



## GG

### City of Cypress, Cypress Town Center and Commons Specific Plan

Shall an ordinance that approves the "Cypress Town Center and Commons Specific Plan" to allow for development of a town center, single-family and multi-family housing, commercial/senior housing and a public park on portions of Los Alamitos Race Course, the former Cypress Golf Club and adjacent properties, together with related general plan and specific plan amendments and zone changes, be adopted?

#### What your vote means

YES	NO
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.

#### For and against

FOR	AGAINST
<p>Jon Peat Councilmember</p> <p>Anna Piercy Former Mayor/Current AUHSD Board Trustee</p> <p>David Frias President, Boys &amp; Girls Club of Cypress</p> <p>Doug Bailey Former Mayor</p> <p>Darrell Essex Former City Manager</p>	<p>George Pardon 27 year Cypress Resident</p> <p>Nadine Ramsay 24 year Cypress Resident</p> <p>John Roper 45 year Cypress Resident</p> <p>Lisa Giancarlo 27 year Cypress Resident</p> <p>Mike Papa 20 year Cypress Resident</p>



# Ballot Measures-GG

## Impartial Analysis City of Cypress 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

s/ Anthony R. Taylor  
City Attorney



# Ballot Measures-GG

## Argument in Favor of Measure GG

## Rebuttal to Argument in Favor of Measure GG

The Cypress Town Center and Commons Initiative would establish a new master plan (called a "Specific Plan") for 170 acres of land that primarily includes Los Alamitos Race Course and the former Cypress Golf Club.

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.

The Specific Plan includes several land use districts and was formulated with significant community input. The 31.8-acre town center district is intended to be the City's main street and a gathering place for the community, with a vibrant mix of entertainment, retail, restaurant, residential and commercial uses.

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.

The public park district includes 20 acres of land for exclusive use as a community park.

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.

The 93.3-acre residential district allows single-family and multi-family housing, while the 22.3-acre mixed-use district permits additional medium-density housing or an expanded town center, depending on community needs. The average density of the residential units would be just 8.6 units/acre, with a two-story height limit.

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.

The plan is family-oriented, with a walkable neighborhood and easy access to recreation, dining, entertainment and shopping.

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

A recent fiscal report concluded that development of the Specific Plan area would generate \$3.5 million in annual net revenue to the City and at least 500 permanent jobs.

Vote No on Measure GG.

This initiative would allow property owners to submit development proposals that include the new commercial and residential uses. Any actual development project would be subject to full discretionary and environmental review by the City, with plenty of opportunity for public input.

s/ George Pardon  
27 year Cypress Resident

Importantly, the Specific Plan can only be amended by a vote of the people and it prohibits warehouse and distribution facilities.

s/ Nadine Ramsay  
24 year Cypress Resident

This balanced and thoughtful long-range plan to redevelop the Race Course area establishes a vision for the future that addresses needs expressed by the community for shopping, dining and recreation, and creates spaces where we will be proud to live, work and play.

s/ John Roper  
45 year Cypress Resident

We urge your support of Measure GG.

s/ Lisa Giancarlo  
27 year Cypress Resident

s/ Jon Peat  
Councilmember

s/ Mike Papa  
20 year Cypress Resident

s/ Anna Piercy  
Former Mayor/Current AUHSD Board Trustee

s/ David Frias  
President, Boys & Girls Club of Cypress

s/ Doug Bailey  
Former Mayor

s/ Darrell Essex  
Former City Manager



# Ballot Measures-GG

## Argument Against Measure GG

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 GG

s/ George Pardon  
27 year Cypress Resident

s/ Nadine Ramsay  
24 year Cypress Resident

s/ John Roper  
45 year Cypress Resident

s/ Lisa Giancarlo  
27 year Cypress Resident

s/ Mike Papa  
20 year Cypress Resident

## Rebuttal to Argument Against Measure GG

The Specific Plan incorporates significant input from residents, business owners and community leaders at a series of community meetings. The size of the community park was doubled to 20 acres, the residential density was significantly reduced and the proponent agreed that the Specific Plan can't be amended without a further vote of the people.

There are no surprises here:

- All permitted uses are clearly listed in the Specific Plan for public review.
- The average density of the residential units is quite low – about 8.5 units/acre.
- The current zoning already allows a 99-foot building, yet no such building exists in Cypress.

The Specific Plan doesn't "guarantee" any precise development project – it simply establishes new zoning for the property. Any subsequent project will require full environmental review and public input and hearings. Residents can ensure that the vision of the Specific Plan to create a town center is carried out, and we have no doubt it will be. We trust our elected officials and staff to protect the community.

We all know that the Race Course and surrounding property will inevitably be redeveloped. Voters will decide if they want a master plan in place to develop the property with uses that the community has expressed a strong desire for – new shopping, dining and entertainment venues, more open space and recreational facilities, and new homes and neighborhoods – not the current and very limited permitted uses – hospitals, churches and schools.

Let's look responsibly to the future and do what's best for the Cypress community!

s/ Bryan Sunley  
President, Friends of Cypress Recreation & Parks

s/ Judy Wagner  
Commissioner, Cypress Senior Citizens Commission  
President, Cypress Senior Sunshine Club

s/ Penny Dash  
Retired Business Owner

s/ Tracy Hensley  
President, Cypress Youth Baseball

s/ Sandy Purtle  
Former Recreation & Community Services Commissioner