

SECTION 3: GENERAL PLAN AMENDMENTS.

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

A. Land Use Designation Amendments.

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 35.7 acres of land within the Golf Course Property from "Community Services and Facilities (Golf Course (Privately-Owned))" to "Specific Plan" and (2) change the land use designation for the approximately 111.5 acres of land within the Race Course Property and the Grace Property from "Community Services and Facilities (Race Track (Privately-Owned))" to "Specific Plan", as depicted on **Attachment 3** to this Initiative.

B. Technical Conforming Amendments to the General Plan.

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 ~~strike through~~ 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":

"Cypress Town Center and Commons Specific Plan 2.0. The Cypress Town Center and Commons Specific Plan 2.0 was established to provide a master plan and regulatory framework for the use and development of approximately 155 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 six land use districts, including a 17.5-acre town center district, a 17-acre public park district, together with a 3-acre public park overlay, a 73.6-acre residential district, a 24.1-acre senior housing/medium-density residential district, a 15-acre mixed-use (town center/MDR) district, and a 4.2-acre mixed-use (town center/SFR/MDR) 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 six 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 ~~Track~~ ***Course*** 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 ~~Track~~ ***Course*** ~~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 2.0, which redevelopment will include substantial public park space 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

| <i>Land Use District</i> | <i>Approximate Area (Acres)</i> | <i>Land Use Designation</i> | <i>FAR¹</i> | <i>Residential Units</i> | <i>Potential Development Capacity (sq. ft.)</i> |
|--|---------------------------------|-----------------------------|------------------------|--|---|
| <i>Town Center</i> | <i>17.5</i> | <i>Specific Plan</i> | <i>0.6:1</i> | <i>250</i> | <i>457,380</i> |
| <i>Public Park</i> | <i>17.0²</i> | <i>Specific Plan</i> | <i>–</i> | <i>–</i> | <i>–</i> |
| <i>Residential</i> | <i>73.6</i> | <i>Specific Plan</i> | <i>–</i> | <i>1,000</i> <i>(aggregate total for Residential, Senior Housing/Medium-Density Residential, Mixed-Use (Town Center/MDR) and Mixed-Use (Town Center/SFR/MDR) Districts)</i> | <i>–</i> |
| <i>Senior Housing/Medium-Density Residential</i> | <i>24.1</i> | <i>Specific Plan</i> | <i>–</i> | | <i>–</i> |
| <i>Mixed-Use (Town Center/MDR)</i> | <i>15.0</i> | <i>Specific Plan</i> | <i>0.6:1</i> | | <i>392,040</i> |
| <i>Mixed-Use (Town Center/SFR/MDR)</i> | <i>4.2</i> | <i>Specific Plan</i> | <i>0.6:1</i> | | <i>109,771</i> |
| <i>Roads</i> | <i>3.0</i> | <i>Specific Plan</i> | <i>–</i> | <i>–</i> | <i>–</i> |
| Total | 154.4 | | | 1,250 | 959,191 |

Notes:

- The maximum floor area ratio (FAR) allowed on any development parcel is 1.0:1.*
- The minimum amount of public park space within the Specific Plan Area shall be 20 acres. In addition to the 17 acres of public park space within the Public Park District, a 3-acre public park has been designated as a land use overlay within the Town Center District, provided that this additional required public park space may be located (a) in any Land Use District or multiple Land Use Districts and (b) adjacent to one or both of the Public Park Districts in order to increase the size of the public parks that will be developed there.*

Source: Cypress Town Center and Commons Specific Plan 2.0, 2017.

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 2.0, such redevelopment will include substantial public park space 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 ~~Track~~ **Course** 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 2.0, such redevelopment will include substantial public park space 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 ~~Track~~ **Course** 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 2.0, such redevelopment will include substantial public park space 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 154.4 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 154.4-acre area (the "Town Center Specific Plan Area") governed by the Cypress Town Center and Commons Specific Plan 2.0 (the "Town Center Specific Plan"), which was approved by the voters on June 5, 2018 as part of a ballot initiative titled "Measure ___" and known as the "Cypress Town Center and Commons 2.0 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