

ARGUMENT IN FAVOR OF MEASURE L

This initiative would modify the zoning for a 33.5-acre parcel that borders Katella Avenue and was part of the Cypress Golf Club that closed permanently in 2004. The current zoning for this land, which has sat vacant for 8 years, permits uses such as hospitals, cemeteries, churches, public buildings, schools and colleges and affordable senior housing. These uses, however, generate little or no revenue for the City and discourage the development of job-creating uses along the City's primary commercial corridor.

Measure L would expand the allowed uses on this site to include most of the commercial uses that are allowed in the CG (Commercial General) Zone, which include retail and offices, as well as market-rate senior housing and related support facilities. These uses are entirely consistent with the existing uses along Katella Avenue.

The February 2012 fiscal report commissioned by the City of Cypress concluded that eventual development of the property would generate net revenue to the City ranging from \$153.1 to \$830.9 million. That report also determined that such development would generate 263 to 696 long-term jobs, and as many as 90 construction jobs with constructed-related annual expenditures between \$6.1 and \$17.8 million until project buildout.

This initiative does not approve any specific project. It simply allows the property owner to propose a commercial or senior citizen-friendly project that is not currently permitted on the site. Any proposed project would be subject to full discretionary review by the City, including environmental review, just like any other project, and would provide ample opportunity for public input.

The approval of Measure L would permit the productive reuse of long-vacant land and generate badly-needed jobs and tax revenues for the City, while preserving and enhancing the City's decision-making authority.

As longtime Cypress residents, we urge your support of Measure L.

s/ Walter Bowman
Former Mayor/Councilmember

s/ Anna Piercy
Former Mayor/Current AUHSD Board Trustee

s/ Andrew ("Andy") Lachina
Attorney

s/ Steve Robbins
Insurance Broker

s/ George Hallak
Retired

No argument against this measure was submitted.