

**CYPRESS BUSINESS AND PROFESSIONAL CENTER
SPECIFIC PLAN AMENDMENT 19-1**

SPECIFIC PLAN AMENDMENT SUMMARY

Submitted To:

City of Cypress
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Cypress, California 90630

Prepared For:

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I. EXECUTIVE SUMMARY

This Amended Cypress Commercial Center & Residential Specific Plan ("Specific Plan"), which was originally titled "Cypress Business & Professional Center Specific Plan", establishes comprehensive guidance and regulations for the development of approximately 298.2 gross acres within the City of Cypress, California (the "City"). The purpose of this Specific Plan is to establish the development regulations and programs for the development of the Specific Plan area. This Specific Plan includes a Land Use Plan (see Exhibit 1), which permits approximately 11.8 acres of Mixed-Use Business Park, 20.1 acres of Professional Office, 20.9 acres of Professional Office and Hotel and Support Commercial, 8.2 acres of Mixed-Use Business Park/General Retail Commercial, 33.5 acres of Mixed-Use Commercial/Senior Housing, 13.3 acres of Mixed-Use Commercial/Residential, 30.0 acres of Cottonwood Church uses; 160.4 acres of public/semi-public uses, including 35.7 acres of the former golf course,; and 124.7 acres of the existing race track (for a total of 2,695,469 square feet of commercial building area for Planning Areas 2, 3, 4, 5, 6, and 9, as described in the Land Use Plan and elsewhere in this Specific Plan), by establishing policies and site development regulations. It is intended that this Specific Plan be a regulatory plan that is consistent with the City of Cypress General Plan (the "General Plan").

II. INTRODUCTION

A. PROJECT BACKGROUND

[The following paragraph will be added to this section:]

This Specific Plan Amendment amends the 2012 amended and restated Specific Plan. It separates Planning Area 5 into two subareas: Planning Area 5A, which remains a Professional Office use, and Planning Area 5B, which will be designated as Mixed-Use Commercial Residential.

Exhibit 1 will be revised to illustrate the revised Land Use Plan (see attachment).

III. DEVELOPMENT PLAN

A. DEVELOPMENT CONCEPT

The primary purpose of this second amended Specific Plan is to serve as a planning tool that implements the physical and economic development of the project area. This Specific Plan will serve to regulate new development and provide review mechanisms for implementation. The Development Concept was originally prepared by Langdon-Wilson Architects and Planners in 1990. For purposes of Specific Plan Amendment 19-01, the land use plan has been modified to divide an existing planning area into two subareas (Planning Areas 5A and 5B) and modify the permitted uses for new Planning Area 5B, which is discussed throughout this document.

This Specific Plan responds to a multiplicity of City-wide concerns. Those concerns are substantially addressed in the original Cypress Plaza Environmental Impact Report (September 22, 1986), the Cypress Downs Supplemental EIR, and the 1990 Cypress Business and Professional Center Subsequent Environmental Impact Report. The following concepts are to be implemented pursuant to this Specific Plan:

1. The creation of high-quality commercial, multifamily, and senior housing development that will significantly enhance the employment and revenue base of the City and provide for a diversity of housing.
2. The establishment of land uses in a manner sensitive to the race track as well as overall community requirements.
3. The achievement of a continuity in design and a sense of identity within the Specific Plan area.
4. The provision of a circulation system designed to facilitate commercial, multi-family residential, and senior housing and related "continuum of care" uses.
5. The ability to be responsive to the market economy by allowing flexibility of land uses.
6. The retention of the existing race track.

These ideas, along with responsiveness to the land use issues, provide the basis for this Specific Plan.

B. GOALS, OBJECTIVES AND POLICIES

The following section contains a reiteration of the land use issues for the Specific Plan area with a statement of the goals, objectives and policies to guide the development of the planning areas.

1. Overall Concept

ISSUE:

What basic land use concept should guide development?

GOAL:

To achieve the best possible land use for the Specific Plan area with emphasis on employment generation, economic growth, and generation of revenues to the City, and providing a diversity of housing in the city by providing multifamily housing as well as senior housing through a "continuum of care" approach, while retaining the race track use on-site.

OBJECTIVES:

- 1.1 Achieve project designs consistent with this Specific Plan and adjacent Cypress Business Park uses.
- 1.2 Promote a commercial environment that balances quality development with economic growth while also providing for some semi-public uses.

- 1.3 Build flexibility into the development concept to allow response to market demand.
- 1.4 Design the plan with flexible land use designations and site development standards to attract firms with medium to large site requirements.
- 1.5 Ensure harmony among surrounding and on-site residential and commercial uses.
- 1.6 Promote senior housing and related "continuum of care" facilities consistent with current demographic trends.
- 1.7 Promote multifamily housing in close proximity to commercial uses.

POLICIES:

1. Encourage employment-generating business park and other commercial uses in the Specific Plan area, while expanding the diversity of housing by providing multifamily housing in Planning Area 5B, and senior housing and related "continuum of care" facilities, in Planning Area 9.
2. Encourage revenue generating uses (i.e., retail sales).
3. Utilize site plan review as a means of authorizing the maximum and best use of each parcel of land allowed by this Specific Plan.
4. Develop standards for building setbacks, heights, and landscape treatments to maximize compatibility with adjacent uses.

2. Uses

ISSUE:

What uses should be allowed and which should be prohibited in the development area?

GOAL:

Allow a wide range of uses in the development area that achieve compatibility, reflect the needs of the community and are marketable.

OBJECTIVES:

- 2.1 Establishment of zoning provisions with development standards that lead to efficient use of available space.

- 2.2 Establishment of uses which are compatible with contemporary commercial, mixed-use commercial and residential, and senior housing requirements for a wide range of uses.
- 2.3 Achievement of site development standards and responsiveness to guidelines which define and provide for a high level of quality.
- 2.4 Avoid unsightly uses which would be an impediment to other development within the Specific Plan area.
- 2.5 Establishment of zoning standards which ensure the continuation of public/semi-public uses in the race track area of the site (Planning Area 8), while allowing the development of mixed-use commercial and residential uses, senior housing and related "continuum of care" uses, in the undeveloped southern portion of the former Golf Course that was previously part of Planning Area 7 in the Original Specific Plan and is now part of Planning Areas 9, in this amended Specific Plan.

POLICIES:

- 1. Include responsiveness to design guidelines as a major consideration in site plan review and approval.
- 2. Approve uses which can be contained in contemporary industrial buildings without unsightly outside storage.
- 3. Provide thorough site plan review of proposed projects.

3. Parcel Size

ISSUE:

What are the appropriate parcel sizes to be encouraged/allowed?

GOAL:

To achieve efficient parcel sizes and lot relationships.

OBJECTIVES:

- 3.1 Establish site development regulations which lead to site plan coordination and efficient parcelization.
- 3.2 Encourage subdivision activity which will provide large and medium sized building areas.
- 3.3 Achieve a range of parcel sizes to accommodate the mix of uses proposed in the plan.

- 3.4 Provide building clusters to promote planned commercial uses and senior housing and related "continuum of care" facilities.

POLICIES:

1. Proposed tentative tract or parcel maps and/or conditional use permit applications for subdivisions must be accompanied by a site plan in order to be processed.
2. Encourage clustering of buildings on large parcels.

4. Race Track

ISSUE:

How can development be integrated with the race track activities?

GOAL:

Achieve integration of the race track and future on-site and adjacent commercial, mixed-use, residential, and senior housing development, while minimizing conflicts.

OBJECTIVES:

- 4.1 Achieve coordinated planning and development along the common boundary between the race track and the commercial, mixed-use, senior housing, and public/semi-public areas.
- 4.2 Retain a view corridor to the race track from Katella Avenue.
- 4.3 Develop Planning Area 9 with mixed-use commercial and senior housing uses.
- 4.4 Develop Planning Area 5B with mixed-use commercial/ residential permitted uses in a manner compatible with the adjacent planned uses in Planning Area 8.

POLICY:

1. Coordinate and encourage development of the Specific Plan area consistent with current and future use of the race track.
2. Encourage the design of projects along the common boundary with the race track to include integrated multimodal access.
3. Use the landscape plan to enhance and emphasize race track identity.

4. Space building masses within the planning areas adjacent to Planning Area 8 so as to maintain a view corridor to the race track facility.

5. Visual Quality and Design

ISSUE:

What amount and type of visual and design improvements are appropriate?

GOAL:

To ensure a quality appearance and "identity" for the project area with consistent design and visual improvements.

OBJECTIVES:

- 5.1 Ensure compatible building elevations and materials.
- 5.2 Prohibit outside storage.
- 5.3 Establish unifying, contemporary landscape treatment throughout the area.
- 5.4 Achieve an overall positive identity for the Specific Plan area consistent with the high quality of the adjacent Cypress Business Park.

POLICIES:

1. Require adherence to design guidelines in the Specific Plan area for all development.
2. Require site plan review for each development project within the Specific Plan area.

6. Guidance

ISSUE:

How can development project guidance be provided in both the short and long terms?

GOAL:

To provide consistent development guidance for development phases for the entire Specific Plan area.

OBJECTIVES:

- 6.1 Prevent future incompatibility as new development occurs.
- 6.2 Use design guidelines and site development standards to achieve acceptable quality of future development.
- 6.3 Alleviate potential conflicts between uses.
- 6.4 Use the Subsequent Environmental Impact Report for the Specific Plan area as the basis for efficient and timely processing of development projects.

POLICY:

1. Apply policies and design guidelines (provided in this Specific Plan) for site plan review within the Specific Plan area.

7. Public Facilities

ISSUE:

What public infrastructure improvements are necessary and how can they be financed?

GOAL:

To have adequate facilities for the Specific Plan area.

OBJECTIVE:

To provide and maintain water, sewer, drainage, other utilities and road facilities to adequately serve the land uses which will range in intensity.

POLICIES:

1. The developer and its successors will finance all of the infrastructure requirements to facilitate development within the Specific Plan area.
2. The developer shall participate in an assessment district or similar process of reimbursement which may be formed as a means of assuring fulfillment of complete infrastructure requirements and their perpetual maintenance within the Specific Plan area.
3. All of the infrastructure requirements will be direct developer costs as conditions of development approval. The infrastructure improvements shall be constructed by the developer commensurate with the phasing plan and as determined necessary by the Director of Public Works as

a condition of continued development of the Specific Plan area. The payment for infrastructure requirements and their construction will be by the developer, unless other means are provided for as approved by the City.

4. The developer shall participate on a pro rata basis to defray the cost of regional improvements allocated to the Cypress Business Park. The traffic impact fee discussed in Chapter 5, Article VIII of the Cypress Municipal Code has been established for this purpose.

C. *PUBLIC FACILITIES*

[No Change to this Section]

IV. CIRCULATION PLAN

A. *GOALS, OBJECTIVES, AND POLICIES*

[No Change to this Section]

B. *SITE ACCESS*

[No Change to this Section]

C. *CIRCULATION CONCEPT*

Circulation for the Specific Plan area has been designed to accommodate the transportation needs of the proposed commercial and senior housing development and the existing race track. The Master Circulation Plan is depicted on Exhibit 7.

1. Circulation Components

The key elements of the internal circulation system include two roadways which will be shared, with the Los Alamitos Race Track, one on Katella Avenue and one on Walker Street, and several smaller private internal driveways leading from driveways directly to specific buildings and parking lots (see Exhibit 8 and 19). These streets and access points will be concentrated along Katella Avenue, Walker Street, and Cerritos Avenue.

- a. Planning Area 2: Access driveways are planned in three locations, one on Cerritos Avenue and two on Walker Street. The access point on Cerritos Avenue would provide for the full range of traffic movements. An additional access point on Cerritos Avenue will be subject to approval during site plan review by the Design Review Committee. Two access points would be provided on Walker Street. The northernmost would allow only right in and right out movements. The

southernmost would allow full movement and would be shared with traffic traveling to/from Planning Area 3.

- b. Planning Area 3: Access driveways are planned in two locations on Walker Street, the northernmost of which would be shared with Planning Area 2. Both of these access points would provide for the full range of traffic movements. The southerly access point would be aligned with existing Executive Drive to the east.
- c. Planning Area 4: An access driveway is planned at one location on Walker Street, south of the Southern Pacific Railroad tracks. This access point would be shared with traffic destined for Planning Area 5 and would allow for the full range of turning movements. A traffic signal would be installed at this location.
- d. Planning Area 5: Planning Area 5 is divided into two subareas: 5A and 5B. Access is planned in seven locations including the one on Walker Street mentioned above in conjunction with Planning Area 4. One other access point would be located on Walker Street several hundred feet north of Katella Avenue. Only right in and right out traffic would be permitted at this location. Subarea 5A is developed with a Costco, with two driveways along Katella Avenue west of Walker Street. Both driveways allow right in and right out traffic only and are unsignalized. Winners Circle Drive is located between Subareas 5A and 5B, providing access to both subareas. It is currently signalized and allows for a full range of traffic movement. The existing driveway off Katella Avenue would be relocated approximately 50 feet to the east with development of subarea 5B and allow right in/right out traffic only and would be unsignalized. The westernmost access point is aligned with Siboney Street which is the main access to Los Alamitos Race Track and would permit the full range of traffic movements. Siboney Street will also provide access to subarea 5B. This intersection is currently signalized and would be shared with traffic to/from Planning Area 6.

[The Siboney Street cross section will be updated to reflect the proposed ultimate condition, see attachment.]

D. TRANSPORTATION SYSTEMS MANAGEMENT

[No Change to this Section]

E. PARKING

Off-street parking will be required as set forth in Sections 2.05.050, 2.06.050, 2.07.050 and 14 of the Zoning Ordinance, as applicable, except as otherwise provided below and in the Development Regulations Chapter herein:

1. Planning Areas 2-6 (Mixed-Use and Business Park)

- a. In computing required parking, any fraction over a whole number shall be computed as a whole.
- b. Parking shall be provided in accordance with Sections 2.06.040 and 14 of the Cypress Zoning Ordinance, except as otherwise provided in this Specific Plan.

No more than forty (40) percent of the required parking spaces in retail commercial areas and no more than thirty (30) percent of the required parking spaces in business park areas, shall be designed for compact cars.

- c. Parking spaces may be located in the following manner:
 - (1) On lot(s) with the building use served, unless a reciprocal easement agreement for access, circulation and parking is recorded against the affected properties
 - (2) On contiguous lot or lots (for example, shared or reciprocal parking), provided that 1) access is convenient, subject to review of proposed site plans by the Design Review Committee and a Conditional Use Permit approved by the City Council, 2) as specified in Section 14 of the Zoning Ordinance, except as otherwise provided in this Specific Plan, and 3) providing that a legal instrument is recorded to commit the parcel to off-street parking until the City may release the contiguous lots.
 - (3) Within any parking structure and in a conveniently located manner.

V. DEVELOPMENT REGULATIONS

A. INTRODUCTION

[No Change to this Section]

B. DEFINITIONS

[No Change to this Section]

C. *LAND USE SUMMARY*

TABLE 1
PLANNING AREA LAND USE SUMMARY

<u>Planning Area</u>	<u>Land Use</u>	<u>Acres</u>	<u>Building Sq.Ft.*</u>	<u>Maximum Density</u>
1	Former Golf Course	35.7	-	
2	Mixed-Use Business Park/General Retail Commercial	8.2	160,736	.45
3	Mixed Use Business Park	7.7	150,935	.45
4	Mixed Use Business Park	4.1	89,000	.50
5A	Professional Office	20.1	712,000	.60
5B	Mixed-Use Commercial ***	13.3	473,100	.82
6	Professional Offices and Hotel and Support Commercial	20.9	546,242	.60
7	Cottonwood Church	30.0	-	-
8	Race Track	124.7	-	-
9	Mixed-Use Commercial/Senior Housing*	33.5	875,556	.60
TOTAL		298.2	3,007,565	

* Represents maximum square footage to be constructed per Planning Area.

** Senior housing in Planning Area 9 will have a maximum density of 20 du/ac.

*** Residential in Planning Area 5B will have a maximum of 251 du and a maximum gross density of 19 du/ac.

- Note: (1) Planning Area building square foot allocations are based upon an overall average density for each Planning Area.
 (2) All acreages are net.

TABLE 2
GENERAL LAND USE SUMMARY

<u>Land Use Designation</u>	<u>Acres</u>	<u>Building S.F.</u>	<u>Percent of Total Building S.F.</u>	<u>Percent of Plan Area</u>
Mixed Use Business Park/General Retail Commercial	8.2	160,736	5.9%	2%
Mixed Use Business Park	11.8	239,935	8.9%	4%
Professional Office & Hotel and Support Commercial	20.9	546,242	20.3%	7%
Mixed-Use Commercial/Residential	13.3	473,100*	15.7%	4.4%
Professional Offices	20.1	712,000	26.4%	12%
Race Track	124.7	-	-	38%
Cottonwood Church	30.0	-	-	10%
Mixed-Use Commercial/Senior Housing	33.5	875,556	32.5%	11%
TOTAL	298.2	3,007,565	100%	100%

* Residential for this land use designation will have a maximum of 251 dwelling units with a gross density of 19 du/ac.

D. GENERAL PROVISIONS

[No Change to this Section]

E. SPECIFIC PLAN SITE-WIDE DEVELOPMENT STANDARDS

1. Front Yard and Street Side Yard Setbacks

All setbacks in the Specific Plan area shall be determined as the perpendicular distance from the existing or planned street right of way, or property line, to the foundation point of the closest structure. In addition, the following setback requirements shall apply:

- a. The following setback requirements pertain to Planning Areas 5A and 6 only:
 - 1) All buildings less than or equal to forty five (45) feet in height shall have a minimum twenty-five (25) foot setback;
 - 2) All buildings greater than forty five (45) feet in height but less than eighty five (85) feet in height shall have a minimum one hundred (100) foot setback;
 - 3) All buildings greater than eight five (85) feet in height shall have a minimum two hundred (200) foot setback; and,
 - 4) No building shall exceed ninety nine (99) feet in height.
- b. The following setback requirements pertain to Planning Area 5B only:
 - 1) Katella Avenue shall have a minimum building setback of fifteen (15) feet, measured from right-of-way. The setback area shall be landscaped.
 - 2) Siboney Street and Winner's Circle setbacks shall be a minimum of ten (10) feet, measured from the property line.
 - 3) Interior setback from Planning Area 8/Town Center Specific Plan areas shall be a minimum five (5) feet, measured from the property line as outlined in provision e. below.
 - 4) No building shall exceed ninety-nine (99) feet in height.
- c. Except as otherwise noted, 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 as per Section VII herein. Cerritos Avenue shall have a minimum 40-foot building setback with the first 20 feet landscaped per Section VII herein.

- d. Adjacent to Cerritos Avenue, all buildings shall have a minimum 40-foot setback. The first 20 feet adjacent to the street must be landscaped.
- e. Along property lines that separate mixed use business park or commercial uses there shall be a setback of five (5) feet, which may be reduced to zero (0) feet, subject to Design Review.
- f. On a major, primary, or secondary highway, or on a local street, front yard and street side yard setbacks shall be measured from back of sidewalk. On local streets if there is no sidewalk, front yard and street side yard setbacks shall be measured from back of curb, otherwise, the front yard and street side yard setbacks shall be measured from back of sidewalk.
- g. The following setback requirements shall pertain to the uses described in Section VI.H (Senior Housing), below, with respect to Planning Area 9:
 - 1) Front: 10 feet
 - 2) Rear: 5 feet
 - 3) Side (interior, each): Single Story – 5 feet; Two Story – 10 feet
 - 4) Street Side: 10 feet.

2. Waste Disposal

Refuse areas located further than 250' to access doorways to dwelling units are prohibited, unless approved as part of a Conditional Use Permit.

3. Off Street Parking

The requirements for parking within the Specific Plan area shall conform to the Zoning Ordinance, as applicable and as specified in more detail in Section IV.E, above, and except as otherwise provided below.

The following parking standards shall apply to Planning Area 5B (Commercial/Residential Mixed Use). Uses not outlined below will comply with the requirements of the Zoning Ordinance.

- a. Residential: 1.65 spaces per dwelling unit, inclusive of 0.2 spaces per unit designated for visitor parking.
- b. The minimum size of a standard parking space shall be nine (9) feet wide and eighteen (18) feet long; and eight (8) feet wide and sixteen (16) feet long for compact spaces, with a maximum overhang of two (2) feet over landscaped areas if the landscaped areas are at least six (6) feet wide and deep, and two (2) feet over

sidewalks or walkways as long as the walkway continues to provide adequate accessible (ADA) width.

VI. LAND USES

A. INTRODUCTION

These regulations will serve as the primary mechanisms for implementation of the land uses for this Specific Plan. The regulations set forth in this section will ensure that future development of the Specific Plan area is planned and implemented in a manner consistent with the goals, objectives and policies of this Specific Plan.

The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for this Specific Plan shall be as follows:

- o Race Track/Former Golf Course
- o Mixed-Use Business Park
- o Professional Office
- o Hotel and Support Commercial
- o General Retail Commercial
- o Mixed-Use Commercial/Senior Housing
- o Mixed-Use Commercial/Residential

The race track (Planning Area 8) and the portion of the southern section of the former Golf Course currently owned by Cottonwood Church and now used for religious and educational purposes (Planning Area 7) shall continue to have a zoning designation of PS-1A (Public and Semi-Public). All of the land in Planning Areas 1, 2, 3, 4, 5, 6, 9 has a zoning designation of PBP-25A (Planned Business Park).

The locations of the planning areas are shown on Exhibit 1, Land Use Plan.

[NOTE: ONLY THE NEW PLANNING AREA AMENDED AS FOLLOWS]

J. MIXED-USE COMMERCIAL/RESIDENTIAL (PLANNING AREA 5B)

1. Purpose and Intent

This land use designation is intended to accommodate the development of a variety of commercial uses, as well as multi-family housing uses, within Planning Area 5B to complement and augment the existing and permitted uses in the rest of the Specific Plan area. The uses described in Sections VI.J.2 and VI.J.3, below, shall be permitted or conditionally permitted, as applicable, subject to the site plan review procedure set forth in Section VIII, below. The provisions of Section VI.F.7, above, shall not apply with respect to retail uses within Planning Area 5B.

2. Permitted Uses

- a. All permitted uses described in Section VI.G.2 (Mixed-Use Commercial) herein.
- b. Residential Uses, multifamily and typical ancillary uses (pool/spa, fitness rooms, business centers, leasing offices).
- c. Food Markets/Grocery Stores/Supermarket

3. 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.

- a. All uses identified in Section VI.G.3 (Mixed Use Commercial) herein.

4. Site Development Standards

- a. Minimum Parcel Size: 10,000 square feet.
- b. Minimum Parcel Depth: No minimum.
- c. Minimum Parcel Width: 50 feet.
- d. Maximum Structure Height: 99 feet.
- e. Maximum Parcel Coverage: No maximum.
- f. Minimum Landscape Coverage: 25% (Residential only)
Includes pedestrian walkways, drives and hardscape improvements.
- g. Common Open Space: 200 sq. ft./du (Residential only)
Common Open Space shall be devoted to landscaping, patios, enclosed club and fitness rooms, and outdoor facilities such as recreational facilities, pools, and areas devoted to dogs. These areas can include pedestrian walkways, drives and hardscape improvements to support access and use of the common open space/recreational facilities. The above listed common open space facilities within Planning Area 5B may be counted towards credit for private open space facilities under Article VI of the Cypress Municipal Code.
- h. Private Open Space: 50 sq. ft./du (Residential only)
Private open space requirement is measured over the total number of units.
Minimum private patio/balcony of 50 sq.ft.

5. Building FAR and Site Coverage

- a. The maximum floor area ratio (FAR) for the commercial component of Planning Area 5B as a whole shall not exceed the density specified in the Land Use Plan (Exhibit 1) and in Table 1; provided, however, that (a) the floor area devoted to parking within a building shall not be considered in calculating the FAR for Planning Area 5B. Maximum gross density of residential uses for Planning Area 5B as a whole is limited to 19 dwelling units per acre.
- b. Site coverage, defined as the building-ground contact area divided by the total net lot area, shall not exceed 60% if surface parking is provided and 70% with parking structures providing all or part of the parking spaces.

6. Building Heights

Maximum building height shall not exceed 99 feet excluding any roof mounted equipment and/or architectural details. Ultimately, building heights shall be subject to City Design Review and the review and determination of Federal Aviation Administration, under Part 77 of the Federal Aviation Regulations, which evaluates development projects in the vicinity of Los Alamitos Armed Forces Reserve Center. As a result of these reviews, the permitted building height may be reduced. No buildings will be allowed which penetrate the imaginary surfaces pertaining to hazards or obstructions, per FAR Part 77 and other applicable FAA standards, such as the Terminal Instrument Procedures (TERPS). Roof top mechanical equipment and screening shall be set back fifteen feet (15') (unless the screening is an integral part of the facade) from an exterior building edge and shall not project above the equipment which it is designed to shield from view.

VII. DESIGN GUIDELINES

A. ARCHITECTURAL DESIGN GUIDELINES

4. Graphics

- Building Address
- Directionals
- Company Names
- Wall art/murals subject to design review as part of a development plan

C. SIGNAGE

6. Vehicular and pedestrian Signage

a. Prohibited Signs

The following signs are not allowed in the Specific Plan area:

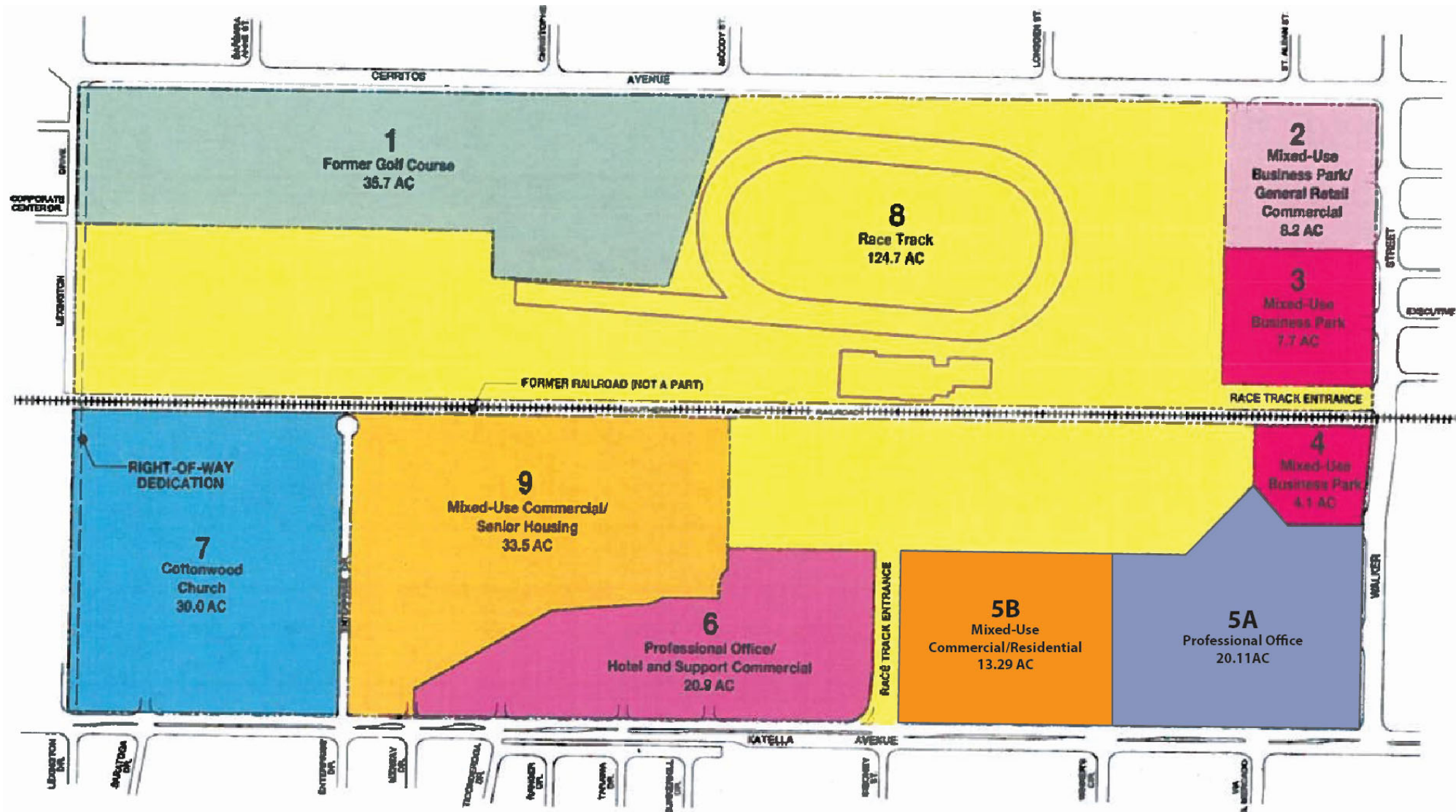
- Inflatable signs or balloons.
- Inflatable animals, symbols, etc.
- Rooftop signs.
- Signage in or on windows unless approved as part of a Conditional Use Permit.
- Signs on trailers or painted on the sides of large disabled or parked vehicles.
- Signage painted directly onto windows or exterior walls.
- Pylon signs (pole signs over 10 feet in height).
- Projecting signs unless approved as part of a Conditional Use Permit.
- Magnetic signs.
- Rotating or moving signs.
- Flashing signs with the exception of changeable copy signs subject to the approval of a Conditional Use Permit and in compliance with all applicable provisions of the Cypress Zoning Ordinance.
- Outdoor advertising signs.

VIII. SPECIFIC PLAN IMPLEMENTATION

[No Change to this Section]

**SPECIFIC PLAN AMENDMENT SUMMARY
AMENDED EXHIBITS**

**CYPRESS BUSINESS &
PROFESSIONAL CENTER**
— CITY OF CYPRESS —



**TABLE 1
PLANNING AREA LAND USE SUMMARY**

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5B	Mixed-Use Commercial ***	13.3	473,100	.82
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TOTAL		298.2	3,007,565	

* Represents maximum square footage to be constructed per Planning Area.
 ** Senior housing in Planning Area 9 will have a maximum density of 20 du/ac.
 *** Residential in Planning Area 5B will have a maximum of 251 du and a maximum gross density of 19 du/ac.

Note: (1) Planning Area building square foot allocations are based upon an overall average density for each Planning Area.
 (2) All acreages are net.

**TABLE 2
GENERAL LAND USE SUMMARY**

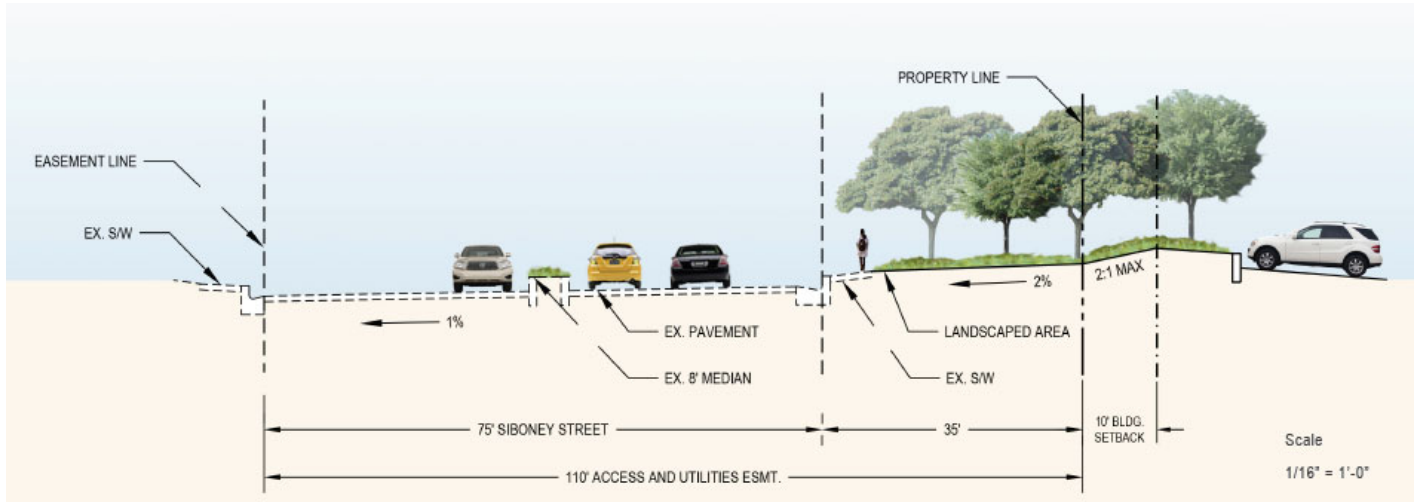
Land Use Designation	Acres	Building S.F.	Percent of Total Building S.F.	Percent of Plan Area
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Mixed Use Business Park	11.8	239,935	8.9%	4%
Professional Office & Hotel and Support Commercial	20.9	546,242	20.3%	7%
Mixed-Use Commercial/Residential	13.3	473,100*	15.7%	4.4%
Professional Offices	20.1	712,000	26.4%	12%
Race Track	124.7	-	-	38%
Cottonwood Church	30.0	-	-	10%
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TOTAL	298.2	3,007,565	100%	100%

* Residential for this land use designation will have a maximum of 251 dwelling units with a gross density of 19 du/ac.

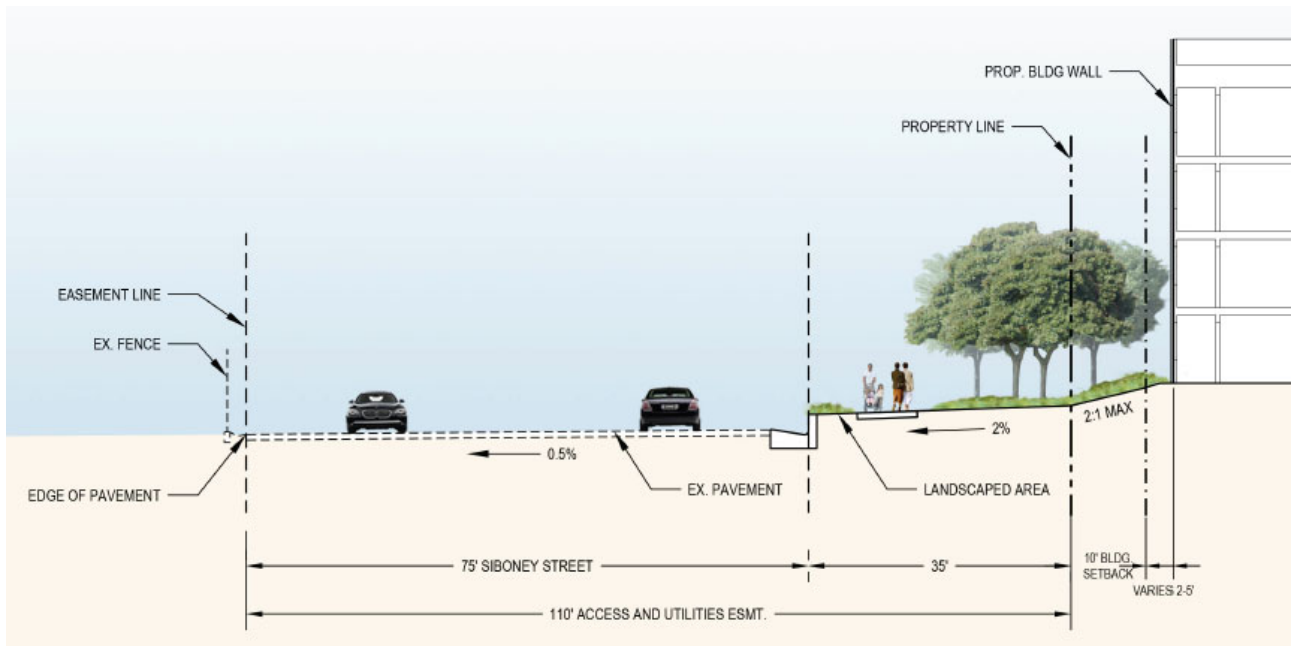
Land Use Plan – Specific Plan Amendment 19-01

Exhibit 1

February 2020



Siboney Street Section near Katella Avenue Intersection



Siboney Street Section North of Planning Area 5B driveway

Street Cross Sections Specific Plan Amendment 19-01
Exhibit 8a