

Argument Against Measure – Race Track Initiative – Cypress Town Center and Commons

Do you like surprises? Well, get ready. Like previous ballot measures L and A that dealt with rezoning, this ballot language does not mention a number of possible projects that could be built if this measure is approved. There are surprises in this initiative that raise significant concerns. Some may be surprised to know there is no guarantee there will be restaurants, stores, or movie theaters. The Town Center could just as easily be office and commercial buildings up to 99 feet tall.

While the ballot language references housing, it doesn't specify there could be 1,284 residential units ranging from single family to medium density. While the ballot language indicates it would allow for the development of a park, it doesn't tell voters the city will have to fund the development and maintenance of the park on the 20 acres provided.

Other projects allowed include governmental enterprises; trade and vocational schools, and any other use that the Director of Community Development finds is consistent with the purpose and intent of the initiative. While the initiative states that a vote will be needed for a future change in the Specific Plan, so many types of projects have been included in this initiative that a need for another vote is unlikely.

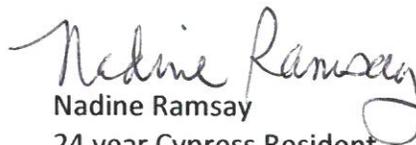
Efforts were made to have some of the projects and language of significant concern removed from the initiative but they didn't remove them. Why not?

Do you want more surprises like the high density residential on Lincoln Ave or the surprises hidden in the 2004 zoning change that would have allowed high density residential on over 70 sites in our city? Remember they never mentioned a trucking center was possible with Measure L.

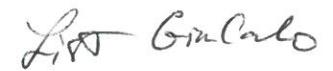
No more surprises.

Vote No on Measure

  
George Pardon  
27 year Cypress Resident

  
Nadine Ramsay  
24 year Cypress Resident

  
John Roper  
45 year Cypress Resident

  
Lisa Giancarlo  
27 year Cypress Resident

  
Mike Papa  
20 year Cypress Resident