

## City Attorney's Impartial Analysis of Measure A

Measure A was placed on the June 5, 2018 ballot as required by Measure "D" (Sections 5.28.020 and 5.28.090 of the Cypress Zoning Ordinance) based on a petition signed by the requisite number of voters. If approved, this measure establishes a master plan for a new mixed-use community on approximately 155 acres of land, including Los Alamitos Race Course ("LARC"), portions of the former Cypress Golf Club and Seacoast Grace Church, as follows:

1. Establishes Cypress Town Center and Commons Specific Plan 2.0 with six land use districts: 17.5-acre Town Center District for retail, entertainment, restaurant, commercial and residential uses; 17-acre Public Park District and 3-acre public park overlay; 73.6-acre, single-family Residential District; 24.1-acre Senior Housing/Medium-Density Residential District; 15-acre Mixed-Use (Town Center/MDR) District for additional town center and/or medium-density or senior housing; and 4.2-acre Mixed-Use (Town Center/SFR/MDR) District for additional town center and/or single-family or medium-density housing ("New Specific Plan").

2. Limits non-residential development in the Town Center and Mixed-Use Districts to 959,191 square feet. The Residential, Senior Housing/Medium-Density Residential and Mixed-Use Districts allow a maximum of 1,000 residential units (about 8.5 units/acre). The Town Center District allows a maximum of 250 residential units. Development of the Town Center District and the western Public Park District could proceed before LARC's closure.

3. Amends the Cypress General Plan to change land use designations for most of the land governed by the New Specific Plan from "Community Services and Facilities (Golf Course (Privately-Owned))" (35.7 acres) and "Community Services and Facilities (Race Track (Privately-Owned))" (approximately 111.5 acres) to "Specific Plan"; amends text in the General Plan to conform to the New Specific Plan; and amends the existing Amended and Restated Cypress Business & Professional Center Specific Plan so that it no longer applies to land governed by the New Specific Plan.

4. Amends 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)."

Approval of the New Specific Plan requires a vote of the people. If approved, any formal amendment of the New Specific Plan would also require a vote of the people.

A "Yes" vote means you approve the New Specific Plan and the related general plan and zoning amendments described above. A "No" vote means you disapprove the New 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 at the June 5, 2018 election.

The above statement is an impartial analysis of Measure A. If you desire a copy of Measure A, please call the Cypress City Clerk at (714) 229-6683. A copy will be provided at no cost.

Dated: March 9, 2018

By:   
Anthony R. Taylor, City Attorney