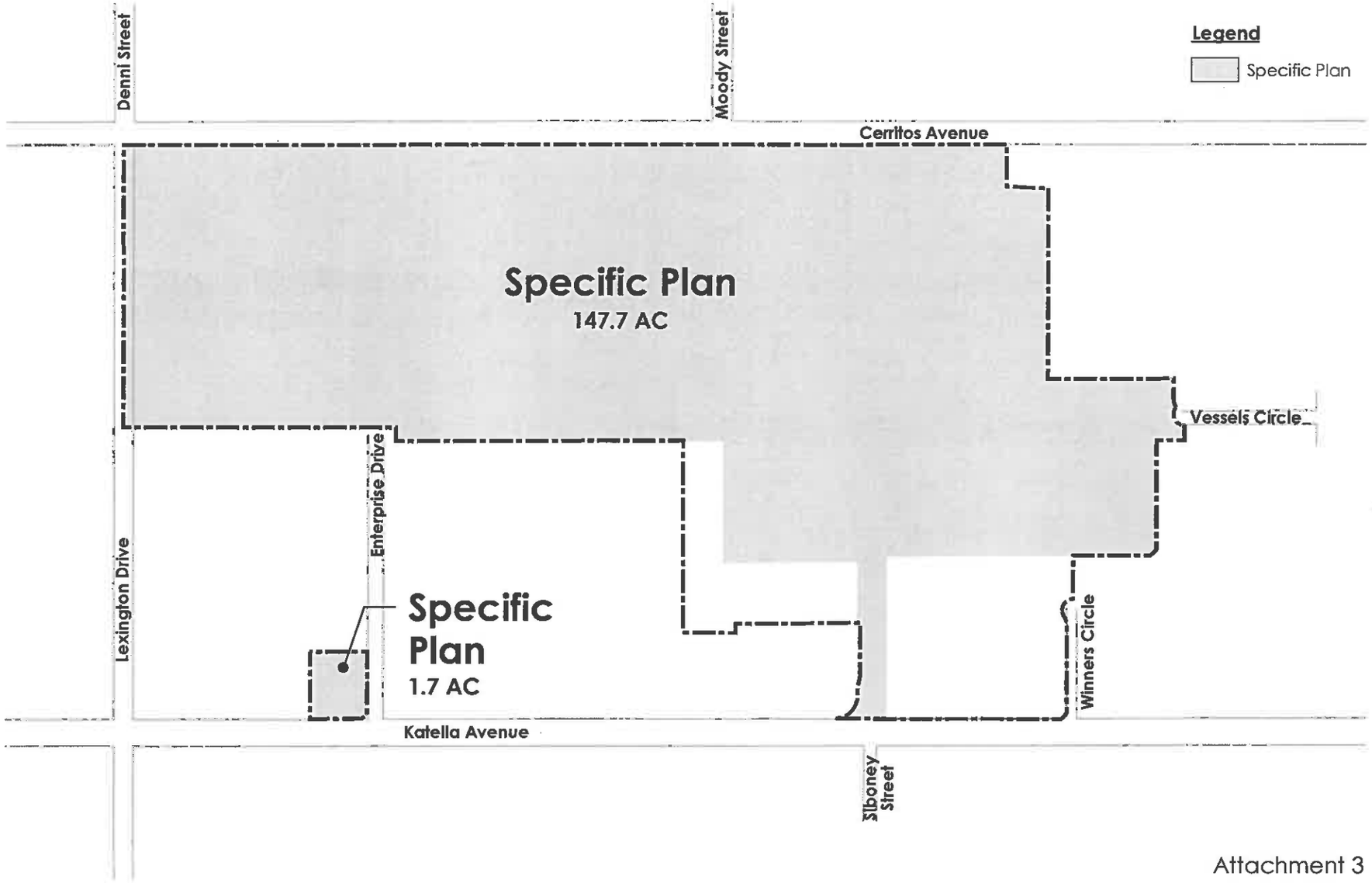
FORMA

May 2016




ATTACHMENT 3
AMENDMENTS TO GENERAL PLAN
LAND USE DESIGNATIONS

Attachment 3

**Amendments to General Plan Land Use Designations**

**CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN**

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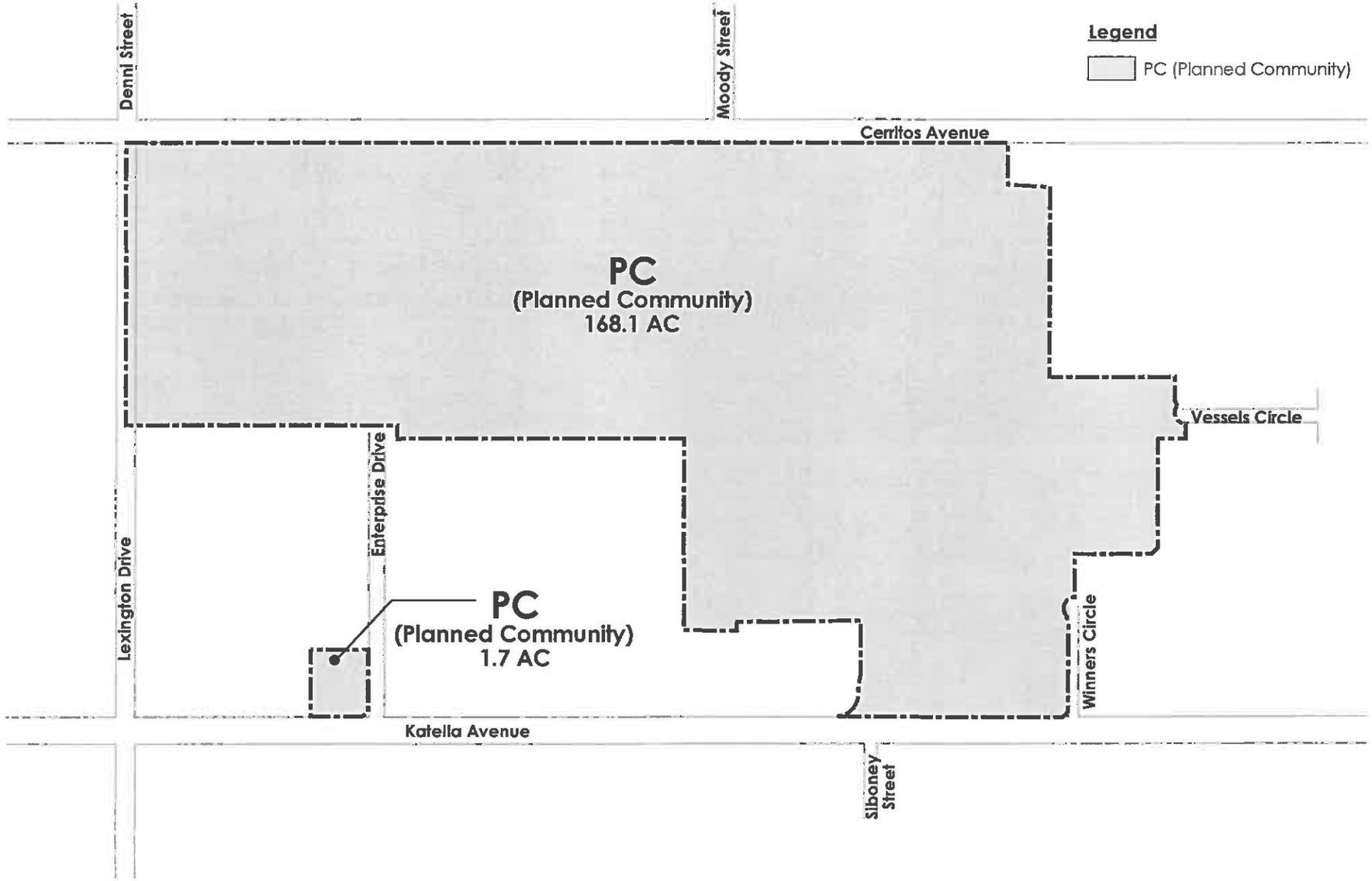
FORMA

May 2016




ATTACHMENT 4
AMENDMENTS TO ZONING DESIGNATIONS

Attachment 4

**CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN**

**Amendments to Zoning Designations**

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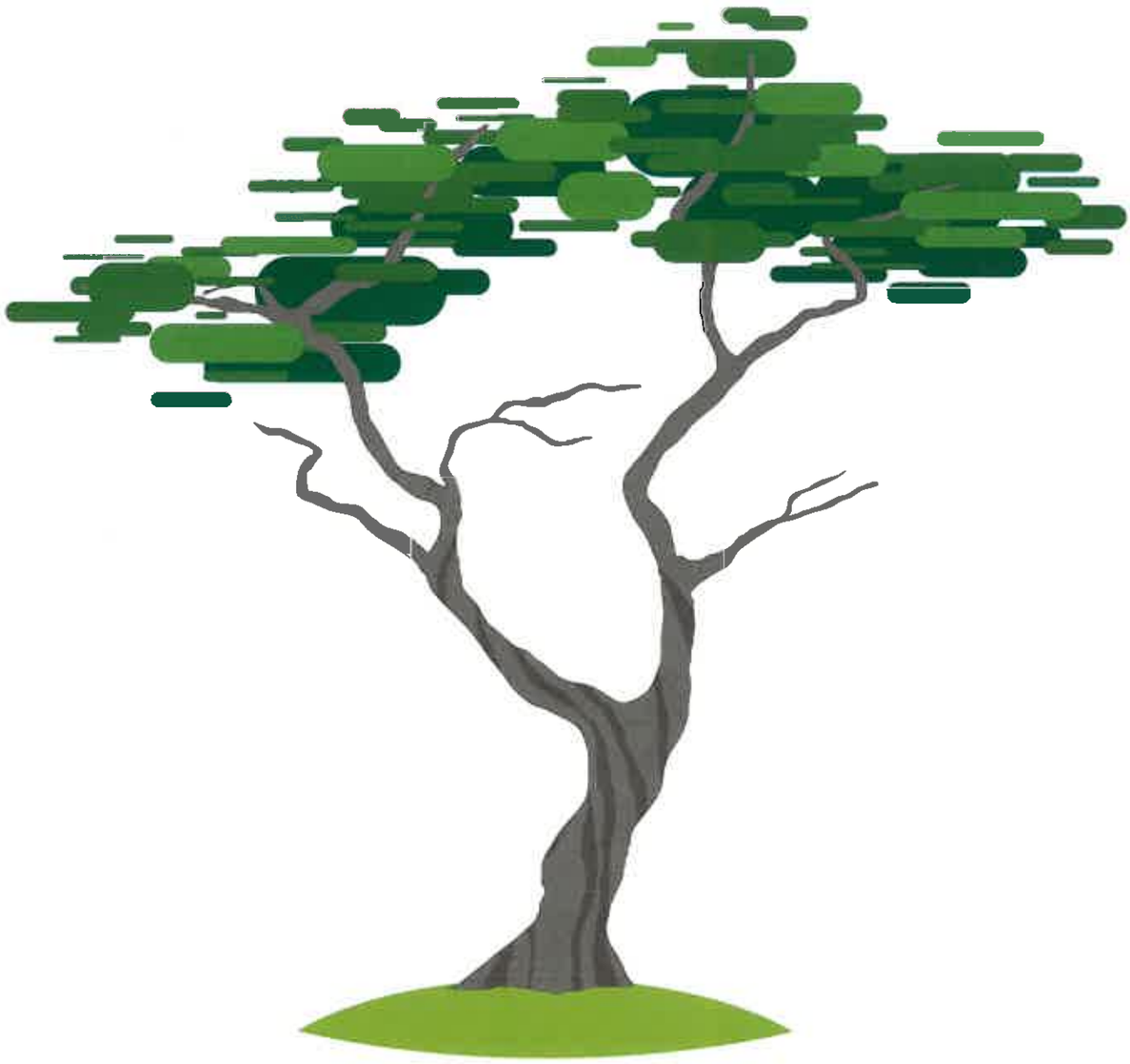
# ATTACHMENT 5

# NEW SPECIFIC PLAN



# CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN

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(No Tables)

# 1 INTRODUCTION

## 1.1 Overview and Vision

The Cypress Town Center and Commons Specific Plan (Specific Plan) establishes a comprehensive master plan and regulatory framework for the use and development of approximately 170 acres of land in the City of Cypress, California (Specific Plan Area). The Specific Plan Area is generally bounded by Cerritos Avenue to the north, Katella Avenue to the south, and Lexington Drive to the west, as depicted in Figures 1-1, Regional Map, and 1-2, Vicinity Map.

This Specific Plan divides the Specific Plan Area into five land use districts that will govern the design and development of a mixed-use, sustainable community. One of the primary features of the plan is the town center district, which is intended to be the City's "main street" and a gathering place for the community, and will include a vibrant mix of entertainment, retail, restaurant, commercial and residential uses. The creation of the town center will enable future residents to live within walking distance of stores, restaurants, and recreational areas, while visitors will be able to walk and shop along the concourses and enjoy an assortment of public plazas.

Another critical component of this Specific Plan is an approximate 20-acre public park district in the heart of the Specific Plan Area. This open space feature will provide ample space for recreation and gatherings and could potentially include some combination of playing fields, sports courts, walking trails, picnic areas, restroom facilities and a lake. The community park will have a symbiotic relationship with the town center where residents to the north can enjoy a walk through the park to the town center, parents and children can walk over to the town center after a soccer game for an ice cream, and town center patrons can buy lunch and stroll to the park for a picnic.

The residential district is intended to accommodate a variety of residential opportunities and lifestyles. Residential units adjacent to Cerritos Avenue will match the densities of the existing neighborhood north of Cerritos Avenue. Further south, smaller lot single-family homes are permitted, as well as single-family attached units, including townhomes and condominiums. Trails and greenways are envisioned to connect the neighborhoods and provide pedestrian and bike routes to the public park and town center.

The mixed-use district is a flexible land use that allows the potential expansion of the town center and/or medium-density residential uses. Its location adjacent to the public park district allows the opportunity for additional trail connections into the future town center and/or residential uses.

The commercial/senior housing district includes land that is part of the Cottonwood Church property. This district provides an opportunity to extend the senior housing and neighborhood-serving commercial/retail uses that were recently approved as part of the Barton Place project, and provide the church with more flexibility to determine the appropriate uses for the site that are compatible with the surrounding neighborhood.

This Specific Plan provides a regulatory framework that ensures the ultimate development of each land use district that is consistent with the overall vision of the Specific Plan.

Figure 1-1

**CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN**

**Regional Map**

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Figure 1-2

**CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN**

# Vicinity Map

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### 1.1.1 Historical Use and Development of Specific Plan Area

In 1946, Frank Vessels, Sr. acquired approximately 300 acres of land in what is now part of the City of Cypress for the purpose of establishing a quarter horse ranch. Non-betting horse races at the Los Alamitos Race Course (Race Course) commenced in 1947 and continued until 1951, when the first pari-mutuel horse racing began. The present grandstand was built in 1960 and, when the State of California legalized quarter horse racing in 1968, the Race Course grew to become the premier quarter horse track in the United States. The adjoining Cypress Golf Club (Golf Course) was constructed in 1961 and permanently closed in 2004.

Hollywood Park Realty Enterprises, Inc. purchased the Race Course and the Golf Course in 1984 from Millie Vessels. Subsequently, it approached the City concerning the redevelopment potential of the Golf Course and underutilized portions of the Race Course property.

Following Hollywood Park Realty's proposal, the City directed the preparation of a specific plan (which was titled Cypress Plaza Specific Plan) for the entire Race Course and Golf Course properties to ensure that the property would be redeveloped in a manner that was compatible with the surrounding community.

On November 3, 1987, the voters of the City of Cypress approved an initiative entitled "Measure D", which was codified in Sections 5.28 and 5.28.090 of the Cypress Zoning Ordinance (Zoning Ordinance). This initiative requires voter approval of (1) any amendment of the PS (Public and Semi-Public) Zone of the Zoning Map or the Zoning Ordinance of the City of Cypress that would permit any land use other than those permitted in the PS Zone on the date of the enactment of this measure and (2) any related amendment of the General Plan.

On April 17, 1990, the Cypress City Council adopted the original Cypress Business & Professional Center Specific Plan (Original Specific Plan), which established comprehensive guidance and regulations for the development of approximately 298.2 gross acres of land within the City that included the Race Course and Golf Course properties. Subsequently, on April 24, 1990, in accordance with Measure D, the voters of the City of Cypress approved an initiative that changed the General Plan land use designation and the zoning designation for approximately 75 acres of land within the Original Specific Plan area (which included all of Planning Areas 2, 3, 4, 5 and 6 in the Land Use Plan in the Original Specific Plan), consistent with the previously-adopted Original Specific Plan. The Original Specific Plan was subsequently amended several times in connection with proposed development projects within the Original Specific Plan area.

On June 5, 2012, the voters of the City of Cypress approved "Measure L", a ballot initiative that, among other things, amended and restated in its entirety the Original Specific Plan, as previously amended. This Amended and Restated Cypress Business & Professional Center Specific Plan (Existing Specific Plan) established a new Planning Area 9, which consisted of portions of Planning Areas 6, 7 and 8 from the Original Specific Plan, and permitted a range of senior housing, retail and commercial uses. It also confirmed the intent to redevelop the Golf Course.

### 1.1.2 Green and Healthy Lifestyle

This Specific Plan places a strong emphasis on wellness in that active recreation opportunities are integrated into the land use districts. A trail system is envisioned within the residential and public park districts affording residents and visitors opportunities to walk, jog, run, bike for exercise or simply for casual enjoyment, and will provide convenient access to the community park, theaters, shopping, dining, and workplaces. The proximity and connectivity of the planned residential neighborhoods to the town center and community park will enable residents to leave their cars at home more often.

This Specific Plan promotes good health through the inclusion of sustainable design guidelines and alternatives to improve air quality and reduce pollutant emissions. It also promotes landscaping to enhance the Specific Plan Area, along with "green" infrastructure to improve water quality for existing and new residents.

## 1.2 Location and Surrounding Environment

Until early 1987, the entire Specific Plan Area was operated as a race track and a golf course. The Race Course will continue operating for a period of time, but development within the town center district established by this Specific Plan can occur while the Race Course remains in operation. The Golf Course permanently closed in 2004, so that a portion of the Golf Course property located within the residential district can be developed while the Race Course remains in operation.

Following the adoption of the Original Specific Plan, portions of the Original Specific Plan area were developed with a variety of commercial uses, including big-box retail, a hotel, retail centers, offices, restaurants and two churches. In addition, the City of Cypress acquired approximately 13.3 acres of the property, which is included in the town center district.

Most recently, in October 2015, following the voter approval of the Existing Specific Plan, the Cypress City Council certified a final environmental impact report and approved the entitlements for the Barton Place project, pursuant to which a mixed-use project consisting of senior housing and a commercial/retail center will be developed within Planning Area 9 and a portion of Planning Area 6 in the Existing Specific Plan area.

The Specific Plan Area is generally bounded by Cerritos Avenue to the north, Katella Avenue to the south, and Lexington Drive to the west. An approximate 1.7-acre parcel of the Cottonwood Church property along Katella Avenue is also included in the Specific Plan Area, as well as an approximate 4.4-acre parcel of Seacoast Grace Church along Cerritos Avenue.

The Specific Plan Area is adjacent to the City of Los Alamitos boundary on the west and south. The southern boundary follows the southern side of the northernmost travel lane on Katella Avenue. All of the Specific Plan area is located within the City of Cypress. The area surrounding the Specific Plan Area includes a variety of land uses. Land uses south of Katella Avenue are located in the City of Los Alamitos and include commercial, office, and single-family residential uses. Land uses west of Lexington Drive are located in the City of Los Alamitos and include business park. Land uses north of Cerritos Avenue, which are located in the City of Cypress, are primarily residential with some retail commercial. Adjacent to the Specific Plan Area within the original 300-acre Race Course property are Cottonwood and Seacoast Grace Churches, business parks, retail commercial uses, a hotel, and the recently approved Barton Place project, a senior housing and commercial retail development. The Joint Forces Training Base, Los Alamitos, is located approximately one-quarter mile south of the Specific Plan Area.

# 2 DEVELOPMENT PLAN

The Section establishes and describes the land use districts within the Specific Plan Area and provides a blueprint for the infrastructure necessary for the implementation of this Specific Plan.

## 2.1 Land Use Plan and Districts

This Specific Plan establishes five Land Use Districts within the 169.8-acre Specific Plan Area, as shown on Figure 2-1, Land Use Plan, below. The centerpiece of the land use plan is a Town Center District that will allow a vibrant mix of retail, entertainment, restaurant, hotel, residential and other urban uses that will serve as a gathering place and "main street" for the community.

The land use plan also includes a Public Park District that sets aside 20 acres of land exclusively for a community park, which will be large enough to provide a variety of passive and active recreational uses. It is anticipated that the park amenities will be easily accessible to patrons of the adjacent town center.

The western portion of the Specific Plan Area has been designated as a Residential District, which is reserved for residential uses with a variety of housing opportunities to address a cross-section of housing needs in the community, primarily single-family homes, both detached and attached. Greenways and trails will connect the neighborhoods to the town center and community park to allow for easy pedestrian and bicycle access to these destinations.

In addition, the land use plan includes a Mixed-Use (Town Center/MDR) District, which is located east of the Public Park District and north of the Town Center District. This district has a flexible land use designation that can accommodate either an expansion of the town center (if demand for additional town center uses exists in the future) and/or the development of a medium density residential neighborhood.

Finally, a Commercial/Senior Housing District has been established on a small portion of the Cottonwood Church property along Katella Avenue to provide an opportunity to extend the senior housing and commercial uses approved as part of the Barton Place project, which will be developed directly across the street to the east.

These land use districts and the location, distribution and extent and intensity of essential facilities to be located within and support the Specific Plan Area are described in more detail below and summarized in Table 2-1, below.

**Table 2-1**
**Land Use Plan Summary Table**

| Land Use District | Area (Acres) | FAR[1] | Residential Units | Potential Development Capacity (sq. ft.) |
|---|---|---|---|---|
| **Town Center** | 31.8 | 0.6:1 | 250 | 831,124 |
| **Public Park** | 20.7 | N/A | N/A | N/A |
| **Residential** | 93.3 | N/A | 1,000 (aggregate total for Residential and Mixed-Use [Town Center/MDR]) Districts | N/A |
| **Mixed-Use (Town Center/MDR)** | 22.3 | 0.6:1 | | 582,832 |
| **Commercial/Senior Housing** | 1.7 | 0.6:1 | 34 | 44,431 |
| ***Total:*** | ***169.8*** | | ***1,284*** | ***1,458,387*** |

Note:

*(1) The maximum floor area ratio (FAR) allowed on any development parcel is 1.0:1*

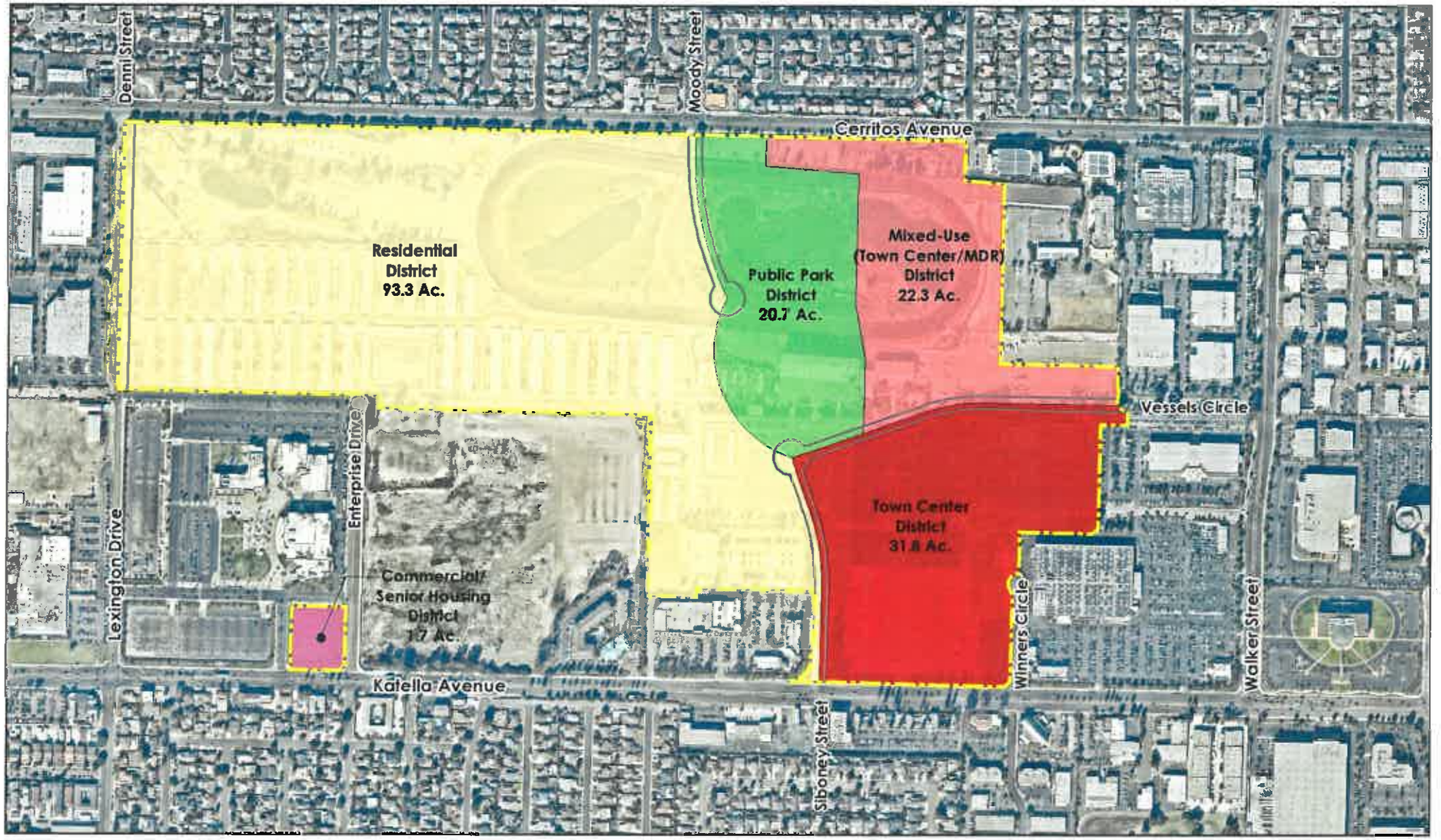


Figure 2-1

**CYPRESS TOWN CENTER AND COMMONS**

**SPECIFIC PLAN**

# Land Use Plan

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### 2.1.1 Town Center District

The Town Center District includes approximately 31.8 acres of land and permits a mixture of retail and entertainment uses, as well as hotel, residential uses and commercial uses, to create a "main street" and gathering place for the community. Specific uses envisioned for the town center include restaurants, movie theaters and boutique stores designed within a pedestrian-friendly environment. It is anticipated that development of the town center could proceed while the Race Course remains in operation.

### 2.1.2 Public Park District

The Public Park District is an approximate 20.7-acre parcel located in the central portion of the Specific Plan Area and serves as the focal point of the land use plan. As described in Chapter 3, the only uses permitted in the Public Park District are a community park and related and supporting improvements, facilities and roadways. The placement of the Public Park District adjacent to the Town Center District establishes a symbiotic relationship where residents to the north can enjoy a quiet walk through the community park on their way to the town center, parents and children can walk over to the town center after a soccer game for an ice cream, and town center patrons can buy lunch and stroll to the park for a picnic.

It is anticipated that this community park will provide areas for recreation, gatherings and reflection for Cypress residents. The park amenities could potentially include some combination of playing fields, sports courts, tot-lots, walking trails, picnic areas, restroom facilities and a lake.

### 2.1.3 Residential District

The Residential District includes approximately 93.3 acres of land and is intended to accommodate a variety of residential opportunities. In addition to the residential units, trails, and greenways are envisioned to connect the neighborhoods and provide pedestrian and bike routes to the public park and town center. The Residential District is divided into three subdistricts, which are depicted on Figure 2-2, Residential Subdistricts.

1. Single-Family Detached Subdistrict

   The Single-Family Detached Subdistrict is approximately 38.9 acres in size and allows the development of single-family homes in the area located just south of Cerritos Avenue. A mixture of lot sizes is permitted to respond to a variety of residential needs. The residential lots located within 100 feet of Cerritos Avenue will have a minimum lot size of 6,000 square feet.

2. Single-Family Attached Subdistrict

   The Single-Family Attached Subdistrict is an approximate 41-acre parcel and permits the development of attached residential housing to accommodate a variety of lifestyles, as well as related recreational and open space amenities. The types of permitted residential units include townhomes, compact residential lots and other attached homes.

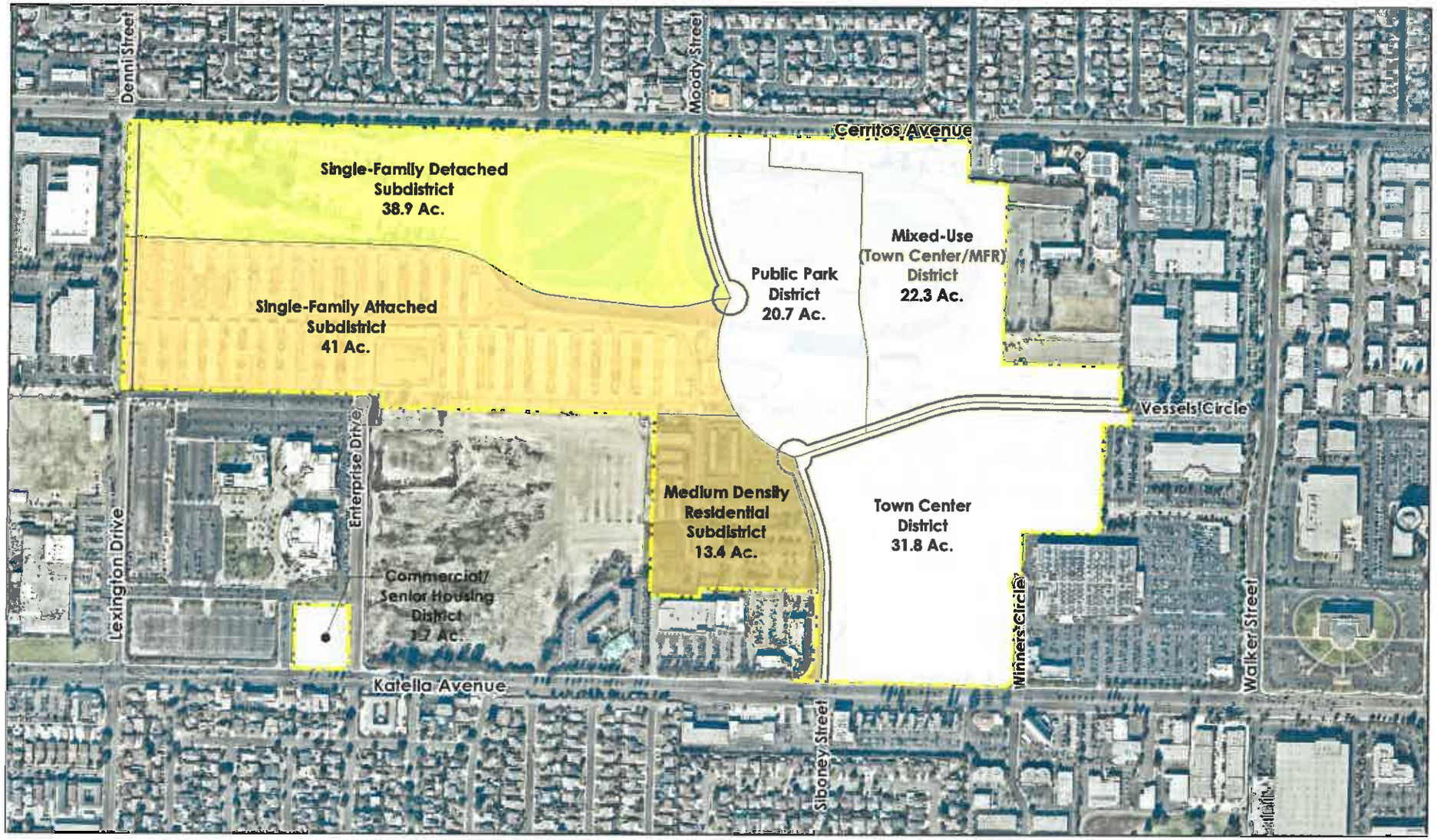


Figure 2-2

**Residential Subdistricts**

**CYPRESS TOWN CENTER AND COMMONS**

**SPECIFIC PLAN**

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FORMA

May 2016

3. Medium Density Residential Subdistrict

The Medium Density Residential Subdistrict, which includes approximately 13.4 acres of land, has been established to provide more affordable residential opportunities for first-time homebuyers and empty nesters. This subdistrict is located adjacent to the Public Park and Town Center Districts to allow easy pedestrian access to the community park and the town center. The types of residential units permitted include attached homes, condominiums, and for-sale and rental multi-family units.

### 2.1.4 Mixed-Use (Town Center/MDR) District

The Mixed-Use (Town Center/MDR) District is a flexible land use district that allows the potential expansion of the uses allowed in the Town Center District and/or the residential uses permitted in the Medium Density Residential Subdistrict. It is anticipated that no development will occur within the Mixed-Use (Town Center/MDR) District until Los Alamitos Race Course ceases operation, after which time an appropriate mix of uses will be determined.

### 2.1.5 Commercial/Senior Housing District

The Commercial/Senior Housing District is located at the northwest corner of Katella Avenue and Enterprise Drive and includes land that is part of the Cottonwood Church property. This district provides an opportunity to extend the senior housing and neighborhood-serving commercial/retail uses that were recently approved as part of the Barton Place project, which will be located at the northeast corner of Katella Avenue and Enterprise Drive, across the street from the Commercial/Senior Housing District. The new Commercial/Senior Housing District will provide Cottonwood Church with more flexibility to determine appropriate uses for the site that are compatible with its future needs and surrounding uses.

## 2.2 Circulation Plan

Primary access to the Specific Plan Area will be from Katella Avenue, which is designated as a Major Arterial in the Circulation Element of the General Plan, Cerritos Avenue, which is designated as a Primary Arterial in the Circulation Element, and the extension of Vessels Circle. Additional access to the site will be provided by Enterprise Drive and Winners Circle.

The backbone circulation for the Specific Plan Area has been designed to accommodate the contemplated development under this Specific Plan and is depicted on Figure 2-3. The backbone circulation improvements include the extension of Moody Street south of Cerritos Avenue, the extension of Vessels Circle to the west, the extension of Siboney Street north of Katella Avenue, and the required future widening of Lexington Drive adjacent to the Specific Plan Area.

### 2.2.1 General Provisions

1. No development shall be permitted on parcels without improved street access. For purposes of this standard, a street is a maintained public street or alley or a private street subject to the approval of the City Engineer.

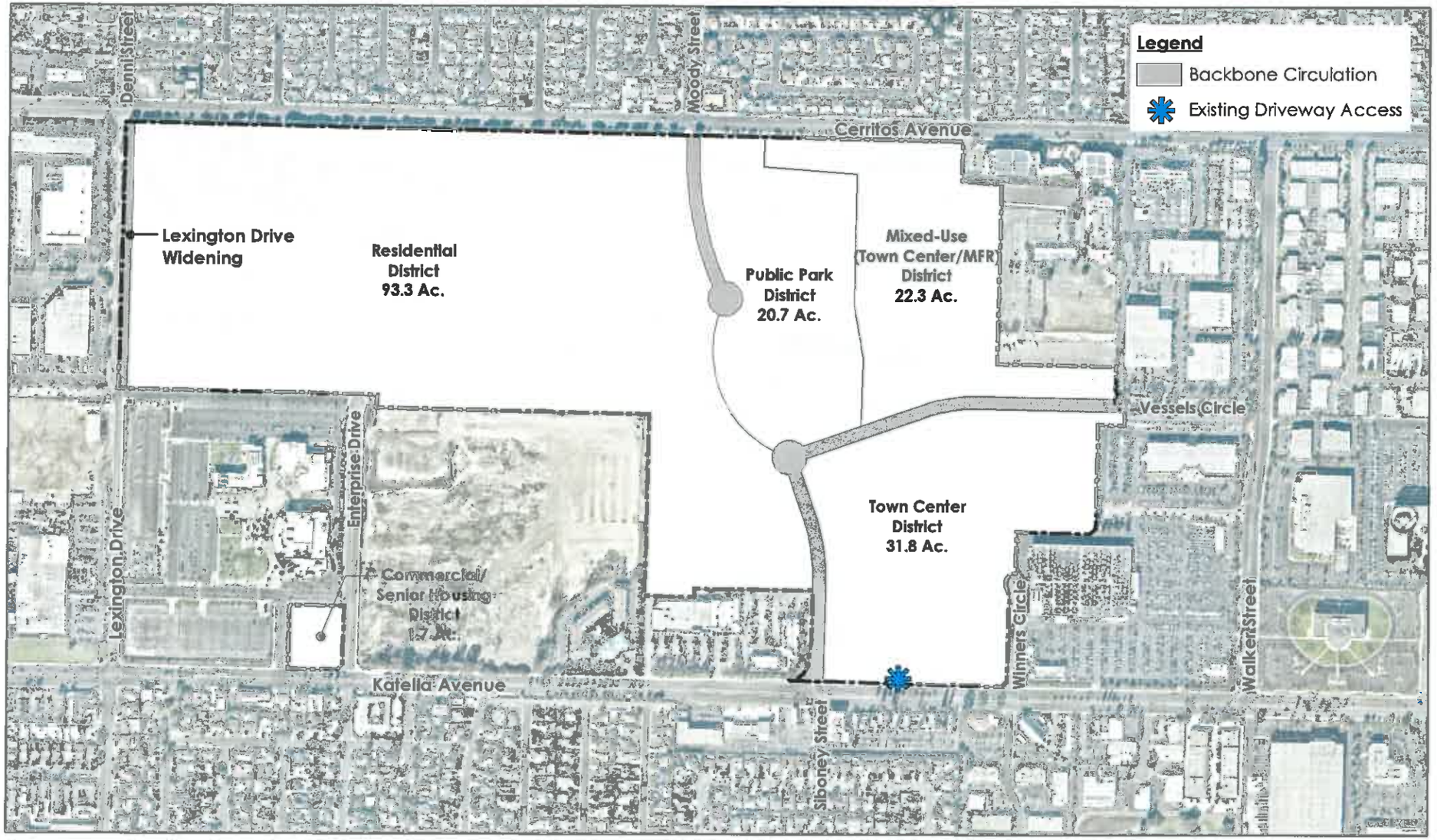


Figure 2-3

**Circulation Plan**

**CYPRESS TOWN CENTER AND COMMONS**

**SPECIFIC PLAN**

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2. Portions of any lot within any future right-of-way required under the Circulation Element of the City's General Plan or in this Specific Plan shall not be occupied by structures, other than those encroachments normally permitted in rights-of-way. All other required setbacks, yards and open spaces shall be calculated on the basis of the establishment of the future rights-of-ways, and future right-of-way lines shall be considered to be lot lines for purposes of determining such setbacks, yards and open spaces.
3. Installation of curbs, gutters, sidewalks, streets and alley paving, street lighting and street trees shall be subject to the provisions of the City of Cypress Standard Plans and this Specific Plan.
4. All street names within the Specific Plan Area shall be approved, and changed if necessary, by the City Engineer.
5. No structures shall be constructed over existing pipeline, power line, drainage, transmission line or other similar easements, except where such easement has been abandoned or vacated or the grantee of such easement has consented to such structural encroachment.
6. Notwithstanding anything to the contrary in this Specific Plan, prior to the issuance of the first certificate of occupancy with respect to residential development in the Residential District, the applicable developer shall construct the required half-width roadway improvements adjacent to the western boundary of the Residential District to widen Lexington Drive.
7. Bus turnouts and passenger waiting areas shall be provided at bus stops as determined necessary by the City Engineer.
8. Internal streets within the Specific Plan Area may be public or private.

### 2.2.2 Parking

Off-street parking will be required as set forth in Sections 2.05.050, 2.06.050, 2.08.070 and 14 of the Cypress Zoning Ordinance (Zoning Ordinance), as applicable, except as otherwise provided in, and as more specifically set forth in Chapter 3 (Development Standards) of, this Specific Plan, and also subject to the following general requirements:

1. If the calculation of required parking spaces results in a fractional number, a fraction of one-half or higher shall be rounded up to the next whole number.
2. On-street parking may be permitted on all streets within the Specific Plan Area, subject to approval as part of the site plan review process.
3. On-street parking may be utilized to meet the parking requirements for uses in the Public Park District and the Town Center District.
4. Off-street parking is permitted anywhere within the Specific Plan Area.

### 2.2.3 Alternative Parking Requirements

As an alternative to compliance with the applicable parking requirements in this Specific Plan (including referenced requirements in the Zoning Ordinance), a developer may submit a parking study, including without limitation a shared parking analysis, to the City as part of the site plan review process to demonstrate why and the extent to which the parking requirements for the applicable development project should be different from the applicable parking requirements herein. If the parking study is approved as part of the site plan review process, the parking requirements for such project may differ from the applicable parking requirements herein in accordance with the parking study. Alternative parking arrangements may include, without limitation, the use of tandem spaces, shared parking between or within land use districts and a reduction in the number of required parking spaces based on bicycle spaces provided.

### 2.2.4 Street Section Standards

Streets shall be designed and constructed in conformance with the Circulation Element of the City's General Plan and the City of Cypress Standard Plans, unless alternative street standards are proposed and approved pursuant to Section 2.2.5, below.

### 2.2.5 Alternative Street Sections

In order to provide an opportunity for innovative and more functional design in the Town Center and Residential Districts, street section standards that are different from the street sections standards in the City's Standard Plans may be proposed and approved as part of the site plan review process for a development project. The applicable developer shall demonstrate why and the extent to which the street section requirements for the applicable development project should be different from the applicable street section requirement(s) in the City's Standard Plans. If one or more alternative street sections are approved as part of the site plan review process, those street sections shall be permitted in lieu of the applicable street sections in the City of Cypress Standard Plans.

### 2.2.6 Land Use District Access

1. Town Center District

   Access to the Town Center District will be from the extensions of Siboney Street and Vessels Circle, from Winners Circle, and from Katella Avenue.

2. Public Park District

   Access to the Public Park District will be from the extension of Moody Street.

3. Residential District Access

   Access to the Single-Family Detached Subdistrict will be from Cerritos Avenue and Lexington Street. However, single-family residences shall front on local streets (private or public) within the Specific Plan Area and not on offsite public roads.

   Access for the Single-Family Attached and Medium Density Residential Subdistricts will be from Lexington Drive, Enterprise Drive and the extension of Siboney Street.

4. Mixed-Use (Town Center/MDR) District Access

   Access to the Mixed-Use (Town Center/MDR) District will be from the Town Center District, north of the extension of Vessels Circle, and/or from Cerritos Avenue.

5. Commercial/Senior Housing District Access

   Access to the Commercial/Senior Housing District will be from Katella Avenue and Enterprise Drive.

## 2.3 Water Plan

An extensive network of water lines currently serves the Specific Plan Area and adjacent properties. Golden State Water Company is the water purveyor. There are existing water lines within Lexington Drive, Cerritos Avenue, and Katella Avenue, as depicted on Figure 2-4 (Water Plan), that currently serve, and would continue to serve, the Specific Plan Area. Golden State Water Company has indicated that these existing lines are adequate for the proposed uses within the Specific Plan Area.

Precise water system requirements will be determined as development projects are proposed within the Specific Plan Area as part of the site plan review process and, where applicable, the subdivision map process. Water mains will be dedicated to the water company after construction and acceptance.

## 2.4 Wastewater Plan

The City will be responsible for reviewing and approving the collection of wastewater within the Specific Plan Area, and the County Sanitation Districts of Orange County (CSDOC) will be responsible for wastewater treatment. Existing sewer lines consist of a 30-inch CSDOC regional sub-trunk in Lexington Drive that flows south to Katella Avenue, a 21-inch City sewer which connects to the CSDOC facility at the intersection of Katella Avenue and Lexington Drive, and a trunk line in Enterprise Drive. The existing trunk sewer lines adjacent to the Specific Plan Area are shown on the Wastewater Plan in Figure 2-5.

New development that occurs within the Specific Plan Area will connect to the existing trunk sewer lines. Precise sewer system requirements will be determined as development projects are proposed within the Specific Plan Area as part of the site plan review process and, where applicable, the subdivision map process. New collection lines will be offered for dedication to the City after construction.

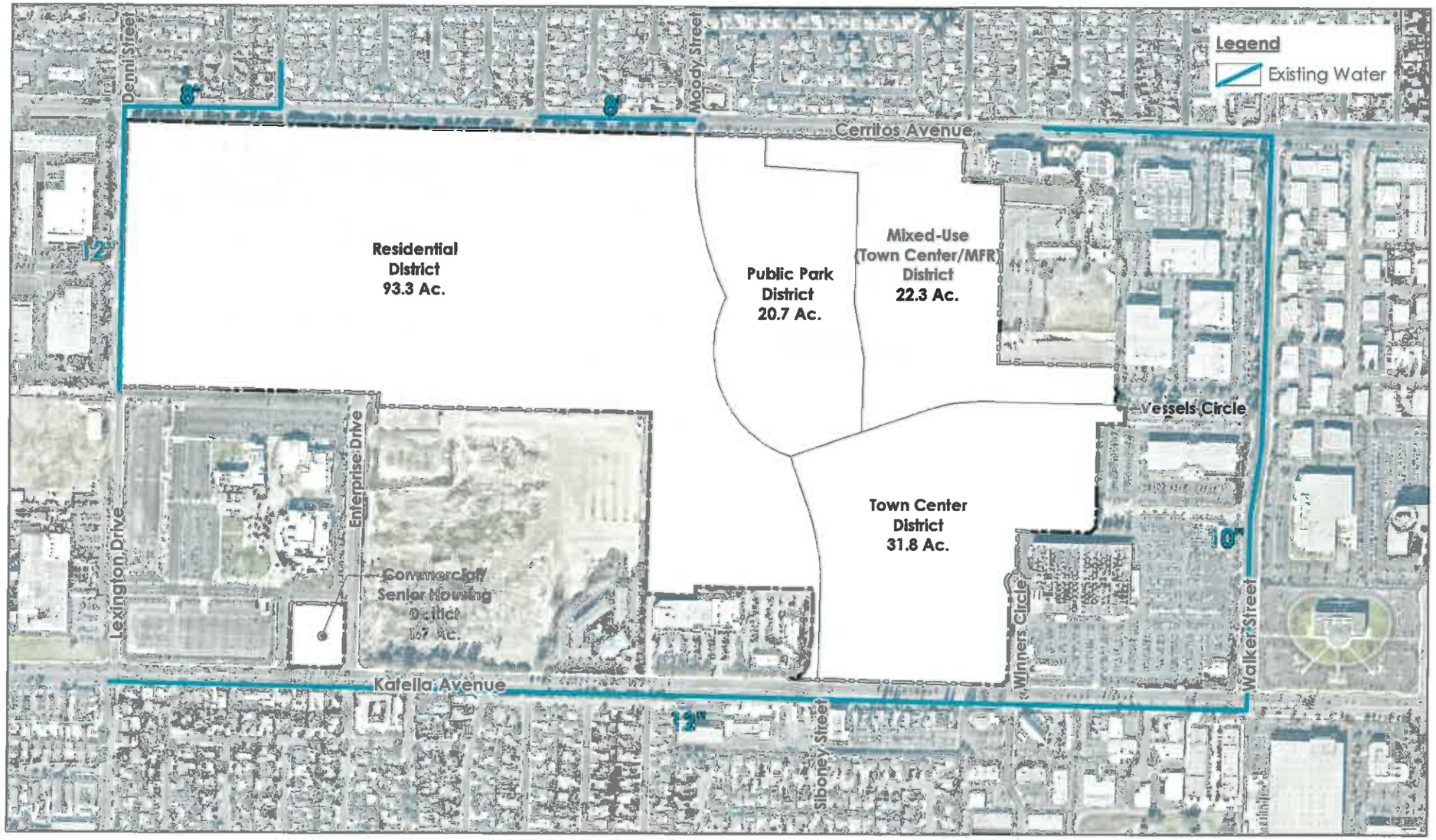


Figure 2-4

**Water Plan**

**CYPRESS TOWN CENTER AND COMMONS**

**SPECIFIC PLAN**

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May 2016

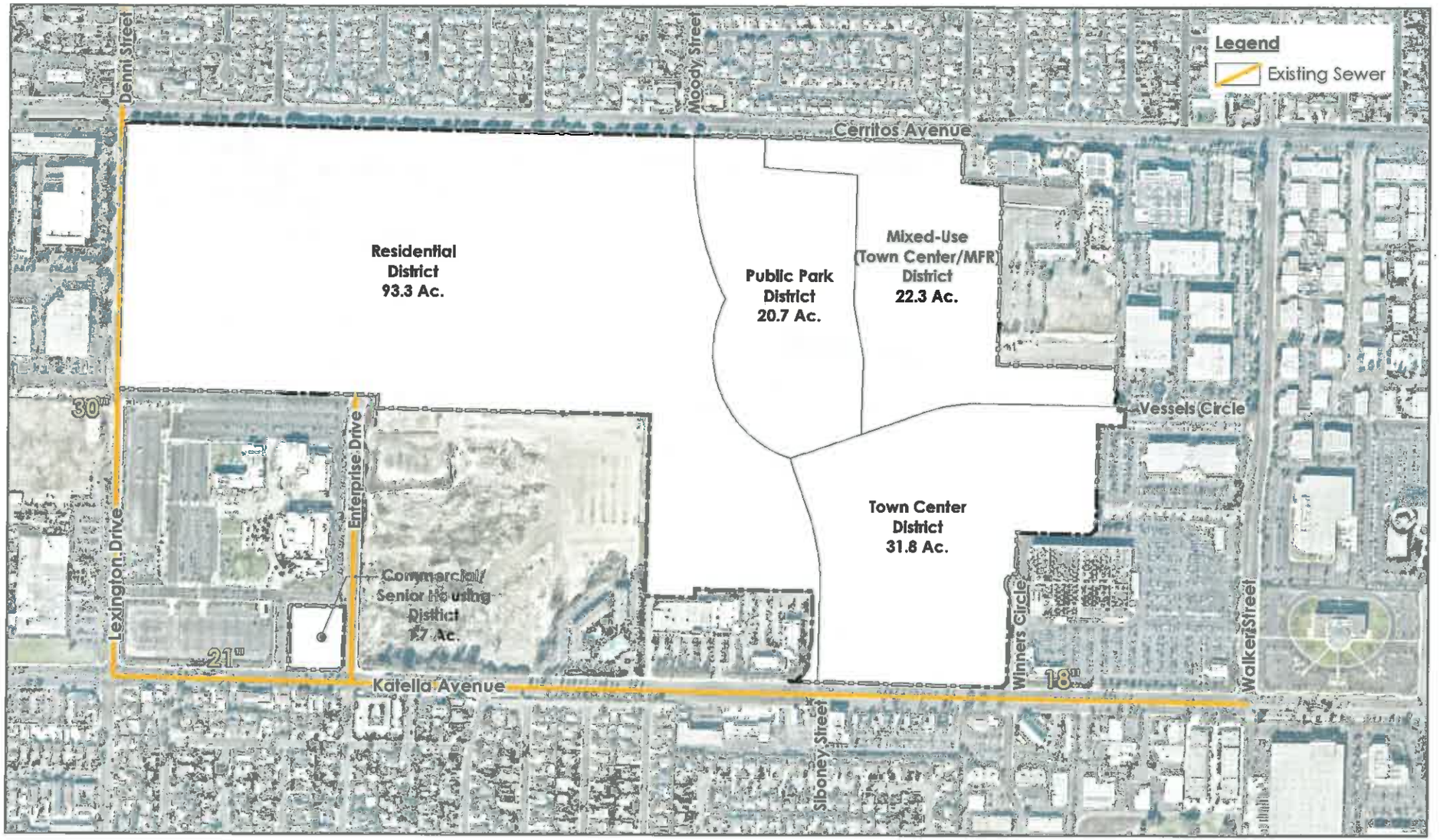


Figure 2-5

**CYPRESS TOWN CENTER AND COMMONS**

**SPECIFIC PLAN**

# Wastewater Plan

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FORMA

May 2016

## 2.5 Drainage Plan

The Orange County Flood Control District (OCFCD) maintains regional storm channels for offsite areas, while the City maintains local storm drains in the vicinity of the Specific Plan Area.

Previous discussions with OCFCD staff indicate that the flood control systems around the Specific Plan Area were not designed to accept drainage runoff from the Specific Plan Area with respect to the contemplated town center, residential and commercial uses.

Consequently, the existing drainage system surrounding this area will not be adequate to serve the Specific Plan Area. The proposed drainage solution involves the use of low impact development (LID) principles to manage storm runoff. With respect to each development project, the applicable portion of the Specific Plan Area will be graded and landscaped to reduce the volume of storm water that flows off the Specific Plan Area and enters the City's storm drain system. This approach will reduce post-development impacts on hydrology and improve the quality of runoff that discharges to the City's storm drain system. To the extent possible, this approach will maximize onsite storage of storm water flows and promote infiltration at various locations within the Specific Plan Area. Rain that falls on the Specific Plan Area will be managed onsite through the use of porous pavements, grassed swales, bioretention swales, filter/buffer strips, and other landscaping features that function to hold and infiltrate rainwater. If further reductions in offsite storm water discharges are necessary, other approaches to infiltrate runoff into the subsurface may be utilized, including dry wells, French drains, gravel-filled infiltration pits, and infiltration galleries. In some cases, an onsite biotreatment system may be utilized to improve the quality storm water before it is discharged from the Specific Plan Area to the offsite drainage system. The employment of these LID principles will minimize use of hard surfaces, concrete curbs, gutters, and other similar conveyances where appropriate and feasible.

This concept may be used in conjunction with onsite flood control facilities, either surface or subsurface, to store runoff on a temporary basis until after the rain event abates and sufficient capacity is available within the City's storm drain system to allow for discharge from the Specific Plan Area. Onsite retention ponds or subsurface storage vaults may be centralized such that multiple development parcels share the same storage systems, or they may be stand-alone and parcel-specific.

Because of the widely diversified land uses proposed in this Specific Plan, a combination of drainage and treatment systems may be appropriate and will be determined during the project development and design stage. The developer must obtain approval from the City Engineer for the method selected in each instance.

## 2.6 Solid Waste

The City of Cypress currently contracts with a private solid waste hauler to collect and dispose of the solid waste/refuse generated by the City. Solid waste/refuse collected in the City would be transported to an appropriate landfill.

## 2.7 Natural Gas and Electricity

The Specific Plan Area is located within the service areas of the Southern California Gas Company (natural gas) and the Southern California Edison Company (electricity). The existing utility network can be expanded to meet the future demands associated with development in the Specific Plan Area. Precise system requirements will be determined as development projects are proposed within the Specific Plan Area as part of the site plan review process and, where applicable, the subdivision map process.

# 3 DEVELOPMENT STANDARDS

## 3.1 Purpose and Intent

The purpose of this Chapter 3 is to set forth the standards and regulations governing the use of land within the Specific Plan Area. All development projects within the Specific Plan Area shall comply with the standards and regulations applicable to the Land Use District(s) in which a development project is located.

### 3.1.1 General Provision

1. All construction and development within the Specific Plan Area shall comply with applicable provisions of the City's then current building, mechanical, electrical, plumbing, grading and excavation regulations.

## 3.2 Residential District Development Standards

The Residential District is intended to accommodate a variety of residential products within three subdistricts, as described in Chapter 2. The uses described in Sections 3.2.1 and 3.2.2, below, shall be permitted or conditionally permitted, as applicable, in the Residential District.

### 3.2.1 Permitted Uses

1. The following uses are permitted in the Single-Family Detached Subdistrict:
    a. Single-family dwelling units
    b. Accessory structures under 15 feet in height
    c. Home occupations
    d. Model home/subdivision sales offices
    e. Private yard/garage sales
    f. Second dwelling units not more than 640 square feet
    g. Second-story decks and balconies
    h. Senior housing
    i. Temporary uses/activities
    j. Animal keeping (not more than 3 dogs and/or cats)
    k. Community care, small
    l. Day care homes, large
    m. Day care homes, small
    n. Group homes
    o. Residential care homes, small
    p. Schools-K–12, public
    q. Swimming pools
    r. Nature preserves
    s. Parks and open space
    t. Community/recreational centers and facilities
    u. Clubhouses
    v. Governmental enterprises (local, State or federal)
    w. Pedestrian and bicycle trails
    x. Public and private utility substations, reservoirs, or pumping plants, not including offices

y. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

2. The following uses are permitted in the Single-Family Attached Subdistrict:

a. Single-family dwelling units
b. Multi-family dwelling units
c. Condominiums/townhouses
d. Accessory structures
e. Duplexes
f. Home occupations
g. Model home/subdivision sales offices
h. Private yard/garage sales
i. Second dwelling units not more than 640 square feet
j. Second-story decks and balconies
k. Senior housing
l. Temporary uses/activities
m. Animal keeping (not more than 3 dogs and/or cats)
n. Community care, small
o. Day care homes, large
p. Day care homes, small
q. Group homes
r. Residential care homes, small
s. Schools-K–12, public
t. Swimming pools
u. Nature preserves
v. Parks and open space
w. Community/recreational centers and facilities
x. Clubhouses
y. Government enterprises (local, State or federal)
z. Pedestrian and bicycle trails
aa. Public and private utility substations, reservoirs, or pumping plants, not including offices
bb. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

3. The following uses are permitted in the Medium Density Residential Subdistrict:

a. Condominiums/townhouses
b. Multi-family dwelling units
c. Single-family dwelling units
d. Accessory structures
e. Duplexes
f. Home occupations

g. Model home/subdivision sales offices
h. Second-story decks and balconies
i. Senior housing
j. Temporary uses/activities
k. Animal keeping (not more than 3 dogs and/or cats)
l. Community care, small
m. Day care homes, large
n. Day care homes, small
o. Group homes
p. Residential care homes, small
q. Schools-K–12, public
r. Swimming pools
s. Nature preserves
t. Parks and open space
u. Community/recreation centers and facilities
v. Clubhouses
w. Government enterprises (local, State, or federal)
x. Pedestrian and bicycle trails
y. Public and private utility substations, reservoirs, or pumping plants, not including offices
z. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.2.2 Uses Permitted Subject to a Conditional Use Permit

1. The following uses are conditionally permitted in the Single-Family Detached Subdistrict:
   a. Accessory structures over 15 feet in height
   b. Condominiums, townhouses or condominium conversions
   c. Granny units
   d. Second dwelling units more than 640 square feet
   e. Day care centers
   f. Schools-K–12, private
   g. Tennis courts, private
   h. Libraries
   i. Museums
   j. Services uses/structures, public
   k. Raising of horses (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
   l. Horse race tracks (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
   m. Riding academies or stables (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)

n. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

2. The following uses are conditionally permitted in the Single-Family Attached Subdistrict:

a. Condominiums, townhouses, or condominium conversions
b. Granny units
c. Day care centers
d. Schools-K–12, private
e. Tennis courts, private
f. Libraries
g. Museums
h. Services uses/structures, public
i. Raising of horses (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
j. Horse race tracks (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
k. Riding academies or stables (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
l. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

3. The following uses are conditionally permitted in the Medium Density Residential Subdistrict:

a. Accessory structures over 15 feet in height
b. Detached condominiums, townhouses, or condominium conversions
c. Density bonuses
d. Dormitories
e. Assisted living and memory care facilities
f. Community care, large
g. Convalescent/rest homes
h. Day care centers
i. Residential care homes, large
j. Schools-K–12, private
k. Tennis courts, private
l. Libraries
m. Museums
n. Services uses/structures, public
o. Churches (this use shall no longer be permitted following the complete, voluntary and permanent closure of the Los Alamitos Seventh-Day Adventist Church and the Race Track Chaplaincy of America)
p. Raising of horses (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
q. Horse race tracks (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)

r. Riding academies or stables (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)

s. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.2.3 Development Standards

See Table 3-1 below.

**Table 3-1**

**RESIDENTIAL DEVELOPMENT STANDARDS**

| | Single-Family Detached - Lots within 100 Feet of Cerritos Avenue Right of Way | Single-Family Detached – Lots More than 100 Feet from Cerritos Avenue Right of Way | Single-Family Attached | Medium Density Residential |
|---|---|---|---|---|
| Minimum Parcel Size | 6,000 square feet | 3,600 square feet | 5,000 square feet | 10,000 square feet |
| Maximum Allowable Density | 5 dwelling units/gross acre | 8 dwelling units/gross acre | 10 dwelling units/gross acre | 15 dwelling units/gross acre |
| Minimum Parcel Width | 60 feet | 40 feet | 50 feet | 100 feet |
| Minimum Parcel Depth | 100 feet | 50 feet | 60 feet | 100 feet |
| Maximum Structure Height(1) | 35 feet and 2 stories | 35 feet and 2 stories | 35 feet and 2 stories | 35 feet and 2 stories |
| **Setbacks(2)** | | | | |
| Minimum Front Setback, Single-Story(3) | 20 feet | 10 feet | 10 feet from edge of private driveway | 20 feet |
| Minimum Front Setback, Second-Story | 25 feet | 10 feet | 10 feet from edge of private driveway | 20 feet |
| Minimum Interior Side Setback, Single-Story | 5 feet(4) | No minimum | 0 feet on one side, shall maintain compliance with minimum distance between structures | 5 feet |
| Minimum Interior Side Setback, Second-Story | 10 feet(4) | 5 feet | 0 feet on one side, shall maintain compliance with minimum distance between structures | 10 feet |
| Minimum Street Side Setback, Single-Story | 10 feet | 10 feet | 10 feet | 10 feet |
| Minimum Street Side Setback, Second-Story | 15 feet | 10 feet | 10 feet | 10 feet |
| Minimum Rear Setback | 10 feet | 10 feet | 10 feet | 10 feet |

| | Single-Family Detached - Lots within 100 Feet of Cerritos Avenue Right of Way | Single-Family Detached – Lots More than 100 Feet from Cerritos Avenue Right of Way | Single-Family Attached | Medium Density Residential |
|---|---|---|---|---|
| Maximum Lot Coverage | 40% | 40%, excluding common private drives | 50%, excluding common private drives | 40% |
| Minimum Dwelling Unit Size | 1,100 square feet | 1,100 square feet | 1,000 square feet | 450 square feet Bachelor<br>600 square feet 1 Bedroom<br>750 square feet 2 Bedrooms<br>900 square feet 3+ Bedrooms |
| Minimum distance between structures on the same parcel, where neither structure exceeds 15 feet in height | 10 feet | 10 feet | 10 feet | 6 feet |
| Minimum distance between structures on the same parcel where one or more structures exceeds 15 feet in height | 10 feet | 10 feet | 10 feet | 10 feet |
| Minimum separation between opposing second-story bedroom windows | 5 feet(5) | N/A | N/A | N/A |
| Minimum Driveway Widths | 20 feet – 2-vehicle garages<br>30 feet – 3 vehicle garages(6) | 20 feet – 2-vehicle garages<br>30 feet – 3 vehicle garages(6) | 20 feet – 2-vehicle garages<br>30 feet – 3 vehicle garages(6) | 12 feet – 1-2 units<br>24 feet – 3+ units |
| Minimum interior garage dimension | 20-feet by 20-feet, clear with no obstructions, with 2-vehicle garages<br><br>30-feet by 20-feet, clear with no obstructions, with 3-vehicle garages(7) | 20-feet by 20-feet, clear with no obstructions, with 2-vehicle garages<br><br>30-feet by 20-feet, clear with no obstructions, with 3-vehicle garages(7) | 20-feet by 20-feet, clear with no obstructions, with 2-vehicle garages<br><br>30-feet by 20-feet, clear with no obstructions, with 3-vehicle garages(7) | 20-feet by 20-feet, clear with no obstructions, for multi-family units<br><br>20-feet by 20-feet, clear with no obstructions, for detached single-family units<br><br>30-feet by 20-feet, clear with no obstructions, for detached single-family units with 3-vehicle garages(7) |

| | Single-Family Detached - Lots within 100 Feet of Cerritos Avenue Right of Way | Single-Family Detached – Lots More than 100 Feet from Cerritos Avenue Right of Way | Single-Family Attached | Medium Density Residential |
|---|---|---|---|---|
| Minimum Landscaped Open Space | N/A | N/A | N/A | An average of 400 square feet per dwelling unit, provided that any or all of such open space (i) may be common, private or public, and (ii) shall include balconies, patios and any land occupied by recreational structures or improvements. |

(1) A roof deck shall not be considered a story.

(2) All setbacks shall be measured from property line to the main structure.

(3) For parcels located at the closed end of a cul-de-sac (e.g., along the "bulb"), the required minimum front setback shall be reduced by 50 percent.

(4) Additions to the original allowed dwelling unit shall be allowed within the required interior setback; provided, the setback distance between the addition and the interior side property line is the same or greater than that of the original structure, not including the garage or any accessory structure. In any case, the addition shall not be located closer than five feet from an interior side property line, but only when combined with an adjoining side setback of at least ten feet in width.

(5) The separation shall be measured from the edge of one bedroom window to the closest edge of the opposing bedroom window.

(6) A paved driveway shall be provided between each garage and the closest approved access to an adjoining street. No more than one driveway shall be allowed for each single-family dwelling unit. Circular driveways shall be allowed on all parcels that are 100 feet or greater in width. Three-vehicle garages with tandem parking shall have a minimum driveway width of 20 feet, subject to approval as part of the site plan review process.

(7) Three-vehicle garages with tandem parking shall have a minimum width of 20 feet and an additional 20 feet of depth for the tandem space, subject to approval as part of the site plan review process.

### 3.2.4 Maximum Number of Residential Units

The Residential Development Standards in Table 3-1 include the maximum residential densities in each of the subdistricts that comprise the Residential District, as well as the maximum residential density in the Mixed-Use (Town Center/MDR) District in the event that a residential development project is approved in that district. Based on these densities, just over 1,000 residential units could be developed within the Residential District and the Mixed-Use (Town Center/MDR) District. While these densities effectively limit the number of residential units in any of the subdistricts that comprise the Residential District or in the Mixed-Use (Town Center/MDR) District, the total number of residential units in the Residential District and the Mixed-Use (Town Center/MDR) District shall not exceed 1,000 units.

### 3.2.5 Relationship to the Zoning Ordinance

1. Single-Family Detached Subdistrict

Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign

requirements, landscaping and tree removal) with respect to residential and related uses allowed within the Single-Family Detached Subdistrict in accordance with this Section 3.2 that are different from what would otherwise be allowed on property within the RS-6000 or other zoning district pursuant to the Cypress Zoning Ordinance (Zoning Ordinance), this Specific Plan shall prevail over and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict exists, the requirements in the Zoning Ordinance with respect to the RS-6000 zoning district shall apply. The uses described in Sections 3.2.1 and 3.2.2, above, shall have the meanings, if any, set forth for them in the Zoning Ordinance as of the effective date of this Specific Plan.

2. Single-Family Attached Subdistrict

   Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign requirements, landscaping and tree removal) with respect to residential and related uses allowed within the Single-Family Attached Subdistrict in accordance with this Section 3.2 that are different from what would otherwise be allowed on property within the RS-5000 or other zoning district pursuant to the Zoning Ordinance, this Specific Plan shall prevail over and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict exists, the requirements in the Zoning Ordinance with respect to the RS-5000 zoning district shall apply.

3. Medium Density Residential Subdistrict

   Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign requirements, landscaping and tree removal) with respect to residential and related uses allowed within the Medium Density Residential Subdistrict in accordance with this Section 3.2 that are different from what would otherwise be allowed on property within the RM-15 or other zoning district pursuant to the Zoning Ordinance, this Specific Plan shall prevail over and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict exists, the requirements in the Zoning Ordinance with respect to the RM-15 zoning district shall apply.

### 3.2.6 Parking

Off-street parking for the Residential District shall be provided in accordance with the applicable requirements in Sections 2.05.050 and 14 of the Zoning Ordinance with respect to the uses described in Sections 3.2.1 and 3.2.2, above, except as otherwise provided in this Specific Plan.

## 3.3 Town Center District Development Standards

The Town Center District, as shown on Figure 2-1 (Land Use Plan), is intended to accommodate the development of a variety of retail, entertainment, commercial and limited residential uses to create a gathering place and "main street" for the community.

The uses described in Sections 3.3.1 and 3.3.2, below, shall be permitted or conditionally permitted, as applicable, in the Town Center District.

### 3.3.1 Permitted Uses

1. Accessory retail uses
2. Appliance stores (large appliance sales and service)
3. Automated teller machines (ATMs)

4. Banks and financial institutions
5. Barber or beauty shops
6. Business support services
7. Bicycle and pedestrian trails
8. Bowling alleys
9. Catering services
10. Commercial, trade or vocational schools
11. Department stores
12. Dry cleaning service, drop-off only
13. Family/children entertainment centers (indoor) with climbing apparatus, play equipment, food service, video games, party facilities, and similar attractions
14. Financial services
15. Food and beverage establishments, including restaurants, bakeries, cafes, delicatessens, gourmet beer and wine shops, ice cream parlors, open air dining areas and specialty food, but excluding fast-food restaurants, with or without drive-in/through service
16. Florist shops
17. Furniture/furnishings, rentals, sales and service stores
18. Garden centers or plant nurseries
19. Hardware stores
20. Hotels or motels, including conference facilities
21. Interior decorating or drapery shops
22. Live/work units, subject to Section 3.3.7, below
23. Medical/dental offices, clinics or services
24. Motor vehicle leasing/rental (office only; no vehicles onsite)
25. Motor vehicle parts and supplies
26. Multi-family dwelling units, including associated uses such as second-story decks and balconies, clubhouses and swimming pools
27. Office equipment/supply stores
28. Offices, administrative or executive
29. Offices, professional or government
30. Outdoor retail sales and activities
31. Parks, outdoor activity areas and open space
32. Personal services, general
33. Pet shops
34. Photocopy/desktop facilities
35. Photography studios/supply shops
36. Pharmacies/drug stores
37. Playland, associated with a restaurant
38. Public utility service offices
39. Retail stores, general merchandise
40. Satellite dishes/antenna (less than 3 feet/2 meters in diameter)
41. Shopping centers
42. Sporting goods stores, no firearms

43. Studios - art, dance, karate, music, photography, etc.
44. Tanning studios
45. Temporary uses/activities
46. Theaters, auditoriums, and meeting halls
47. Theaters, movie
48. Travel agencies
49. Veterinarian services and small animal hospitals
50. Wireless communication facilities
51. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.3.2 Uses Permitted Subject to a Conditional Use Permit

The uses set forth below may be permitted subject to approval of a conditional use permit in accordance with Section 4.19.070 of the Zoning Ordinance.

1. Alternative fuels and recharging facilities
2. Bars/liquor establishments (onsite consumption only)
3. Catering services
4. Clubs or lodges
5. Day care centers
6. Educational institutions, private or public
7. Health/fitness centers
8. Indoor amusement/arcade, cyber cafe, entertainment/recreation centers
9. Live entertainment and dancing
10. Liquor stores (offsite consumption only)
11. Medical services, laboratories
12. Nightclubs, with or without food service, bar
13. Outdoor amusement/entertainment/recreation centers
14. Pool halls/billiard centers
15. Post offices
16. Public utilities, including, but not limited to substations, reservoirs and pumping stations
17. Restaurants, fast food, with or without drive-through service, or with outdoor seating
18. Restaurants with alcohol sales
19. Raising of horses (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
20. Horse race tracks (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
21. Riding academies or stables (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
22. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed conditionally permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.3.3 Prohibited Uses

1. Warehousing, wholesaling and distribution facilities.

### 3.3.4 Development Standards

1. Minimum Parcel Area: 10,000 square feet.
2. Minimum Parcel Depth: No minimum.
3. Minimum Parcel Width: 50 feet.
4. Maximum Parcel Coverage by Structures: No maximum.
5. Maximum number of multi-family dwelling units in Town Center District, including live/work units: 250 units.
6. Maximum Structure Height: 99 feet, excluding any roof-mounted equipment and/or architectural details.
7. Setbacks:
   a. The minimum front and street side building setbacks adjacent to Katella Avenue shall be 25 feet. The first 20 feet of the 25-foot building setback shall be landscaped.
   b. Minimum front setback: No minimum.
   c. Minimum street side setback: 10 feet from streets (except as provided in subsection a., above).
   d. Minimum interior side setback: No minimum.
   e. Minimum rear setback: No minimum.
   f. A multi-family residential building shall be set back a minimum of 10 feet from non-residential buildings.
8. Minimum driveway width for 2-way traffic: 24 feet.
9. Mechanical Equipment

   Mechanical equipment placed on any roof, including, but not limited to, air conditioning, heating, ventilation and exhaust equipment, shall be screened in a material consistent with the building and screened from view from any abutting street or highway and any abutting residential area. All such mechanical equipment shall be designed as an integral part of the building, and shall be maintained in a clean and proper condition to prevent a collection of litter and filth and to avoid the emission of unnecessary noise, dust or fumes.

### 3.3.5 Maximum Floor Area Ratio

The maximum floor area ratio (FAR) for the Town Center District shall not exceed 0.6:1; provided, however, that (a) the FAR for any development parcel in the Town Center District may have a maximum FAR of 1.0:1, (b) the gross floor area of any multi-family dwellings constructed in the Town Center District shall be excluded in calculating the FAR for the Town Center District, and (c) the floor area devoted to parking within a building shall not be considered in calculating the FAR in the Town Center District.

### 3.3.6 Relationship to the Zoning Ordinance

1. Non-Residential Uses

   Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign requirements and tree removal) with respect to non-residential development in the Town Center District in accordance with this Section 3.3 that are different from what would otherwise be allowed on property within the CG (Commercial General) or other zoning district pursuant to the Zoning Ordinance, this Specific Plan shall prevail over and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict

exists, the requirements in the Zoning Ordinance with respect to the CG (General Commercial) zoning district shall apply with respect to such non-residential uses. The non-residential uses described in Sections 3.3.1 and 3.3.2, above, shall have the meanings, if any, set forth for them in the Zoning Ordinance as of the effective date of this Specific Plan.

2. Residential Uses

Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign requirements, landscaping and tree removal) with respect to residential development in the Town Center District in accordance with this Section 3.3 that are different from what would otherwise be allowed on property within the RM-20 (Multiple-Family) or other zoning district pursuant to the Zoning Ordinance, this Specific Plan shall prevail and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict exists, the requirements in the Zoning Ordinance with respect to the RM-20 (Multiple-Family) zoning district shall apply with respect to such residential uses. The residential uses described in Section 3.3.1, above, shall have the meanings, if any, set forth for them in the Zoning Ordinance as of the effective date of this Specific Plan.

### 3.3.7 Live/Work Units

1. Applicability

This Section provides standards for live/work and artists' lofts/studios to accommodate live/work opportunities. Live/work quarters are especially intended for residential uses in conjunction with office or retail uses, either on the same floor, or on separate floors.

2. Floor Area Requirements

a. A live/work unit shall have a minimum floor area of at least 1,250 square feet.
b. The maximum size of the residential portion of the live/work unit shall be 50 percent of the unit.
c. A ground-level live/work unit with street frontage shall devote the initial 25 feet of floor area depth to commercial activity.

3. Unit Access

Where there are multiple live/work units within a single structure, each unit shall be physically separated from other units and uses within the structure, and access to individual units shall be from a common open space, corridor, hallway, or other common access area.

4. Internal Integration of the Live/Work Unit

a. There shall be direct access between the working and living spaces within the live/work unit.
b. There shall be no separate entrance to the living space by a separate door. All access to the living space shall be from the working space.
c. The working space shall not be leased separately from the living space; conversely, the living space shall not be leased separately from the working space.

5. Occupancy and Employees

   a. At least one full-time employee of business activity occupying the live/work unit shall also reside in the unit; conversely, at least one of the persons living in the live portion shall work in the work portion.

   b. The business activity occupying the live/work unit may utilize nonresident employees, as necessary.

### 3.3.8 Parking

Off-street parking shall be provided in accordance with the applicable requirements in Sections 2.06.050 and 14 of the Zoning Ordinance with respect to the uses described in Sections 3.3.1 and 3.3.2, above, except that off-street parking shall be provided in accordance with the applicable requirements in Sections 2.05.050 and 14 of the Zoning Ordinance with respect to multi-family dwelling units. Notwithstanding anything to the contrary in the preceding sentence, the minimum parking requirement for multi-family dwelling units shall be a total of 1 garage space for each dwelling unit and 1/4 unassigned open space for every dwelling unit.

Parking spaces may be located in the following manner: (a) on the same lot or development parcel as the use the parking is intended to serve; or (b) on an offsite lot or development parcel, provided that (i) such offsite parking is approved as part of the site plan review process for a development project and (ii) a parking covenant is recorded to require the maintenance of such offsite parking spaces. The City shall release such parking covenant at such time as such offsite spaces are not, or are no longer, required to satisfy any parking requirement under this Specific Plan or replacement parking is provided at another onsite or offsite location.

## 3.4 Commercial/Senior Housing District Development Standards

The Commercial/Senior Housing District, as shown on Figure 2-1 (Land Use Plan), is intended to accommodate a variety of retail and other commercial uses, as well as senior housing and related continuum of care uses, to complement the adjacent Barton Place development. The uses described in Sections 3.4.1, 3.4.2, and 3.4.3, below, shall be permitted or conditionally permitted, as applicable, in the Commercial/Senior Housing District.

### 3.4.1 Permitted Commercial and Institutional Uses

1. Commercial, trade or vocational schools
2. Public utility service offices
3. Satellite dishes/antenna (less than 3 feet/2 meters in diameter)
4. Wireless communication facilities
5. Studios – art, dance, karate, music, photography, etc.
6. Motor vehicle leasing/rental (office only; no vehicles onsite)
7. Motor vehicle parts and supplies
8. Accessory retail uses
9. Appliance stores (large appliance sales and service)
10. Churches
11. Department stores
12. Educational institutions, private or public
13. Florist shops
14. Furniture/furnishings, rentals, sales and service stores

15. Garden centers or plant nurseries
16. Hardware stores
17. Interior decorating or drapery shops
18. Office equipment/supply stores
19. Pharmacies/drug stores
20. Pools and spas, sales, service and supplies
21. Restaurants, sit-down
22. Retail stores, general merchandise
23. Sporting goods stores, no firearms
24. Automated teller machines (ATMs)
25. Banks and financial institutions
26. Barber or beauty shops
27. Business support services
28. Dry cleaning service, drop-off only
29. Financial services
30. Laundromats, self-service
31. Medical/dental offices, clinics or services
32. Offices, administrative or executive
33. Offices, professional or government
34. Personal services, general
35. Pet shop
36. Photocopy/desktop facilities
37. Photography studios/supply shops
38. Playland, associated with a restaurant
39. Repair/maintenance, consumer products
40. Sign shops (no spray booths)
41. Tanning studios
42. Travel agencies
43. Veterinarian services and small animal hospitals
44. Temporary uses/activities
45. Governmental facilities
46. Accessory structures and uses located on the same site as a permitted use
47. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.4.2 Permitted Senior Housing Uses

For purposes of this Specific Plan, "senior housing" shall mean independent living units or other independent housing that is occupied by a qualifying resident under State law who is 55 years of age or older, and may include common dining areas and other community facilities.

1. Senior housing
2. Condominiums/townhouses (senior housing only)
3. Multi-family dwelling units (senior housing only)

4. Assisted living and memory care facilities
5. Convalescent/rest homes
6. Accessory structures
7. Home occupations
8. Model home/subdivision sales offices (senior housing only)
9. Private yard/garage sales
10. Second-story balcony
11. Single-family dwelling units (senior housing only)
12. Caretaker/employee housing
13. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.4.3 Commercial and Institutional Uses Permitted Subject to a Conditional Use Permit

The uses set forth below may be permitted subject to approval of a conditional use permit in accordance with Section 4.19.070 of the Zoning Ordinance.

1. Alternative fuels and recharging facilities
2. Clubs or lodges
3. Health/fitness centers
4. Indoor amusement/arcade, cyber cafe, entertainment/recreation centers
5. Outdoor amusement/entertainment/recreation centers
6. Theaters, auditoriums, and meeting halls
7. Theaters, movie
8. Motor vehicle washing/polishing
9. Service stations
10. Post offices
11. Mini-markets
12. Outdoor retail sales and activities
13. Restaurants, fast food, with or without drive-through service, or with outdoor seating
14. Restaurants with alcohol sales
15. Shopping centers
16. Day care centers
17. Catering services
18. Hotels or motels
19. Medical services, laboratories
20. Printing and publishing
21. Recycling facilities
22. Storage (mini, personal, and self-storage)
23. Public utility substations, reservoirs, or pumping plants, not including offices
24. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed conditionally permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.4.4 Prohibited Uses

1. Warehousing, wholesaling and distribution facilities.

### 3.4.5 Commercial/Institutional Development Standards

1. Minimum Parcel Size: 10,000 square feet.
2. Minimum Parcel Depth: No minimum.
3. Minimum Parcel Width: 50 feet.
4. Maximum Building Height: 99 feet, excluding any roof-mounted equipment and/or architectural details.
5. Building Site Coverage: No maximum.
6. Setbacks:
   a. Katella Avenue shall have a minimum front and street side yard building setback of 25 feet. The first 20 feet of the 25-foot building setback shall be landscaped.
   b. Front: 10 feet (except as provided in subsection a., above).
   c. Rear: 10 feet.
   d. Side (interior, each): No minimum.
   e. Street side: 10 feet (except as provided in subsection a., above).
7. Mechanical Equipment

   Mechanical equipment placed on any roof, including, but not limited to, air conditioning, heating, ventilation and exhaust equipment, shall be screened in a material consistent with the building and screened from view from any abutting street or highway and any abutting residential area. All such mechanical equipment shall be designed as an integral part of the building, and shall be maintained in a clean and proper condition to prevent a collection of litter and filth and to avoid the emission of unnecessary noise, dust or fumes.

### 3.4.6 Senior Housing Development Standards

1. Minimum parcel size: 10,000 square feet.
2. Minimum parcel depth: 100 feet.
3. Minimum parcel width: 100 feet.
4. Maximum allowable density: 20 dwelling units/gross acre, provided that an assisted living or memory care facility shall not be considered a multi-family dwelling and no portion of any such facility shall constitute dwelling units.
5. Maximum structure height: 55 feet.
6. Minimum dwelling unit size
   a. One bedroom: 500 square feet.
   b. Two bedroom: 700 square feet.
   c. Three bedroom: 900 square feet.
7. Minimum Open Space: 300 square feet per dwelling unit, provided that any or all of such open space (a) may be common, private or public and (b) shall include balconies, patios and any land occupied by recreational structures or improvements.
8. Driveway widths
   a. 1 to 2 units: Minimum of 12 feet.
   b. 3 or more units: Minimum of 24 feet.
9. Minimum landscaped open space: 25 percent.

10. Parcel Coverage and Distance Between Structures
    a. The maximum parcel coverage by structures shall not exceed 60 percent.
    b. The minimum distance between structures on the same parcel, where neither structure exceeds 15 feet in height, shall be 6 feet. The minimum distance between structures on the same parcel, where one or both structures exceed 15 feet in height, shall be 10 feet. The foregoing requirements shall not apply to structures that are physically connected to one another.
11. Setbacks:
    a. Katella Avenue shall have a minimum front and street side yard building setback of 25 feet. The first 20 feet of the 25-foot building setback shall be landscaped.
    b. Front: 10 feet.
    c. Rear: 5 feet.
    d. Side (interior, each): 5 feet; two story – 10 feet.
    e. Street side: 10 feet.

### 3.4.7 Maximum Floor Area Ratio

The maximum floor area ratio (FAR) for the Commercial/Senior Housing District shall not exceed 0.6:1; provided, however, that (a) the FAR for any development parcel in the Commercial/Senior Housing District may have a maximum FAR of 1.0:1, (b) the gross floor area of any senior housing constructed in the Commercial/Senior Housing District shall be excluded in calculating the FAR for the Commercial/Senior Housing District and (c) the floor area devoted to parking within a building shall not be considered in calculating the FAR in the Commercial/Senior Housing District.

### 3.4.8 Relationship to the Zoning Ordinance

1. Commercial/Institutional Development

   Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign requirements, landscaping and tree removal) with respect to commercial and institutional development in the Commercial/Senior Housing District, that are different from what would otherwise be allowed on property within the CG (Commercial General) or other zoning district pursuant to the Zoning Ordinance, this Specific Plan shall prevail and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict exists, the requirements in the Zoning Ordinance with respect to the CG (Commercial General) zoning district shall apply. The uses described in Sections 3.4.1 and 3.4.3, above, shall have the meanings, if any, set forth for them in the Zoning Ordinance as of the effective date of this Specific Plan.

2. Senior Housing Development

   Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign requirements, landscaping and tree removal) with respect to senior housing and the related uses described in Section 3.4.2, above, that are different from what would otherwise be allowed on property within the RM-20 (Multiple-Family) or other zoning district pursuant to the Zoning Ordinance, this Specific Plan shall prevail and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict exists, the requirements in the Zoning Ordinance with respect to the RM-20 (Multiple-Family) zoning district shall apply. The uses described in Section 3.4.2, above, shall have the meanings, if

any, set forth for them in the Zoning Ordinance as of the effective date of this Specific Plan.

### 3.4.9 Parking

Off-street parking shall be provided in accordance with the applicable requirements in Sections 2.06.050 and 14 of the Zoning Ordinance with respect to the uses described in Sections 3.4.1 and 3.4.3 (Commercial and Institutional Uses), above, and the applicable requirements in Sections 2.05.050 and 14 of the Zoning Ordinance with respect to the uses described in Section 3.42 (Senior Housing), above, in each case except as otherwise provided in this Specific Plan. Notwithstanding anything to the contrary in the preceding sentence or elsewhere in this Specific Plan, (a) the parking requirement for senior housing shall be a total of 1 garage space for each dwelling unit and 1 unassigned open space for every 20 dwelling units and (b) off-street parking may be provided on all or any portion of the Commercial/Senior Housing District with respect to any land use on the Cottonwood Church property, including the portion of the Cottonwood Church property that is located outside of the Specific Plan Area.

Parking spaces may be located in the following manner: (a) on the same lot or development parcel as the use the parking is intended to serve; or (b) on an offsite lot or development parcel, provided that (i) such offsite parking is approved as part of the site plan review process for a development project and (ii) a parking covenant is recorded to require the maintenance of such offsite parking spaces. The City shall release such parking covenant at such time as such offsite spaces are not, or are no longer, required to satisfy any parking requirement under this Specific Plan or replacement parking is provided at another onsite or offsite location.

## 3.5 Mixed Use (Town Center/MDR) District Development Standards

The Mixed Use (Town Center/MDR) District, as shown on Figure 2-1 (Land Use Plan), is a flexible land use designation that allows an expansion of the town center uses permitted and conditionally permitted in the Town Center District (if and to the extent demand for additional town center uses exists in the future) and/or the development of uses allowed in the Medium Density Residential Subdistrict. The uses described in Sections 3.5.1 and 3.5.2, below, shall be permitted or conditionally permitted, as applicable, in the Mixed Use (Town Center/MDR) District.

### 3.5.1 Permitted and Conditionally Permitted Town Center Uses

All of the permitted and conditionally permitted uses in the Town Center District, as set forth in Sections 3.3.1 and 3.3.2, above.

### 3.5.2 Permitted and Conditionally Permitted MDR Uses

All of the permitted and conditionally permitted uses in the Medium Density Residential Subdistrict, as set forth in Sections 3.2.1 and 3.2.2, above.

### 3.5.3 Prohibited Uses

1. Warehousing, wholesaling and distribution facilities.

### 3.5.4 Town Center Development Standards

The development standards for the Town Center District set forth in Section 3.3.4, above, shall govern the development of town center uses in the Mixed-Use (Town Center/MDR) District.

### 3.5.5 Medium Density Residential Development Standards

The development standards for the Medium Density Residential Subdistrict set forth in Section 3.2.3, above, shall govern the development of medium density residential uses in the Mixed-Use (Town Center/MDR) District.

### 3.5.6 Maximum Floor Area Ratio

The maximum floor area ratio (FAR) for the Mixed-Use (Town Center/MDR) District shall not exceed 0.6:1; provided, however, that (a) the FAR for any development parcel in the Mixed-Use (Town Center/MDR) District may have a maximum FAR of 1.0:1, (b) the gross floor area of any medium-density residential housing constructed in the Mixed-Use (Town Center/MDR) District shall be excluded in calculating the FAR for the Mixed-Use (Town Center/MDR) District and (c) the floor area devoted to parking within a building shall not be considered in calculating the FAR in the Mixed-Use (Town Center/MDR) District.

### 3.5.7 Maximum Number of Residential Units

As set forth in Section 3.2.4, above, the total number of residential units in the Residential District and the Mixed-Use (Town Center/MDR) District shall not exceed 1,000 units.

### 3.5.8 Relationship to the Zoning Ordinance

1. Town Center Development

   Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign requirements, landscaping and tree removal) with respect to non-residential development in the Mixed-Use (Town Center/MDR) District, that are different from what would otherwise be allowed on property within the CG (Commercial General) or other zoning district pursuant to the Zoning Ordinance, this Specific Plan shall prevail and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict exists, the requirements in the Zoning Ordinance with respect to the CG (Commercial General) zoning district shall apply. The uses described in Sections 3.5.1, above, shall have the meanings, if any, set forth for them in the Zoning Ordinance as of the effective date of this Specific Plan.

2. Medium Density Residential Development

   Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, sign requirements, landscaping and tree removal) with respect to residential and related uses allowed within the Mixed-Use (Town Center/MDR) District in accordance with this Section 3.5.2, above, that are different from what would otherwise be allowed on property within the RM-15 or other zoning district pursuant to the Zoning Ordinance, this Specific Plan shall prevail over and supersede those applicable provisions in the Zoning Ordinance. Where no such conflict exists, the requirements in the Zoning Ordinance with respect to the RM-15 zoning district shall apply.

### 3.5.9 Parking

Off-street parking shall be provided in accordance with the applicable requirements in Sections 2.06.050 and 14 of the Zoning Ordinance with respect to the uses described in Sections 3.5.1, above, and the applicable requirements in Sections 2.05.050 and 14 of the Zoning Ordinance with respect to the uses described in Section 3.5.2, above, in each case except as otherwise provided in this Specific Plan. Notwithstanding anything to the contrary in

in this Specific Plan, off-street parking may be provided on all or any portion of the land within Mixed-Use (Town Center/MDR) District that is currently owned by Seacoast Grace Church with respect to any land use on the Seacoast Grace Church property, including the portion of the Seacoast Grace Church property that is located outside of the Specific Plan Area.

Parking spaces may be located in the following manner: (a) on the same lot or development parcel as the use the parking is intended to serve; or (b) on an offsite lot or development parcel, provided that (i) such offsite parking is approved as part of the site plan review process for a development project and (ii) a parking covenant is recorded to require the maintenance of such offsite parking spaces. The City shall release such parking covenant at such time as such offsite spaces are not, or are no longer, required to satisfy any parking requirement under this Specific Plan or replacement parking is provided at another onsite or offsite location.

## 3.6 Public Park District Development Standards

The Public Park District, as shown on Figure 2-1 (Land Use Plan) has been established to provide 20 acres of land for a community park.

### 3.6.1 Permitted Uses

1. Recreation facilities
2. Access and service roads
3. Community garden/farmers market
4. Dog parks
5. Gazebos and other shade structures
6. Hiking and biking trails
7. Lakes, pools and ponds
8. Outdoor event area/lawn
9. Parking lots
10. Picnic areas and associated facilities, including bar-b-ques, seating, shade structures, etc.
11. Recreation/community center, clubhouse, cultural/events center
12. Refreshment/concessions stands
13. Restroom facilities
14. Flood control facilities
15. Utility easements and rights of way
16. Public utility substations, reservoirs and pumping plants, not including offices
17. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.6.2 Uses Permitted Subject to a Conditional Use Permit

1. Auditoriums
2. Performing arts theaters and centers (live music, stage production, etc.)
3. Raising of horses (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)
4. Horse race tracks (this use shall no longer be permitted following the complete, voluntary and permanent closure of Los Alamitos Race Course)

5. Riding academies or stables (this use shall no longer be permitted following the complete, voluntary and permanent closure of the Los Alamitos Race Course)
6. Any other use that the Director of Community Development finds is consistent with the purpose and intent of this Section, and similar to the listed conditionally permitted uses and compatible with these uses, subject to appeal to the City Council.

### 3.6.3 Development Standards

1. Minimum Parcel Area No minimum.
2. Minimum Parcel Depth: No minimum.
3. Minimum Parcel Width: No minimum.
4. Building Site Coverage: No maximum.
5. Building Setbacks:
   a. Front: 10 feet
   b. Rear: 5 feet
   c. Side (interior or between buildings): Single Story - 5 feet; Two Stories- 10 feet
   d. Street Side: 10 feet.

### 3.6.4 Parking

Off-street parking shall be provided in accordance with the applicable requirements in Sections 2.08.070 and 14 of the Zoning Ordinance with respect to the uses described in Sections 3.6.1 and 3.6.2, above.

## 3.7 Tree Replacement

Existing trees within the Specific Plan Area may be removed, provided that any such proposed tree removal for a development project shall be described in the site plan review application for such project for informational purposes. If any such trees are removed, such trees will be replaced onsite with an equivalent number of specimen trees (48" box or larger) to be planted as part of the landscaping for the applicable development project. These replacement trees shall be planted in addition to normal tree planting requirements.

## 3.8 Building Height Notification/Restriction

The Specific Plan Area is located in proximity to the Joint Forces Training Base, Los Alamitos (JFTB), which is governed by the Airport Environs Land Use Plan (AELUP) for the JFTB. The Planning Area for the JFTB in the AELUP includes the area that lies above or penetrates the 100:1 Imaginary Surface, which is graphically shown in Appendix D to the AELUP, as well as Exhibit SAF-7 in the Safety Element of the City's General Plan. As those graphics reflect, a portion of the Specific Plan Area is located within the area where the construction of improvements could potentially penetrate the 100:1 Imaginary Surface, which would require notification to the Federal Aviation Administration and could result in a reduction in the height of proposed improvements.

# 4 SUSTAINABLE GUIDELINES

## 4.1 Introduction

One of the goals of this Specific Plan is to encourage the conservation of natural resources by requiring consideration of sustainable design strategies and conservation measures with respect to development projects proposed within the Specific Plan Area. Accordingly, the applicants for new development projects within the Specific Plan Area will consider the sustainable design strategies and conservation measures described in this chapter, as well as the California Green Building Standards Code and the City's Residential Green Building Suggestions and Water Efficient Landscape Guidelines. While appropriate sustainability strategies and conservation measures will be determined on a project-by-project basis, such strategies may include, but are not limited to, the following:

## 4.2 Storm Water Management

1. Use pervious paving materials wherever possible to filter storm water runoff and facilitate groundwater recharge.
2. Divert storm water runoff into detention basins to increase groundwater recharge, reduce drainage runoff, and control the rate of storm flows from the site.
3. Encourage the use of storm water management best practices, including infiltration basins, bioswales and biotreatment.

## 4.3 Landscaping

1. Prioritize the use of native and drought tolerant plant species to reduce water demand.
2. Limit the use of turf as groundcover and encourage water-conserving native groundcovers or perennial grasses, shrubs, and trees.
3. Encourage the use of automated irrigation systems that respond to changing weather conditions and irrigate by hydrozone.
4. Encourage the use of micro-irrigation techniques such as high efficiency, xeriscape irrigation systems that reduce the amount of water devoted to landscaped areas, and utilize drip and bubbler irrigation and low-angle, low-flow nozzles on spray heads.
5. Promote the use of mulch and environmentally friendly fertilizers to promote healthy soil and growing conditions.
6. Provide landscaped shade canopies to reduce the heat island effect in surface parking areas.
7. Provide a landscape palette that prioritizes non-evasive plant species.

## 4.4 Building Materials

1. Encourage the use of locally sourced building materials.
2. Use renewable or recycled building materials to the extent feasible. Such materials may include flooring alternatives like bamboo, wheatboard, and cork. Linoleum, exposed concrete, and recycled- content ceramic tiles are also desirable materials.
3. Encourage the use of insulation that consists of recycled content, such as cellulose, newspaper, or recycled cotton.

## 4.5 Indoor Air Quality

1. Use flooring and insulation products that are low emitters of volatile organic compounds (VOC) and formaldehyde.
2. Use low- and zero-VOC paints, finishes, adhesives, caulks, and other substances to improve indoor air quality and reduce the harmful health effects of off-gassing.

## 4.6 Lighting

1. Encourage the use of low-contrast lighting, low-voltage fixtures and energy-efficient bulbs, such as compact fluorescent and light emitting diodes.
2. Promote the use of lights with automated occupancy sensors in nonresidential buildings that automatically shut off when rooms are unoccupied.
3. Utilize solar-powered lights in landscaped areas for energy savings where possible.

## 4.7 Building Envelope

1. Install radiant barriers to reduce summer heat gain and winter heat loss.
2. Use natural ventilation techniques, such as operable windows, to take advantage of airflow for cooling interiors and reduce energy demand.
3. Use passive design to improve building energy performance through skylights, building orientation, landscaping and colors.
4. Consider reducing heat gain with the use of "cool roofs" that are painted with a highly reflective coating or employ light-colored materials.
5. Utilize water- and energy-saving fixtures and appliances, such as showerheads, toilets, washing machines, clothes dryers, refrigerators, and dishwashers certified as Energy Star compliant.
6. Encourage the use of recirculating hot water systems, which reduce the need to heat water, or tankless water heaters that heat water as needed instead of storing hot water in tanks, thereby reducing standby energy use.
7. Utilize a minimum insulation value of R30 in ceilings to reduce the need for additional heating and cooling.
8. Utilize programmable thermostats to provide more efficient and effective heating and cooling.

## 4.8 Water Conservation

1. Install sensor-operated faucets in public restrooms.
2. Utilize dual flush or other toilets using less than 1.6 gallons per flush.
3. Consider waterless urinals in public restrooms and in nonresidential buildings.

## 4.9 Energy Conservation

1. Utilize energy-efficient windows, such as models with spectrally selective low-e glass and with wood, vinyl, or fiberglass frames.
2. Utilize efficient building materials that take advantage of heat storage or thermal mass to reduce energy needed for heating and cooling interiors.
3. Reduce the number and area of east and west facing windows to reduce heat gain.
4. Insulate domestic hot water pipes where feasible.
5. Insulate attics.
6. Use dual pane and tinted windows where appropriate.

## 4.10 Heating, Ventilation and Air Conditioning

1. Design and install heating, ventilation, and air conditioning (HVAC) systems according to the standards provided by the Air Conditioning Contractors of America handbooks or other comparable high-performance HVAC standards.
2. Install sealed-combustion/sealed-duct furnaces and water heaters for increased efficiency and indoor air quality.
3. Install only Energy Star-qualified ceiling fans to circulate air and reduce the demand on heating and cooling systems.
4. Locate windows in a manner that promotes natural cross ventilation.
5. Promote smart climate controls for both residential and commercial buildings to efficiently regulate temperature controls.

# 5 IMPLEMENTATION

## 5.1 Authority and Scope

This Specific Plan has been prepared pursuant to the provisions of California Government Code (Government Code), Title 7, Article 8, Section 65450 et seq., which grants a local planning agency the authority to prepare a specific plan for the systematic implementation of a general plan for all or a portion of the area covered by the general plan. Pursuant to Section 65451 of the Government Code, a specific plan is designed to identify the proposed distribution, location and extent of land uses and major components of public and private facilities needed to support those land uses, as well as standards and criteria by which development will proceed and a program of implementation measures necessary to carry out contemplated development.

This Specific Plan serves as the policy and regulatory document for development within the Specific Plan Area and essentially sets forth the zoning for the Specific Plan Area. All development within the Specific Plan Area shall be consistent with the standards and regulations set forth in this document. Wherever this Specific Plan contains provisions that establish requirements (including, without limitation, such standards as density, height, uses, parking requirements, landscaping and tree removal) that are different from what would otherwise be allowed on property within the applicable land use district pursuant to the Cypress Zoning Ordinance (Zoning Ordinance), this Specific Plan shall prevail and supersede those applicable provisions in the Zoning Ordinance, as more specifically discussed in Chapter 3 (Development Standards) with respect to each Land Use District. Where no such conflict exists and/or the Zoning Ordinance includes a less restrictive standard or requirement than this Specific Plan, the requirements in the Zoning Ordinance with respect to such standard or requirement shall apply, as more specifically discussed in Chapter 3 (Development Standards) with respect to each Land Use District.

## 5.2 Purpose of the Specific Plan

This Specific Plan serves a planning and regulating function to provide for the orderly growth and development of the Specific Plan Area. It is the intent of this Specific Plan to establish development standards, regulations and guidelines that will ensure quality development within the Specific Plan Area that (a) contributes to the City's employment and revenue base, (b) permits the development of a vibrant town center that will become a destination and gathering place for the community, (c) designates an approximate 20.7-acre land use district for a public, community park, (d) provides a variety of housing opportunities, (e) is generally consistent with the applicable goals and policies of the General Plan, and (f) is compatible with surrounding land uses. The development standards, regulations and guidelines, and the related public and private facility plans, establish a comprehensive development program for the Specific Plan Area.

## 5.3 Relationship of this Specific Plan to the Existing Specific Plan

This Cypress Town Center and Commons Specific Plan supersedes and replaces the Existing Specific Plan with respect to all of the real property within the Specific Plan Area, and the Existing Specific Plan has been repealed with respect to all of the real property within the Specific Plan Area and has no further force or effect with respect to any of the real property within the Specific Plan Area. The remainder of the real property that is subject to, and governed by, the Existing Specific Plan shall continue to be subject to, and governed by, the provisions of the Existing Specific Plan.

## 5.4 Relationship of the Specific Plan to the General Plan

Pursuant to Section 65454 of the Government Code, a specific plan shall be consistent with the local jurisdiction's general plan. The development standards, regulations and guidelines in this Specific Plan are generally consistent with the applicable goals and policies in the Cypress General Plan, as discussed in Chapter 6.

## 5.5 California Environmental Quality Act Compliance

In accordance with "Measure D", this Specific Plan was approved by the voters of the City of Cypress on November 8, 2016 as part of a ballot initiative titled "Measure ___" and referred to as the "Cypress Town Center and Commons Initiative". For that reason, no environmental review under the California Environmental Quality Act (CEQA) was required in connection with this Specific Plan (14 Cal. Code Regs. § 15378(b)3). However, discretionary approvals for development projects proposed within the Specific Plan Area shall be subject to environmental review under CEQA, unless such development project is exempt from environmental review pursuant to the CEQA statute or the State CEQA Guidelines or to the extent that environmental review under CEQA has already been completed for such development project.

## 5.6 Amendments and Adjustments

### 5.6.1 Amendments

Notwithstanding anything to the contrary in Section 65453(a) of the Government Code, this Specific Plan may only be amended or repealed by a vote of the people. However, notwithstanding anything to the contrary in this Section 5.6 or any other provision of this Specific Plan or "Measure ___", a vote of the people shall not be required with respect to a proposed adjustment of this Specific Plan in accordance with Section 5.6.2, below.

### 5.6.2 Adjustments

This adjustment procedure is established to allow the Director of Community Development to approve modifications to this Specific Plan that do not substantially alter the distribution, location, extent or density of the uses, improvements and facilities required pursuant to this Specific Plan, in accordance with the procedures set forth in Section 4.19.050 (Adjustments) of the Cypress Municipal Code (or any successor ordinance), provided that, notwithstanding anything to the contrary in Section 4.19.050 (or any successor ordinance), (a) the Director of Community Development shall be required to approve any requested adjustment if the following findings can be made in a positive manner: (i) the proposed adjustment is generally consistent with the intent of this Specific Plan and (ii) the proposed adjustment is one of the permitted adjustments described below, and (b) in the event that an application or applications are submitted to the City for a development project that request multiple entitlements, including one or more requested adjustments, then the City Council, acting as the City's planning agency, shall have original jurisdiction with respect to such adjustment(s) and shall consider and take action on the requested adjustment(s) together with the other requested entitlements. The approval of an adjustment pursuant to this Section 5.6.2 does not constitute an amendment to the Specific Plan and does not require a vote of the people.

The adjustments allowed shall be limited to the following:

1. Changes in the boundaries of any Land Use District or Subdistrict that result in less than a 10% change in the original acreage within any Land Use District Areas, provided that in no event shall the Public Park District include less than 20 acres of land.

2. The transfer of up to 10% of the number of residential units allowed in a Residential Subdistrict to one or more other Residential Subdistricts, provided that the total number of residential units in the Residential District and the Mixed-Use (Town Center/MFR) District shall not exceed 1,000 units.
3. The following modifications in development standards:
   a. To reduce a lot, yard or setback, or building area requirement by not more than 20% of that otherwise specified in this Specific Plan.
   b. To increase the floor area for non-residential uses within the Town Center District, the Mixed-Use (Town Center/MDR) District or the Commercial/Senior Housing District by not more than 10% of that otherwise specified in this Specific Plan.
   c. To increase the height of structures by not more than 10% of that otherwise specified in this Specific Plan.
   d. To decrease the landscape area requirements by not more than 10% of that otherwise specified in this Specific Plan.
   e. To increase the maximum allowable parcel coverage by not more than 10% of that otherwise specified in this Specific Plan.
   f. To increase in the allowed projection of eaves, fireplaces, landings, masonry chimneys, overhangs, stairways, and steps into any required front, side, or rear setback or width between structures by not more than 10% of that otherwise specified in this Specific Plan.
   g. To decrease the required interior side setback for uses within the Residential District to a minimum of three feet for the purpose of constructing a room addition to the primary dwelling unit. The room addition shall maintain the same or greater setback distance from the interior side parcel line as the primary dwelling. Garages and other accessory structures shall not be used to justify a reduced interior side setback.
4. Modifications to the conceptual layout of circulation and infrastructure plans shown in Figures 2-3, 2-4 and 2-5 in Chapter 2 of this Specific Plan, the sizing of infrastructure facilities and the width of street sections, based on more detailed site planning, traffic studies, environmental review and/or civil engineering.
5. Other minor modifications to, or minor relief from, the standards, regulations, requirements and restrictions in this Specific Plan as the Director of Community Development finds is consistent with the intent of this Section and similar to the permitted adjustment described above.

## 5.7 Administration

Although every effort has been made to include provisions in this Specific Plan that are clear, the necessity of interpreting such provisions in light of specific and unusual cases may occur from time to time. When such interpretation is necessary, the Director of Community Development shall be responsible for the interpretation of the provisions of this Specific Plan, subject to appeal to the City Council. The Director of Community Development shall be the City administrator responsible for enforcing the standards, regulations and procedures set forth in this Specific Plan. The Director of Community Development shall have the administrative authority for interpretation related to the enforcement of this Specific Plan.

## 5.8 Site Plan Review

This Specific Plan shall be implemented through site plan review. A site plan shall be required for (1) all residential construction within the Specific Plan Area, with the exception of new accessory buildings or structures, such as garages, carports, swimming pools and sheds, room additions, alterations to existing buildings and structures and similar construction that comply with all applicable development standards, and (2) all non-residential construction of new buildings or additions to existing non-residential buildings within the Specific Plan Area, with the exception of new buildings, building additions and accessory buildings that do not exceed 3,000 square feet.

The approval of site plan review shall be required prior to issuance of building permits and, in the event that an application or applications have been submitted to the City for a development project that request multiple entitlements, including the approval of site plan review, then the City Council, acting as the City's planning agency, shall have original jurisdiction with respect to the site plan review application concurrently with its consideration and action on the other requested entitlements. The requirement for site plan review for development projects that require the approval of a subdivision map, but where no developer plan has been proposed, may be satisfied by submitting to the City a site plan that includes only information relating to the existing use, if any, of the applicable property.

The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with the intent of this Specific Plan.
2. To encourage innovative town center, commercial and residential design and development.
3. To assure substantial long-range compliance with the General Plan.
4. To adapt to specific or special development conditions that occur from time to time while continuing to implement this Specific Plan.
5. To promote a compatibility of uses within the Specific Plan Area.

### 5.8.1 Procedures

The site plan shall include plans, drawings, illustrations, designs, reports and other detailed information as required herein, and shall be submitted to Planning Division of the Community Development Department for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Division prior to the preparation of a final site plan. Comment from other City departments and service agencies shall be sought by the Planning Division prior to the preparation of a recommendation by the Director of Community Development with respect to the final site plan. Following such administrative review, the Director of Community Development shall prepare a staff report with his/her recommendations, which shall be submitted along with the final site plan to the City Council at the earliest possible regular meeting. The City Council shall approve, conditionally approve or disapprove the site plan review in accordance with Section 5.8.5, below.

### 5.8.2 Environmental Determination

The site plan review process is discretionary, and is therefore potentially subject to the requirements of CEQA. Upon submittal of a site plan review application by an applicant, the Planning Division shall review the same and determine whether environmental review is required under CEQA and, if so, the appropriate level of environmental review. The City Council may not approve the application until such time as any required environmental review under CEQA has been completed and the City Council has adopted or certified, as applicable, the appropriate CEQA document.

### 5.8.3 Time Limitation

The approval of site plan review in accordance with this policy shall be valid for a period of three years from the effective date of approval. The approval shall lapse after such three-year period unless either (a) the privileges under the site plan review approval have been exercised by the grantee, which privileges shall be deemed exercised if the developer has demonstrated a good-faith intent to proceed with the development of the project in accordance with State law, or (b) before the date on which the site plan review approval will lapse, the grantee or the City files an application to extend such approval in compliance with the following sentence. The Director of Community Development may, in the exercise of his/her sound discretion, extend the duration of a site plan review approval for three additional periods of 12 months each, provided that the extension application is filed with the Community Development Department prior to the expiration date. The Director of Community Development may approve or disapprove an application for the extension of a site plan review approval, subject to appeal to the City Council in accordance with Section 5.27.040 of the Zoning Ordinance. As part of the action, the Director may, in the exercise of his/her sound discretion, also modify existing conditions of approval or add new conditions to reflect any change in circumstances related to the applicable development project and surrounding properties.

### 5.8.4 Site Plan Requirements

A site plan shall consist of plans, drawings, illustrations, designs, and any other detailed information as required to determine compliance with the provisions of the Specific Plan when development projects are proposed on portions of the Specific Plan Area. The following list of plans and information is required:

1. All applicable tentative tract maps or tentative parcel maps.
2. A physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.
3. Location, grades, widths and types of improvements proposed for all streets.
4. A site plan depicting the location of all proposed structures, landscape and hardscape areas, parking areas, walks, internal circulation, access, adjacent streets, sign type and placement and fence/wall type and placement. In addition, elevations (for all sides), a materials board and one set of colored elevations shall be required as part of site plan review.
5. Description of the extent to which design guidelines have been incorporated into the site plan.
6. A tabulation of square footage, area devoted to parking, number of parking spaces, landscape coverage, building coverage, and building or other structure heights for all proposed commercial uses within the Town Center, Mixed-Use (Town Center/MDR) and Commercial/Senior Housing Districts.
7. A tabulation of the number of residential units in any residential project.

### 5.8.5 Findings for Approval of Site Plan Review

The Director of Community Development shall make a recommendation to the City Council to approve, conditionally approve or deny an application for site plan review based on the following findings, and the City Council shall make all of the following findings in order to approve or conditionally approve any such application:

1. The proposed project is compatible with the intent and purpose of this Specific Plan and the regulations herein.

2. Development pursuant to the site plan will not be materially detrimental to the public health, safety or general welfare.

## 5.9 Severability

This Specific Plan serves as the implementation tool for the General Plan. In the event that any provision of this Specific Plan or its application to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such provision shall be deemed separate, distinct and independent, and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof, which can be implemented without the invalid provision or application.

## 5.10 Phasing

This section of this Specific Plan sets forth the potential timing and sequence of development within the Specific Plan Area. There are many factors that contribute to the eventual pattern of development, including adequate level of infrastructure, market considerations, financing and the present operation of Los Alamitos Race Course.

It is the primary intention of this conceptual phasing plan to identify areas that can be developed while the Race Course remains in operation. However, this phasing plan is conceptual and a guideline and does not mandate any particular order of development or dictate any required phasing of infrastructure improvements. The actual phasing of development may be different from the conceptual phasing plan and will be dictated by numerous factors such as market conditions, financing considerations and the timing of the closure of the Race Course that are not predictable at this time. Without limiting the generality of the foregoing, the development of the approximate 13.3-acre parcel currently owned by the City of Cypress, the approximate 1.7-acre parcel currently owned by Cottonwood Church and the approximate 4.4-acre parcel currently owned by Seacoast Grace Church may not proceed according to the sequence shown on the Conceptual Phasing Plan.

Figure 5-1 depicts the Conceptual Phasing Plan. Phase 1 is the development of the Town Center District which is anticipated to occur while the Race Course remains in operation. Phase 2 includes the development of the northwest portion of the Residential District and all of the Commercial/Senior Housing District. Phase 3 consists of the development of the remainder of the Residential District and all of the Public Park District. Phase 4 is the development of the-Mixed-Use (Town Center/MDR) District.

## 5.11 Financing

The developers of the Specific Plan Area will be responsible for all onsite improvements and infrastructure with respect to all commercial and residential development thereon and will pay their respective fair shares of any required offsite improvements relating to such development.

Basic funding approaches include, but are not limited to:

- Assessment districts established pursuant to the Municipal Improvement Act of 1913 for construction or acquisition of a wide variety of public improvements.
- Community facilities districts established by public agencies pursuant to the Mello Roos Community Facilities Act of 1982 construct and provide public services and improvements.

Improvements and fees that may be financed in this manner include, but are not limited to:

1. Water and sewer facilities
2. Roadways, including landscaping, lighting and signs

3. Storm drains, drainage channels, and retention basins
4. Telephone, gas, electric and cable television facilities
5. Parks, open space and recreational improvements.

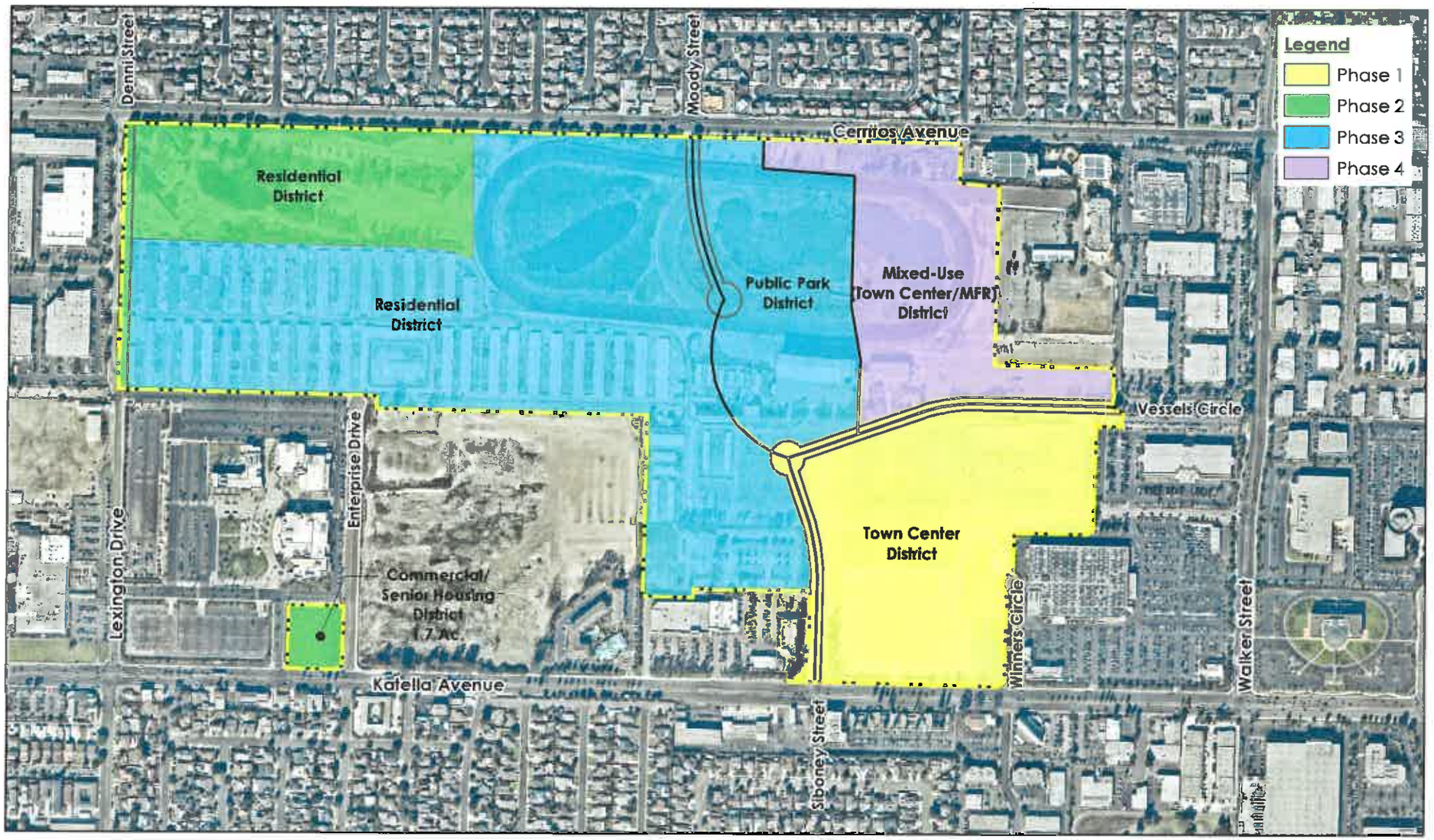


Figure 5-1

**CYPRESS TOWN CENTER AND COMMONS**

**SPECIFIC PLAN**

# Conceptual Phasing Plan

0 300 600

FORMA

May 2016

# 6 GENERAL PLAN CONFORMANCE ANALYSIS

## 6.1 RELATIONSHIP OF SPECIFIC PLAN TO GENERAL PLAN

Prior to voter approval of this Specific Plan, the land use designations in the Land Use Element of the Cypress General Plan (General Plan) for the approximately 169.8 acres of land within the Specific Plan Area was (a) "Community Services and Facilities (Race Track (Privately-Owned))" with respect to approximately 114.7 acres of land on which the Race Course currently operates (Race Course Property) and approximately 4.4 acres of adjacent land owned by Seacoast Grace Church (Grace Property), (b) "Community Services and Facilities (Golf Course (Privately-Owned))" with respect to (i) approximately 35.7 acres of land on which the northern portion of the former Golf Course was located (Golf Course Property) and (ii) approximately 1.7 acres of land on which part of the southern portion of the former Golf Course was located that is owned by Cottonwood Church (Cottonwood Property) and (c) "Specific Plan" with respect to approximately 13.3 acres of land currently owned by the City adjacent to Katella Avenue (City Property).

In accordance with Measure D, this Specific Plan was approved by the voters on November 8, 2016 as part of a ballot initiative titled "Measure ___" and known as the "Cypress Town Center and Commons Initiative." That ballot initiative also included amendments to the General Plan that (1) changed the land use designation in the Land Use Element for the Race Course Property and the Grace Property, which includes portions of the Public Park, Town Center, Mixed-Use (Town Center/MDR) and Residential Districts, from "Community Services and Facilities (Rack Track (Privately-Owned))" to "Specific Plan" and (2) changed the land use designation in the Land Use Element for the Golf Course Property and the Cottonwood Property, which includes a portion of the Residential District and all of the Commercial/Senior Housing District, from "Community Services and Facilities (Golf Course (Privately-Owned))" to "Specific Plan".

The new "Specific Plan" land use designation for the Specific Plan Area (except for the City Property, which already had a land use designation of "Specific Plan") will allow the eventual development of a third community park in the City, permit the development of a new town center that is intended to be a gathering place for the entire community, increase the City's tax base and provide significant revenue for the City, establish new employment centers and encourage single-family, multi-family and senior housing and related facilities. The permitted land uses are compatible with the existing adjacent residential, commercial and retail uses previously developed within and near the Specific Plan Area. This Specific Plan provides specific development standards, regulations and guidelines that will assure quality development and minimize potential land use conflicts with surrounding uses.

In order to be consistent with the General Plan land use designation of "Specific Plan" for the Specific Plan Area, "Measure ___" also included zoning amendments that changed the zoning designation for the Specific Plan Area from "PS-1A (Public and Semi-Public)" and "PBP-25A (Planned Business Park)" to "PC (Planned Community)".

With the amendments to the General Plan described above, and based on the consistency analysis below, this Specific Plan is consistent with the General Plan.

## 6.2 GENERAL PLAN CONFORMANCE ANALYSIS

Section 65450 et seq. of the Government Code allows the adoption and administration of specific plans as an implementation tool for elements contained within a general plan.

Specific plans must demonstrate consistency between its regulations, guidelines and programs and the local general plan.

This Specific Plan is consistent with the applicable development goals and policies in the General Plan, which is comprised of eight elements, including the Land Use, Circulation, Conservation/Open Space/Recreation, Noise, Housing, Safety, Growth Management, and Air Quality Elements. The General Plan elements have been reviewed and their applicable goals and policies addressed as they pertain to development within the five Land Use Districts established hereunder. The general consistency of this Specific Plan with applicable goals and policies in the General Plan is discussed below.

### 6.2.1 Land Use Element

**Applicable Land Use Goals and Policies**

*Goal LU-1: Create a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, industrial and open space/recreation uses, while providing adequate community services to City Residents.*

*Policy LU-1.4 Locate residential uses within close proximity of commercial centers to encourage pedestrian access, and to provide a consumer base for commercial uses.*

*Policy LU-1.5: Encourage the development of neighborhood-serving commercial uses in areas of Cypress presently underserved by such uses.*

*Goal LU-2: Ensure that new development is compatible with surrounding land uses, the circulation network, availability of public facilities, and existing development constraints.*

*Policy LU-2.1: Ensure a sensitive transition between commercial or business park uses and residential uses by implementing precise development standards with such techniques as buffering, landscaping, and setbacks.*

*Policy LU-2.2: Where residential/commercial mixed use is permitted, ensure compatible integration of adjacent uses to minimize conflicts.*

*Policy LU-2.7: Encourage the provision of pedestrian linkages between adjacent commercial uses and commercial and residential uses to encourage pedestrian activity and reduce vehicle trips.*

*Goal LU-3: Revitalize older commercial and residential uses and properties.*

*Policy LU-3.1: Encourage and continue the use of redevelopment activities in the Civic Center project area, on Lincoln Avenue, and on the Los Alamitos Race Track and former Cypress Golf Club.*

*Goal LU-4: Improve urban design in Cypress to ensure that development is both architecturally and functionally compatible and to create identifiable neighborhoods, commercial, and business park districts.*

*Goal LU-5: Ensure that public facilities and services are available to accommodate development allowed under the General Plan and Zoning Ordinance.*

*Goal LU-12: Establish land use patterns that protect the public from impacts (noise, potential accidents) associated with the Joint Forces Training Center (JFTC) Los Alamitos.*

*Policy LU-12.3: Continue to prohibit new residential development on existing vacant land within the 65 CNEL contour of the Joint Forces Training Center (JFTC) Los Alamitos.*

*Goal LU-14: Attract high quality businesses to Commercial and Business Park areas.*

*Policy LU-14.3: Assist in the development of the property surrounding the Los Alamitos Race Course by providing site marketing and city permit procedure assistance.*

*Goal LU-17: Facilitate the expansion of the local serving retail sector.*

**Method of Implementation**

This Specific Plan is consistent with the goals and policies described above. The Specific Plan Area is located in an area of Cypress developed with residential, commercial, retail, business park, and light industrial uses. Business parks have previously been developed on the east and west sides of Walker Street and west of Lexington Drive. There is an existing residential neighborhood north of Cerritos Avenue. The area along the north side of Katella Avenue includes existing and approved commercial, retail and senior housing uses. The area south of Katella Avenue includes commercial and retail development, and beyond that a residential area. Multiple churches are located in and adjacent to the Specific Plan Area.

The implementation of the Specific Plan will revitalize the entire Specific Plan Area, which includes the Race Course Property and the Golf Course Property, sites that the Land Use Element specifically targets for redevelopment. The establishment of the Residential District will encourage the development of a variety of high-quality housing in close proximity to the planned community park and town center within the Specific Plan Area and other commercial/retail uses along Katella Avenue. The Town Center District will facilitate the development of a vibrant town center and gathering place for the community that includes a balanced mix of retail, entertainment, commercial and residential uses. The Public Park District provides a central location for a new community park with opportunities for active and passive recreation for all ages in close proximity to residents. The Mixed-Use (Town Center/MDR) District is a flexible land use district that allows the potential expansion of the town center uses and/or medium density residential uses. The Commercial/Senior Housing District allows housing and related care facilities for seniors, a growing demographic group, as well as supporting neighborhood-serving commercial/retail development.

Future development within the Single-Family Detached, Single-Family Attached and Medium Density Residential Subdistricts will provide a variety of housing in close proximity to the commercial and open space uses in the Town Center, Public Park and Mixed-Use (Town Center/MDR) Districts. The Mixed-Use District permits the development of medium density residential housing adjacent to the neighborhood commercial and retail services. Trails and greenways will connect the residential Subdistricts and provide convenient pedestrian and bike access to the public park and town center. The Town Center District is located adjacent to existing retail and commercial developments and encourages future growth of retail commercial uses. Retail and commercial development within the Town Center District will create a desirable and sustainable commercial center for future residents within the Specific Plan Area as well as the surrounding communities.

The new development permitted under this Specific Plan will be compatible with the existing and approved uses in the surrounding area. The mix of retail, entertainment, commercial and residential uses permitted in the Town Center District is consistent with the existing and approved commercial and retail uses on both sides of Katella Avenue. The residential uses permitted in the Residential District are consistent with the existing residential uses to the north of Cerritos Avenue and the south of Katella Avenue, as well as the senior housing community to be developed adjacent to the Residential District. The development standards that govern the Residential District ensure that residential development adjacent to Cerritos Avenue is

compatible with the existing residential neighborhood to the north of Cerritos Avenue. The senior housing and commercial/retail uses permitted in the Commercial/Senior Housing District are fully compatible with the approved senior housing and commercial/retail uses directly to the east along Katella Avenue.

The development standards, regulations and guidelines in this Specific Plan will also ensure sensitive transitions between the various retail, commercial, residential and open-space uses within the Specific Plan Area, and between those uses and the surrounding residential, commercial, retail and business park uses.

The Residential District is located adjacent to the Public Park and Town Center Districts, allowing convenient pedestrian access to the community park and retail/entertainment area.

The establishment of the Land Use Districts, together with development standards, regulations and guidelines in this Specific Plan, will ensure that development within the Specific Plan Area is both architecturally and functionally compatible with surrounding uses and create identifiable residential neighborhoods and commercial districts. The Residential District contains three Subdistricts that will create distinct, identifiable neighborhoods that are compatible with the character of nearby residential neighborhoods. The Town Center District will attract high-quality businesses and will serve as a public gathering place for the community.

As described in Chapter 2 (Development Plan), the Circulation, Water, Wastewater , Drainage Plans for the Specific Plan Area will ensure that public facilities and services are available to accommodate the development allowed under this Specific Plan.

Development pursuant to this Specific Plan will be consistent with the height and noise limitations and notification requirements in the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base, Los Alamitos (JFTB), as described in the Safety Element of the General Plan (where it is identified by its former name, the Joint Forces Training Center), and therefore will not constitute an aviation hazard. No portion of the Specific Plan Area where residential uses are permitted is located in an area of noise incompatibility for residential uses (i.e., within the 65 CNEL contour in the AELUP). All future development within the Specific Plan Area will be consistent with the applicable height and noise limitations associated with the JFTB.

### 6.2.2 Circulation Element

**Applicable Circulation Goals and Policy**

*Goal CIR-1: Maintain a safe, efficient, economical, and aesthetically pleasing transportation system providing for the movement of people, goods, and services to serve the existing and future needs of the City of Cypress.*

> *Policy CIR 1.3: Encourage development which contributes to a balanced land use, which in turn serves to reduce overall trip lengths (i.e., jobs/housing balance, locate retail in closer proximity to resident/patrons).*

*Goal CIR-2: To facilitate alternative modes of transportation, including public transportation, bicycles, ridesharing, and pedestrians, to support the land use plans and related transportation needs.*

**Method of Implementation**

This Specific Plan is consistent with the General Plan Circulation Element goals and policies described above. The Circulation Plan described in Section 2.3 of this Specific Plan depicts the backbone circulation improvements within the Specific Plan Area. The Land Use Districts established in this Specific Plan are organized such that residential uses are located in close proximity to employment centers and retail uses, thereby promoting alternative forms of transportation (e.g., walking and cycling) and reducing vehicle miles traveled. The development of neighborhood entertainment and retail uses within the Town Center District will also reduce vehicular trip generation by providing local employment opportunities and retail and entertainment destinations within walking distance from nearby residential neighborhoods.

Primary access to the Specific Plan Area will be from Katella Avenue, which is designated as a Major Arterial in the Circulation Element of the General Plan, Cerritos Avenue, which is designated as a Primary Arterial in the Circulation Element, and the extension of Vessels Circle. Additional access to the site will be provided by Enterprise Drive and Winners Circle. The Circulation Plan includes backbone circulation improvements for the Specific Plan Area. These improvements include the extension of Moody Street south of Cerritos Avenue, the extension of Vessels Circle to the west, the extension of Siboney Street north of Katella Avenue, as well as the future required widening of Lexington Drive adjacent to the Specific Plan Area.

Individual development projects within the Specific Plan Area will be required to conform to applicable City standards and criteria, including the City's street standards and other requirements relating to traffic circulation.

Greenways and pedestrian and biking trails are envisioned to facilitate alternative modes of transportation by connecting the Residential District uses to the community park and town center. In addition, the Town Center District is envisioned as a pedestrian-friendly entertainment and retail destination, designed for patrons to stroll by the various businesses.

Public transit is available on Katella Avenue. In connection with new development projects within the Specific Plan Area, new bus turnouts, benches and passenger waiting areas will be provided as may be required by the City. These additional transit facilities will promote the use of alternative forms of transportation and reduce vehicle miles traveled.

### 6.2.3 Conservation/Open Space/Recreation Element

**Applicable Conservation/Open Space/Recreation Element Goals and Policies**

*Goal COSR-1: Conserve ground water and imported water resources.*

*Policy COSR 1.2 Promote the use of native trees in landscaping to conserve water resources.*

*Policy COSR 1.3: Protect groundwater resources from depletion and sources of pollution.*

*Policy COSR 1.4: Conserve imported water by utilizing water conservation techniques, water conserving appliances, and drought-resistant landscaping.*

*Goal COSR-3: Conserve energy resources through the use of available technology and conservation practices.*

*Policy COSR-3.1: Encourage innovative site planning and building designs that minimize energy consumption by taking advantage of sun/shade patterns, prevailing winds, landscaping, and building materials.*

*Policy COSR-3.2: Encourage new development and existing structures to install energy saving features.*

*Goal COSR-4: Reduce solid waste produced in the City.*

*Goal COSR-6: Provide recreation/park facilities and programs for all those who live and work in Cypress.*

*Policy COSR-6.1: Continue to require new developments to provide recreational opportunities for their residents in accordance with the City's park standard, three acres of parkland per 1,000 residents.*

*Policy COSR-6.6: Design new and renovated parks for convenient and accessible use by handicapped, elderly, and otherwise less mobile persons within the community.*

*Goal COSR-8: Preserve open space resources to maintain the high quality of life in Cypress.*

*Policy COSR-8.1: Continue to ensure that adequate useable private open space is provided in residential developments, and that such areas are maintained as open space into perpetuity.*

*Policy COSR-8.2: Promote visually pleasing landscaped corridors and a sense of spaciousness throughout the community.*

**Method of Implementation**

This Specific Plan is consistent with all of the Conservation/Open Space/Recreation Element goals and policies described above. The development standards in Chapter 3 and the sustainable guidelines in Chapter 4 (Sustainable Guidelines) of this Specific Plan set forth the development standards, setback requirements and guidelines that can be utilized to ensure that water and energy conservation features are integrated into development projects within the Specific Plan Area. Specifically, Chapter 4 discusses development options that will improve conservation of resources. Section 4.2 sets forth methods to reduce storm water runoff and improve water quality and groundwater recharge. The guidelines identified in Section 4.8 assist in the conservation of water resources. Section 4.3 encourages the use of native and drought tolerant plants and the use of efficient irrigation systems that reduce water demand. The guidelines contained in Sections 4.4, 4.5, 4.6, and 4.7 relate to the use of certain building materials, indoor air quality, lighting, and building envelope considerations to promote specific methods of conservation and energy efficiency. Solid waste generated by the project would be required to comply with Chapter 12 of the Cypress Municipal Code, as well as the Source Reduction and Recycling Element and AB 939, consistent with the General Plan.

The Public Park District provides for 20 acres of community parkland that will be permanently maintained as open space. Additional private open space and recreational facilities are envisioned in the Single-Family Attached and Medium Density Residential Subdistricts, and potentially in the Mixed-Use (Town Center/MDR) and Commercial/Senior Housing Districts. The ample open space within the Specific Plan Area is consistent with Policy COSR-6.1 that new development projects *provide recreational opportunities for their residents in accordance with the City's park standard of three acres of parkland per 1,000 residents.* The open space and parklands envisioned in the Specific Plan Area will enhance the quality of life for all residents by providing various opportunities of passive and active recreation.

### 6.2.4 Noise Element

**Applicable Noise Element Goals and Policy**

*Goal N-1: Reduce noise impacts from transportation noise sources.*

*Goal N-2: Incorporate noise considerations into land use planning decisions.*

*Goal N-3: Minimize noise spillover from commercial uses into nearby residential neighborhoods.*

*Goal N-4: Minimize the noise impacts associated with the development of residential units above ground floor commercial uses in mixed use developments.*

**Method of Implementation**

This Specific Plan is consistent with all of the General Plan Noise Element goals and policy described above. Noise levels would also have to comply with the applicable standards in the General Plan Noise Element and the City's Noise Ordinance, as well as the applicable noise requirements in the Airport Environs Land Use Plan for the Joint Forces Training Base, Los Alamitos. The development standards in Chapter 3 of this Specific Plan, including the building setback requirements set forth therein, will soften and buffer development from surrounding noises generated by existing or future development projects. Buildings with frontage along Katella Avenue require a minimum 25-foot setback, of which the first 20 shall be landscaped.

It is anticipated that residential and related development in the Residential, Mixed-Use (Town Center/MDR) and Commercial/Senior Housing Districts will be oriented away from potentially excessive noise-producing non-residential uses. Similarly, non-residential uses in the Town Center, Mixed-Use (Town Center/MDR) and Commercial/Senior Housing Districts will be developed in a manner that minimize noise impacts on future residents. In order to minimize any noise impacts on residents associated with the development of residential units above ground-floor commercial uses in the Town Center District, the permitted non-residential uses anticipated on the ground floor will be retail uses that have minimal noise impacts.

As previously discussed, no portion of the Specific Plan Area where residential uses are permitted is located within 65 dB CNEL Contour for the JFTB, consistent with Land Use Element Policy LU-12.3.

### 6.2.5 Housing Element

**Applicable Housing Element Goals and Policies**

*Goal HOU-3: Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Cypress residents. Establish a balanced approach to meeting housing needs of both renter and owner households.*

> *Policy HOU-3.6: Encourage use of sustainable and green building design in new and existing housing.*

*Goal HOU-4: Ensure the provision of adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.*

> *Policy HOU-4.4: Ensure compatibility of new residential development with existing development to enhance the City's residential neighborhoods.*

*Goal HOU-6: Promote equal opportunity for all residents to reside in the housing of their choice.*

*Policy HOU-6.3: Encourage the provision of adequate housing to meet the needs of families of all sizes.*

**Method of Implementation**

This Specific Plan is consistent with all of the Housing Element goals and policies described above. The Single-Family Detached, Single-Family Attached and Medium Density Residential Subdistricts provide for a wide variety of housing opportunities to address a cross-section of housing needs in the community. The residential uses permitted in the Single-Family Detached Residential Subdistrict are compatible with the existing residential neighborhood north of Cerritos Avenue.

Chapter 4 sets forth a list of sustainable guidelines for all development within the Specific Plan Area, and new residential projects within the Specific Plan Area will also be subject to the California Green Building Standards Code and the City's Residential Green Building Suggestions and Water Efficient Landscape Guidelines. This Specific Plan authorizes the development of up to 1,284 dwelling units within the Specific Plan Area and therefore meets the City's goals and policies to meet the need of existing and future residents.

More specifically, the Residential, Mixed-Use (Town Center/MDR), Commercial/Senior Housing and Town Center Districts offer a range of housing types that provide housing options for a broad range of individuals and families of all sizes and ages. This ensures a balanced approach to meeting housing needs of both renter and owner households. The housing types contemplated by this Specific Plan are intended to provide housing options at a range of price levels and promote equal opportunity for all residents to reside in the housing of their choice. The establishment of the Commercial/Senior Housing District provides an opportunity to develop additional the senior housing that was recently approved as part of the adjacent Barton Place project.

### 6.2.6 Safety Element

**Applicable Safety Element Goals**

*Goal SAF-1: Protect residents, workers, and visitors from flood hazards, including dam inundation.*

*Goal SAF-2: Protect life and property in Cypress from seismic events and resulting hazards.*

*Goal SAF-3: Minimize risks to life and property associated with the handling, transporting, treating, generating, and storing of hazardous materials.*

*Goal SAF-4: Minimize property damage and injury to persons from underground pipeline hazards.*

*Goal SAF-5: Protect life and property in Cypress from urban fires. Maintain the Orange County Fire Authority's high level of service to community businesses and residents.*

*Goal SAF-6: Maintain the police department's high quality of service to the City.*

*Goal SAF-7: Use good design as a means to promote human safety.*

*Goal SAF-8: Protect Cypress residents from air operation accidents.*

**Method of Implementation**

This Specific Plan is consistent with all of the Safety Element goals described above. This Specific Plan provides for an evaluation of public services and development within the Specific Plan Area with respect to circulation, water supply, sanitary sewers, drainage, solid waste disposal and energy. An efficient system for each of these services, together with adherence to applicable development regulations, will contribute to public health and safety.

The City of Cypress is in a seismically active region, and within a dam inundation area. Future development within the Specific Plan Area would be required to meet all applicable building codes and standards with regard to dam inundation and seismicity. Any use, storage, or transport of hazardous materials would have to be done in accordance with all applicable federal, State and local laws. Prior to construction, agencies having jurisdiction over underground power lines or pipelines would be consulted to ensure that no damage or injuries result from future construction within the Specific Plan Area. The Orange County Fire Authority currently provides fire suppression services to the Specific Plan Area, and it is anticipated that it would provide service to the entire Specific Plan Area when it is fully developed. The Cypress Police Department currently provides police service to the Specific Plan Area, and it is anticipated that it would continue to provide service to the Specific Plan Area.

As previously discussed, development pursuant to this Specific Plan will be consistent with the height and noise limitations and notification requirements in the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base, Los Alamitos (JFTB), as described in the Safety Element of the General Plan (where it is identified by its former name, the Joint Forces Training Center), and therefore will not constitute an aviation hazard. No portion of the Specific Plan Area where residential uses are permitted is located in an area of noise incompatibility for residential uses (i.e., within the 65 CNEL contour in the AELUP). The eastern portion of the Specific Plan Area is located within the 100:1 Imaginary Surfaces area established in the AELUP and currently shown on Exhibit SAF-7 in the Safety Element, which could potentially require notification to the Federal Aviation Administration with respect to certain proposed structures within the Specific Plan Area and a potential reduction in the height of such structures. All future development within the Specific Plan Area will be consistent with the height and noise limitations associated with the JFTB.

### 6.2.7 Growth Management

**Applicable Growth Management Element Goals**

*Goal GM-1: Reduce traffic congestion.*

*Goal GM-2: Ensure that adequate transportation facilities are provided for existing and future inhabitants of the City.*

*Goal GM-4: Strive to maintain the good balance between jobs and housing in Cypress.*

**Method of Implementation**

This Specific Plan is consistent with all of the Growth Management Element goals described above. Section 2.2, Circulation Plan, of this Specific Plan includes standards and requirements to address traffic associated with development in the Specific Plan Area and Figure 2-3 depicts the backbone circulation improvements within the Specific Plan Area and the required dedication to widen Lexington Drive. The Land Use Districts permit a variety of retail/commercial uses, housing and parklands in close proximity to each other, which will help

maintain a good jobs/housing balance, promote pedestrian activity and reduce vehicle miles traveled.

The Specific Plan permits a mix of residential and commercial/retail uses that will provide a good balance of jobs and housing, and this combination of residential areas and employment centers will greatly improve the existing jobs/housing balance within the Specific Plan Area, which currently consists of commercial and institutional uses. The development of retail/commercial uses within the Town Center District and other Land Use Districts will also reduce vehicular trip generation by providing local employment opportunities and retail/commercial destinations in close proximity to nearby existing and proposed residential neighborhoods.

### 6.2.8 Air Quality

**Applicable Air Quality Element Goals and Policies**

*Goal AQ-1: Reduce air pollution through proper land use and transportation planning.*

*Policy AQ-1.3: Locate multi-family developments close to commercial areas to encourage pedestrian rather than vehicular travel.*

*Policy AQ-1.4: Develop neighborhood parks near concentrations of residents to encourage pedestrian travel to recreational facilities.*

*Policy AQ-1.5: Encourage design of commercial areas to foster pedestrian circulation.*

*Goal AQ-2: Improve air quality by reducing the amount of vehicular emissions in Cypress.*

*Goal AQ-4: Reduce emissions through reduced energy consumption.*

**Method of Implementation**

This Specific Plan is consistent with the Air Quality Element goals and policies described above. It permits a wide range of retail/commercial and residential uses within the Specific Plan Area in close proximity to one another, which will reduce the need for onsite residents to use their vehicles to purchase goods and services available in the Town Center, Commercial/Senior Housing and Mixed-Use (Town Center/MDR) Districts and other nearby retail/commercial sites. In addition, the community park will be developed in the Public Park District in close proximity to all of the residential areas within the Specific Plan Area and the existing residential neighborhood on the north side Cerritos Avenue, which will encourage pedestrian travel to recreational facilities. As a result, fewer vehicle trips will be required to parks and other recreational areas in other parts of the City. The Town Center District is envisioned as a pedestrian-friendly retail and entertainment destination designed to foster pedestrian circulation. Close proximity between residential and non-residential uses leads to fewer vehicle trips and reduced energy consumption, which in turn results in reduced emission of air pollutants. In addition, transit is available on Katella Avenue.

Chapter 4 (Sustaianable Guidelines) sets forth sustainable guidelines to reduce energy consumption.