



## M

### City of Cypress, Rezones Approximately 3.86 Acres Located at 5081 Orange Avenue From PS-1A Public/Semi-Public to PC Planning Community (PC-14) in Compliance with Measure D

Shall the measure, approving Ordinance No. 1173 which approves a zone change for the Cypress School District Maintenance Site, consisting of approximately 3.86 acres located at 5081 Orange Avenue, from "PS-1A Public/Semi-Public" to "PC Planning Community (PC-14)," thereby allowing for the construction of residential units, be adopted?

#### What your vote means

YES	NO
A "Yes" vote means you approve re-zoning the District Site from "PS-1A Public/Semi-Public" to "PC Planned Community (PC-14)," allowing the construction of 45 two-story homes.	A "No" vote means you do not approve of re-zoning the District Site from "PS-1A Public/Semi-Public" to "PC Planned Community (PC-14),"and a "no" vote is against allowing the construction of the 45 two-story homes on the District Site.

#### For and against

FOR	AGAINST
<p>Lt. Col. Leroy Mills, USAF, Ret. Former Mayor, City of Cypress</p> <p>Anna Piercy Former Mayor, City of Cypress</p> <p>Dr. Prakash Narain Former Mayor, City of Cypress</p> <p>David Frias President, Boys &amp; Girls Club of Cypress</p> <p>Laura Foust President, Cypress Council PTA</p>	<p>George Pardon Citizens for Responsible Development</p> <p>Don C. Wood III, DDS Cypress Family Dental</p> <p>Ingrid Marino 22 year Cypress Resident</p> <p>Steve Mauss Cypress Business Owner</p> <p>John Roper 47 year Cypress Resident</p>



# Ballot Measures-M

## Full Text of Measure M City of Cypress

ORDINANCE NO. 1173

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, ADOPTING ZONE CHANGE NO. 3117 AND THE OXFORD PLACE SPECIFIC PLAN, CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 5081 ORANGE AVENUE FROM PS-1A PUBLIC AND SEMI-PUBLIC TO PC PLANNED COMMUNITY (PC-14)

WHEREAS, duly noticed public hearings for the consideration of the zone change and specific plan were held by the City Council of the City of Cypress on the 11th of June 2018; and

WHEREAS, the City Council of the City of Cypress has considered evidence presented by the applicant, the City staff, and other interested parties at the public hearing held with respect thereto; and

WHEREAS, the purpose of the Oxford Place Specific Plan is to provide the authority for designating the property located at 5081 Orange Avenue (the "subject property") for development pursuant to a Specific Plan of sufficient specificity as to constitute the zoning requirements, standards, and criteria for said area; and

WHEREAS, the zone change and Oxford Place Specific Plan, as approved, are both consistent with the General Plan of the City of Cypress.

The CITY COUNCIL of the CITY OF CYPRESS DOES hereby ORDAIN as follows:

SECTION 1: The foregoing recitals are true and correct and incorporated herein.

SECTION 2: The subject property located at 5081 Orange Avenue is hereby re-zoned from PS-1A Public and Semi-Public to PC Planned Community (PC-14) and is included within the boundaries of the Oxford Place Specific Plan, a copy of which is on file in the office of the City Clerk, and by this reference is incorporated herein.

SECTION 3: The official Zoning Map of the City of Cypress is hereby amended to reflect the change of zone approved herein.

SECTION 4: The City Clerk is hereby authorized and directed to certify as the passage of this Ordinance and to give notice thereof by causing copies of this Ordinance to be posted in three public places throughout the City.

SECTION 5: This ordinance shall not be in force or effect unless the same is approved by a majority of the voters casting a "yes" vote on a ballot measure, scheduled for the November 6, 2018 General Election, to rezone the subject property from its current zoning of PS-1A Public and Semi-Public to PC Planned Community (PC-14) to the zoning designation set forth herein.

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### Impartial Analysis City of Cypress Measure M

Measure M, if approved by the voters, would re-zone the Cypress School District maintenance facility, located on approximately 3.86 acres of the property located at 5081 Orange Avenue (the "District Site"), from "PS-1A Public/Semi-Public" to "PC Planned Community (PC-14)." A "yes" vote on this zone change, in conjunction with the conditional land use approvals authorized by the City Council and described in this analysis, would permit the construction of 45 two-story homes on the District Site.

This measure was placed on the ballot by the City Council in compliance with Measure D, set forth in Sections 5.28.020, 5.28.050 and 5.28.090 of the Cypress Zoning Ordinance, which prohibits the rezoning of any real property designated as "Public/Semi-Public" (like the District Site) without voter approval.

The proposed zone change to the District Site was conditionally approved by the City Council on June 11, 2018, along with (1) a related Mitigated Negative Declaration and Mitigated Monitoring Program in accordance with the California Environmental Quality Act; (2) Cypress General Plan Amendment No. 3118; (3) an amendment to the Cypress Zoning Code (the subject of this measure); (4) Conditional Use Permit No. 3116; (5) Tentative Tract Map No. 18143, which collectively permit the construction of 45 two-story homes on the District Site. These approvals will only take effect if a majority of those voting at the November 6, 2018, General Election cast a "Yes" vote in favor of Measure M.

A "**Yes**" vote means you approve re-zoning the District Site from "PS-1A Public/Semi-Public" to "PC Planned Community (PC-14)," allowing the construction of 45 two-story homes. A "**No**" vote means you do not approve of re-zoning the District Site from "PS-1A Public/Semi-Public" to "PC Planned Community (PC-14)," and a "no" vote is against allowing the construction of the 45 two-story homes on the District Site.

This measure would take effect only if a majority of those voting on the ballot measure cast a "Yes" vote at the November 6, 2018, consolidated General Election.

**The above statement is an impartial analysis of Measure M. If you desire a copy of the measure, please call the Cypress City Clerk's office at 714-229-6683 and a copy will be mailed at no cost to you or visit [www.cypressca.org](http://www.cypressca.org).**

Dated: June 25, 2018

s/ Anthony R. Taylor  
City Attorney, City of Cypress



# Ballot Measures-M

## Argument in Favor of Measure M

Vote "YES" on Measure M to advance high-quality education in Cypress and strengthen local schools at NO ADDITIONAL COST to taxpayers!

Specifically, Measure M enables:

- Reconstruction of obsolete, 50-year old Cypress School District central office facilities that are becoming increasingly more expensive in energy and maintenance costs, draining precious resources from students.
- Establishment of a secure, up-to-date technology center essential for fast and reliable internet access for our 200+ classrooms, enabling the district to meet 21st century teaching and learning requirements.
- Increasing the district's investment income, which pays for student programs like STEM (science, technology, engineering, math) and music education at NO COST to local taxpayers.
- Increased board room capacity to accommodate public participation in school board meetings, as well as student performing arts and awards events, without violating fire code.
- Creation of additional meeting space to provide the latest professional development to ensure our children's teachers are kept current with effective, evidence-based instructional practices.

Measure M accomplishes this by enabling the school district to exchange an under-utilized portion of the district office property for an income-producing property that will underwrite our schools indefinitely into the future.

Working with professional property managers, the district has successfully brought millions of dollars to Cypress schools with its income properties, benefiting our children every day without increased taxes. Measure M provides more money for Cypress students and protects them from the unpredictability of Sacramento.

Who could have known 50 years ago, when the current offices were built, of the exponential technology demands and computer server space required to support our 4,000 students in their daily education? Passing Measure M is a PROVEN way to provide essential services and keep pace with the advancement of technology WITHOUT increased taxes.

Approval today secures tomorrow's future. Eliminate uncertainties. Vote "YES" on Measure M.

s/ Lt. Col. Leroy Mills, USAF, Ret.  
Former Mayor, City of Cypress

s/ Anna Piercy  
Former Mayor, City of Cypress

s/ Dr. Prakash Narain  
Former Mayor, City of Cypress

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

s/ Laura Foust  
President, Cypress Council PTA

## Rebuttal to Argument in Favor of Measure M

Our children are being educated in 50 year old renovated-buildings and modulars. District administrators' offices should also receive renovations rather than total demolition and a new building.

District decisions to invest in 46 and 50 year old apartment buildings, instead of better directing funds into schools and paying down debt, resulted in TREMENDOUS COST to taxpayers. Taxpayers are scheduled to pay \$160 million in interest for the \$41 million in bonds sold. Based on the \$800,000 annually generated from the investment properties, it would take property tax payers 200 years to offset the \$160 million.

The District served almost 8,000 students shortly after District offices were built; they operated 10 schools. The District expects enrollment to be less than 4,000 students in 2018-19, operating only 6 schools. Perhaps a proportionate reduction of administration is the answer. When an extra-large event or meeting is desired, the District should be partnering with the city to utilize existing facilities.

While this Measure proposes a new District office for administrators, the residents will:

- Pay high debt costs
- See more homes developed on district land
- Risk liability associated with income property acquisition
- Incur additional debt when un-renovated schools need to be reopened as more housing is built in the future

Tell the District to pay down high-cost debt, complete school renovations, stop risky land-deals, and spare future generations the liability and financial burden of this proposed Measure.

Vote "NO" on Measure M

s/ George Pardon  
Retired University Vice President, Administration & Finance

s/ Don C. Wood III, DDS  
Cypress Family Dental

s/ Ingrid Marino  
22 year Cypress Resident

s/ Steve Mauss  
Cypress Business Owner

s/ John Roper  
47 year Cypress Resident



# Ballot Measures-M

## Argument Against Measure M

## Rebuttal to Argument Against Measure M

While presented as a zoning change to build townhomes, the District plans to build a new District office while our students and teachers continue to be housed in old structures and modulars.

The District had funds available to renovate their offices and complete school renovations after selling MacKay and Dickerson Schools. Instead, they used \$26.7 million to acquire 46 and 50 year old apartment buildings.

The District says this is at no cost to taxpayers. The taxpayers are paying \$5 for every \$1 borrowed for bonds to renovate the schools. It's unfortunate the District doesn't consider that a cost.

The District says their offices have to be replaced because the building has reached the end of its useful life at 51 years old. What does that say about the apartments they purchased? What does it say about the structures that the administration decided were best for our students and teachers?

The District says the property proposed for rezoning is surplus while maintenance operations are moving to Swain, buses to city property, and child nutrition to Landell. This isn't any different than the District adding modulars on school sites in order to create 'surplus' property and close schools to generate operating income.

Since 2005, the District has closed four schools: Dickerson, Swain, Cawthon, and Damron. Well over 1,000 children who used to be able to walk to school now have to be driven to the remaining six schools, creating traffic nightmares.

If approved, the District plans to exchange the property, likely with more apartments. Tell the District there is a better way. Tell them to spend more on the schools and repay the debt.

Vote No on Measure M.

s/ George Pardon  
Citizens for Responsible Development

s/ Don C. Wood III, DDS  
Cypress Family Dental

s/ Ingrid Marino  
22 year Cypress Resident

s/ Steve Mauss  
Cypress Business Owner

s/ John Roper  
47 year Cypress Resident

A YES vote on Measure M is the FINANCIALLY RESPONSIBLE vote!

The Cypress Chamber of Commerce endorses a YES vote on Measure M!

Only a YES vote will:

- Strengthen the district's financial health by providing another stable, long-term revenue stream protected from politicians in SACRAMENTO
- Generate working capital WITHOUT a bond, parcel tax, or other taxpayer funding to
  - ✓ Finance renovation and expansion of obsolete central offices
  - ✓ Avoid higher maintenance and energy costs
  - ✓ Increase classroom funding
- Secure the district's technology infrastructure required for today's education
- Increase space for student performances, teacher training, and community meetings
- Initiate new and improve existing school programs WITHOUT additional taxpayer funding using existing district assets

S&P Global Ratings, a world provider of credit ratings and risk assessments, annually evaluates the district's financial health. In 2018, S&P gave Cypress School District the strongest rating ever - citing the district's investment property as significantly positive. Investment property income already funds STEM and music instruction for students at all six schools.

The 2013/14 Orange County Grand Jury, noting the state failed to fund its share of school facility improvements, said, "The Grand Jury applauds Cypress Elementary School District for trying to fully utilize all available facilities revenue sources...The Grand Jury was also very impressed with the renovations that have been completed by the Cypress district."

The Orange County Department of Education, responsible for monitoring the financial health of local districts, has given Cypress School District a positive rating each year – as have independent auditors.

Measure M works for Cypress students AND for Cypress taxpayers!

Please visit [www.Cypress-Supports-Schools.org](http://www.Cypress-Supports-Schools.org).

VOTE "YES" ON MEASURE M.

s/ George O'Hara  
Executive Council Vice Chairman, Cypress Chamber of Commerce

s/ Theresa Sherrin  
Lifetime Achievement Award Recipient, Cypress Chamber of Commerce

s/ Andrew Lachina  
50-year Cypress Resident and Founder of the Cypress Boys & Girls Club

s/ Donna McDougall  
28-year Board Member, Cypress School District Board of Trustees

s/ Sue Ochoa  
Cypress Teacher of 41 Years and Community Youth Sports Advocate