

## City Attorney's Impartial Analysis of Measure GG

Measure GG was placed on the ballot by a petition signed by the requisite number of voters for the November 8, 2016 General Municipal Election.

Measure GG, if approved, would establish a new Cypress Town Center and Commons Specific Plan (Specific Plan) with five land use districts on approximately 170 acres of land, including Los Alamitos Race Course and portions of the former Cypress Golf Club, Cottonwood Church and Seacoast Grace Church. The districts include: (a) a 31.8-acre Town Center District for retail, entertainment, restaurant, office, commercial and residential uses; (b) a 20.7-acre Public Park District for a community park; (c) a 93.3-acre Residential District for single-family and medium-density housing (governmental buildings/facilities are also permitted); (d) a 22.3-acre Mixed-Use District for an expanded town center and/or medium density housing; and (e) a 1.7-acre Commercial/Senior Housing District for senior housing/commercial uses. Most of this land is currently in the PS-1A Zone, which permits uses such as hospitals, churches and schools. Measure GG prohibits warehouse and distribution facilities, with horse race tracks allowed as a permitted use until its closure.

The Specific Plan limits commercial development in the Town Center, Mixed-Use and Commercial/Senior Housing Districts to 1,458,387 square feet, based on a 0.6:1 maximum floor area ratio. The Residential and Mixed-Use Districts allow a maximum of 1,000 residential units (average density of about 8.6 units/acre). The Commercial/Senior Housing and Town Center Districts allow a maximum of 284 residential units (average density of about 8.5 units/acre).

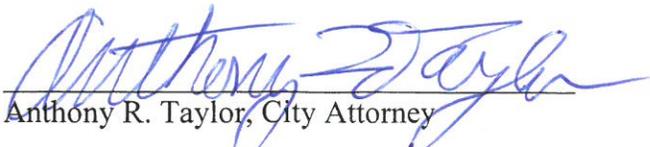
Measure GG would also amend the Cypress General Plan to change the land use designation for the Specific Plan area to "Specific Plan" and to conform to the new Specific Plan, and would replace an existing specific plan. Measure GG would also amend the Cypress Zoning Map to change the zoning designation for the land governed by the new Specific Plan from "PS-1A (Public and Semi-Public)" and "PBP-25A (Planned Business Park)" to "PC (Planned Community)."

A vote of the people is required to amend or repeal any portion of the Specific Plan. However, for each list of permitted uses in a land use district, the Director of Community Development may permit other uses consistent with the purpose and intent of the district, and similar to the listed permitted uses and compatible with these uses, subject to appeal to the City Council.

A "Yes" vote means you approve the Specific Plan and the related general plan and zoning amendments described above. A "No" vote means you disapprove the Specific Plan and the related general plan and zoning amendments described above. This ballot measure would take effect only if a majority of those voting cast a "Yes" vote for it at the November 8, 2016 election.

The above statement is an impartial analysis of Measure GG. If you desire a copy of Measure GG, please call the Cypress City Clerk at (714) 229-6683. A copy will be provided at no cost.

Dated: August 12, 2016

  
Anthony R. Taylor, City Attorney