

Rebuttal to the Argument in Support of Measure GG

Supporters of Measure GG state that the town center district is intended to include entertainment, retail, and restaurants. These intentions are not guarantees. This zone change would allow the town center to just as easily be a collection of office and commercial buildings up to 99 feet high.

Measure GG also permits up to 1,284 residences. This property is already adjacent to a senior housing development that will include 248 residences. A staff report to the Cypress City Council in April 2016 states the city's general plan contemplates 1,014 future residences on and around Lincoln Avenue. If approved, Measure GG would increase the number of new residences allowed in the overall plan for Cypress to a total of 2,546, not including other potential projects.

Cypress currently has an average of 3 people per residence. If this average continues to the new residences, our population could increase by over 7,600 residents which is nearly 65% of the current population of Los Alamitos. Imagine the traffic.

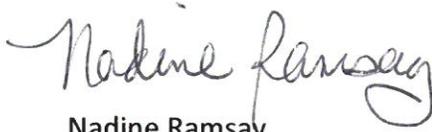
Supporters claim Measure GG is a balanced and thoughtful long-range plan. In this zone change, the Specific Plan authorized has so many project alternatives that Cypress residents have no guarantee what this development will ultimately become. The potential for diminished services to current residents and no solution for the additional traffic would refute any claim of Measure GG being balanced or thoughtful.

Measure GG presents serious concerns. It's a risk Cypress can't afford!

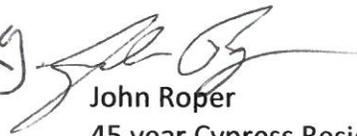
Vote No on Measure GG.



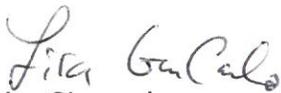
George Pardon
27 year Cypress Resident



Nadine Ramsay
24 year Cypress Resident



John Roper
45 year Cypress Resident



Lisa Giancarlo
27 year Cypress Resident



Mike Papa
20 year Cypress Resident