

ARGUMENT IN FAVOR OF MEASURE A

This initiative would modify the zoning for two parcels of land in the City of Cypress, a 35.7-acre parcel that borders Cerritos Avenue and was part of the Cypress Golf Club that closed in 2004, and an 11.2-acre parcel near the Los Alamitos Race Course between Katella and Cerritos Avenues. The current zoning for this vacant or underutilized land only permits uses such as hospitals, cemeteries, churches, public buildings and schools, which generate little revenue for the City, discourage the development of job-creating uses near the City's primary commercial corridor and preclude single-family housing right across the street from an existing single-family neighborhood.

Measure A would expand the allowed uses on the 35.7-acre parcel to include single-family housing on the western 30.7 acres and neighborhood commercial on the eastern 5.0 acres, and permit commercial, warehousing and light manufacturing uses on the 11.2-acre parcel, all consistent with the existing uses in the area.

A September 2012 fiscal report commissioned by the City concluded that eventual development of the property would generate \$412,000 in annual net revenue to the City and generate 354 permanent jobs and 141 construction jobs, with constructed-related expenditures of \$32 million.

This initiative does not approve any specific project. It simply allows the property owner to propose additional commercial and residential uses. Any proposed project would be subject to full discretionary and environmental review by the City, like any other project, and would provide ample opportunity for public input.

Measure A's approval would permit the productive use of long-vacant land and generate badly-needed jobs and revenue for the City, while preserving the City's decision-making authority.

Recognizing these benefits, the Cypress City Council adopted a resolution supporting Measure A and encouraging Cypress voters to approve the initiative.

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

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