



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

AGENDA ITEM 2

January 20, 2022

TO: Commissioners/Alternates

FROM: Lea U. Choum, Executive Officer

SUBJECT: City of Cypress Request for Consideration of Housing Element Update (2021-2029)

Background

The City of Cypress has submitted its 2021-2029 Draft Housing Element Update (“Update”) for a consistency review. The Update identifies and analyzes the City’s existing and projected housing needs and contains goals, policies, objectives, and programs to address those needs. The City’s Housing Element was last updated in October 2013, which covered the years 2014 to 2021. It was not submitted to ALUC for a consistency determination.

The Housing Element is one of the seven mandatory elements of the General Plan. Section 65583 of the Government Code sets forth the specific requirements of a jurisdiction’s housing element. Included in these requirements are obligations of local jurisdictions to provide for their “fair share” of the regional housing needs. This fair share is determined through the Regional Housing Needs Assessment (RHNA) process which in Orange County is facilitated by the Southern California Association of Governments (SCAG). For the 2021 to 2029 planning period, the City of Cypress allocated a total of 3,936 housing units, including 1,150 for very low-income, 657 for low-income, 623 for moderate-income, and 1,506 for above-moderate income households. The City is able to take credit for 504 units currently pending in the planning process.

The City of Cypress is adjacent to Joint Forces Training Base (JFTB) - Los Alamitos and is entirely within the Notification/Planning Area. (See Attachment 1). The City is pursuing two scenarios (Scenario 3 and Scenario 4) for meeting the required RHNA units. Scenario 3 divides most of the required residential units between the Lincoln Avenue Specific Plan area and the yet-to-be developed Cypress Town Center and Commons (CTCC). The CTCC is located on the Los Alamitos Race Course site, which allows the development of residential units throughout seven districts. These range in density from 8 du/ac to approximately 20 dwelling units/acre. (See Attachment 2). In Scenario 3, additional areas of the CTCC would be rezoned to allow for a higher density of residential use resulting in an estimated 1,930 units. This scenario also includes

one opportunity site at 4955 Katella Avenue (Site #115) which is adjacent to the CTCC area. This site would be “upzoned” to 60 du/ac to accommodate an estimated 321 units. The remaining RHNA sites would be accommodated within the Lincoln Avenue Specific Plan.

Pursuant to the Cypress Municipal Code, any changes to the CTCC require voter approval. This process would involve the City Council taking a vote to place the proposed amendments on the ballot and holding an election in Spring 2023.

Scenario 4 is presented as a potential back-up option to Scenario 3 should voter approval of the CTCC amendments fail. Under Scenario 4, the CTCC would remain unchanged and would be able to accommodate a total of 1,250 units. Rather than applying a density of 30 du/ac to the majority of the Lincoln Avenue Specific Plan area, Scenario 4 proposes to vary densities with the Specific Plan area between 30 du/ac and 60 du/ac. The highest density areas would be located on the east end of the Lincoln Avenue corridor, closest to Cypress College. With these changes, the Lincoln Avenue Specific Plan could accommodate the development of approximately 2,426 new units.

The 4955 Katella Ave. site (#115) would also be included in Scenario 4 as well as a site located on the southeast corner of Orange Ave. and Grindlay St. (#139). This 2.06-acre site currently includes an older office building and would be rezoned to accommodate 30 units. If the City proceeds with Scenario 4, amendments to the Lincoln Avenue Specific Plan and the City’s Zoning Ordinance would be undertaken through the normal public hearing process.

The City submitted the Draft Housing Element Update to California Housing and Community Development (HCD) in October 2021, and has scheduled the following public hearing:

Planning Commission	N/A (City does not have a Planning Commission)
City Council	January 24, 2022

AEUP for JFTB - Los Alamitos Issues

Regarding Aircraft Noise Impacts

Both scenarios propose housing sites within the 60 dB CNEL for JFTB Los Alamitos. Scenario 3 proposes 225 units within the 60 dB CNEL noise contour and Scenario 4 proposes 224 units. These sites are within the CTCC (shown in dark green) and at 4955 Katella Avenue as shown on Attachments 3 and 4. The Lincoln Avenue Specific Area falls outside the noise contours for JFTB Los Alamitos. The City provided a table listing the proposed sites for both Scenarios within the 60 dB noise contour. (See Attachment 5).

The CTCC is adjacent to other residential development which is south of the CTCC specific plan area along Katella Avenue. See Attachment 6 for an aerial photo with the CTCC in relation to the noise contours as well as the existing residential communities within the 60 and 65 dB CNEL contours for JFTB Los Alamitos.

The *AELUP for JFTB Los Alamitos* states that residential uses within the 60 dB CNEL/Noise Impact Zone 2 is “Normally Consistent,” but that the “noise impact in this area is sufficient to require sound attenuation as set forth in the California Noise Insulation Standards, Title 25, California Code of Regulations.” The Commission strongly recommends that residential units be limited or excluded from this area unless sufficiently sound attenuated. The AELUP states, “the residential use interior sound attenuation requirement shall be a CNEL value not exceeding an interior level of 45 dB. In addition, it is recommended that all designated outdoor common or recreational areas within Noise Impact Zone 2 provide outdoor signage informing the public of the presence of operating aircraft.”

The Noise Element contains the following policies related to noise-sensitive uses:

- The 60 CNEL contour defines the Noise Study Zone. The noise environment for any proposed noise-sensitive land use (for example, single- or multi-family residences, hospitals, schools, or churches) within this zone should be evaluated on a project specific basis. The project may require mitigation to meet City and/or State (Title 24) standards. A site- and project-specific study will be necessary to determine what kinds of mitigation will make the interior building environment acceptable for the given type of land use. Some sites may already be sufficiently protected by existing walls or berms that no further mitigation measures are required.
- Coordinate all land use planning and design efforts in the environs of Joint Forces Training Center (JFTC) Los Alamitos to be consistent with noise levels for the airport. Noise sensitive land uses should be prohibited inside the 65 CNEL contour projected for the airport and all noise sensitive land uses inside the 60 CNEL contour should be designed to mitigate airport noise.

The City’s Land Use Element includes policies related to development near JFTB, Los Alamitos:

- LU-12: Establish land use patterns that protect the public from impacts (noise, potential accidents) associated with the Joint Forces Training Center (JFTC) Los Alamitos.
- LU-12.3: Continue to prohibit new residential development on existing vacant land within the 65 contour of the Joint Forces Training Center (JFTC) Los Alamitos.

As stated in the AELUP, for noise sensitive uses, the Commission recommends a posting of: “NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibrations, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.”

Regarding Height Restrictions

The City of Cypress is within the Federal Aviation Administration (FAA) Part 77 Obstruction Imaginary Surfaces for JFTB Los Alamitos. As shown on Attachments 7, for Scenarios 3 and 4, the proposed residential opportunity sites are located within the horizontal and conical surfaces for JFTB Los Alamitos. The Lincoln Avenue Specific Plan falls within the conical surfaces for JFTB. The conical surfaces within that specific area would be penetrated between 400 feet above mean sea level (AMSL) to over 500 feet AMSL. The CTCC is located within the horizontal surface for JFTB which would be penetrated at 150 feet AMSL. The Zoning Code building height limit of 35 feet (or two stories) would not penetrate the conical or horizontal surfaces JFTB, Los Alamitos.

The Land Use Element of the Cypress General Plan includes the following policies:

- LU-12.1: Prohibit Structures that are determined to be a “hazard” by the FAA because the proposed structure would:
 - Raise the ceiling or visibility minimums at an airport for an existing or planned instrument procedure (i.e., a procedure consistent with the FAA-approved airport layout plan or a proposed procedure formally on file with the FAA);
 - Result in a loss in airport utility, such as causing the usable length of the runway to be reduced;
 - Conflict with the VFR air space used for the airport traffic pattern or enroute navigation to and from the airport.
- LU-12.2: Consult with the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission to ensure consistency with the scope and intent of the Airport Land Use Commission Law (Public Utilities Code Section 21670, et seq.)

In addition, the City of Cypress Zoning Code limits the building height in the Residential Zoning District to 35 feet (two stories, whichever is less). Sections from the Zoning Code relating to height are included in Attachment 8.

Regarding Safety

JFTB Los Alamitos has established Clear Zones (also referred to as a Runway Protection Zones) located at each end of the runway (see Attachment 9). The Clear Zones are trapezoidal areas that are used to enhance the protection of people and property on the ground. There are existing residential uses in the area between JFTB Los Alamitos and the CTCC. None of the proposed housing sites are located within the approach or departure corridor for JFTB Los Alamitos.

The City of Cypress Safety Element includes Policy SAF-8: “Protect Cypress residents from air operation accidents.”

- SAF-8.1 Limit development height within the flight approach to the Joint Forces Training Center (JFTC) Los Alamitos to minimize safety hazards to aircraft and protect the airfield.

Regarding Heliports

The development of heliports is not proposed within the Housing Element Update, therefore consistency with the *AELUP for Heliports* was not reviewed.

Conclusion

Attachment 10 to this report contains the submittal letter and Housing Element Submittal Form and Checklist received from the City of Cypress. The Housing Element Update and supporting documents are also available on the City's website at:

<https://www.cypressca.org/departments/community-development/information-on-notable-projects/housing-element-update>

ALUC staff has reviewed this project with respect to compliance with the *AELUP for JFTB Los Alamitos*, including review of noise, height and safety.

Recommendation

That the Commission find the proposed City of Cypress 2021-2029 Housing Element Update is Consistent with the *AELUP for JFTB Los Alamitos*.

Respectfully submitted,

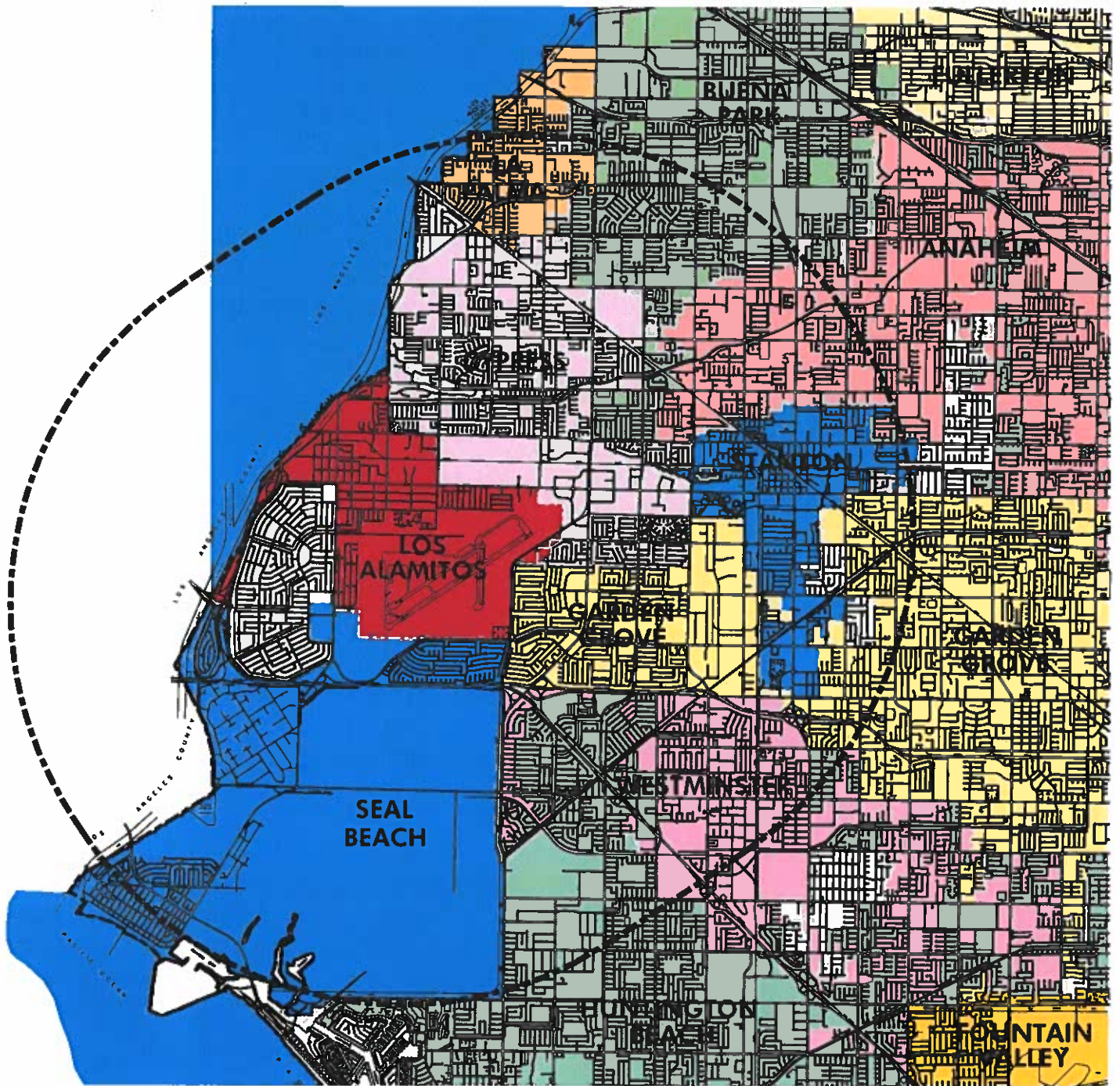


Lea U. Choum
Executive Officer

Attachments:

1. Notification Area for JFTB Los Alamitos
2. Cypress Town Center & Commons Specific Plan 2.0 (CTCC)
3. Impact Zones/Noise Contours for JFTB Los Alamitos
4. Scenarios 3 and 4 with JFTB Noise Contours
5. List of Proposed Housing Sites within the 60 dB CNEL Noise Contour
6. Aerial Exhibit of CTCC and surrounding area
7. Scenarios 3 and 4 in relation to JFTB Obstruction Imaginary Surfaces
8. Residential Zoning District Regulations
9. Scenarios 3 and 4 in relation to Airport Safety Zone
10. City of Cypress Letter and Submittal Form

Notification Area for JFTB



Note: County Unincorporated areas are shown in white.

AELUP and FAR PART 77

Notification Area for JFTB Los Alamitos: 20,000' Radius at 100:1 Slope

LEGEND

- 20,000' Radius
- CITY BOUNDARIES

CERTIFICATION

Adopted by the Airport Land Use Commission of Orange County

Kari A. Rigoni, Executive Director

ATTACHMENT 1



Scale in Feet

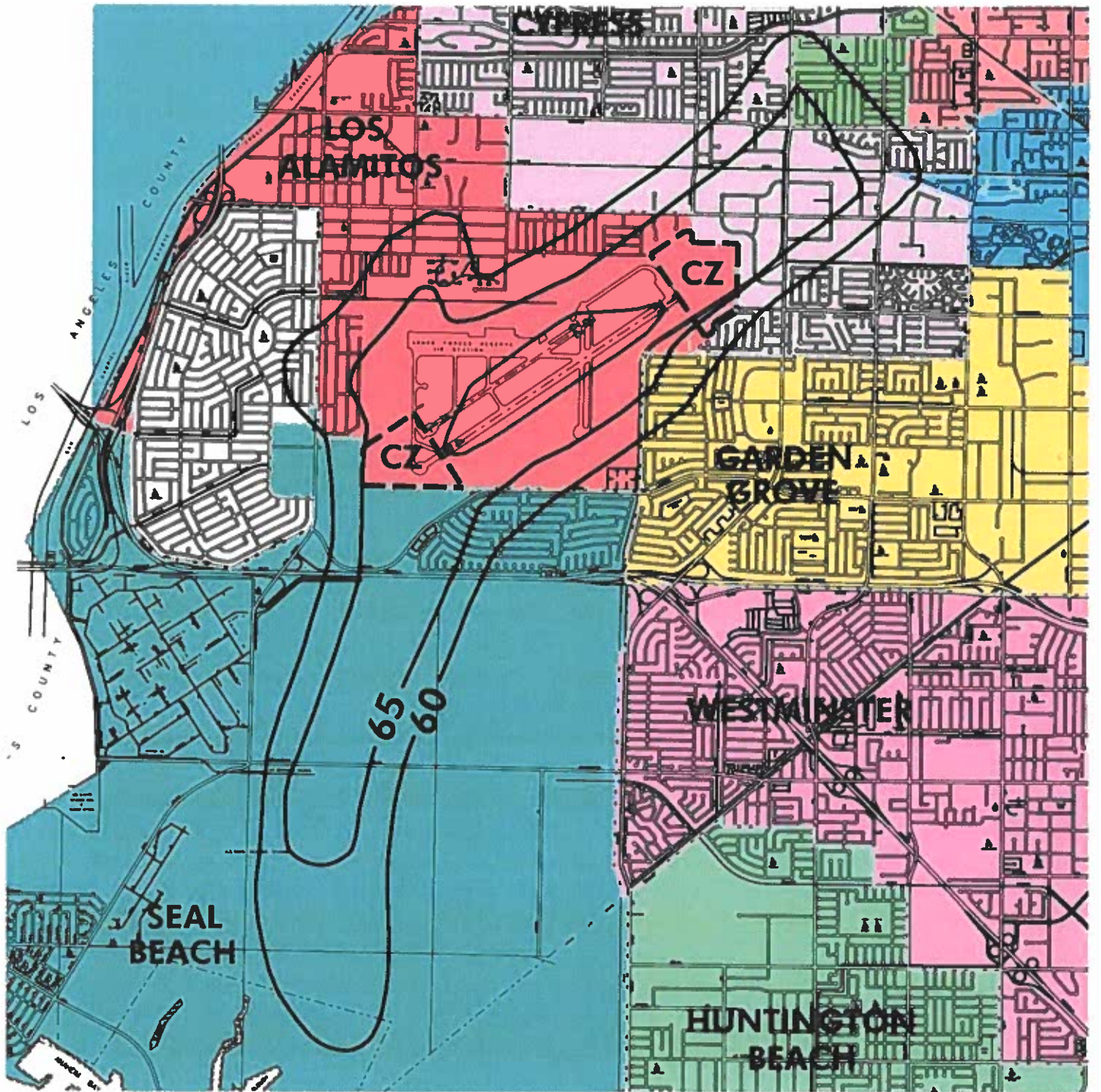
Sites Inventory

Cypress Town Center & Commons Specific Plan 2.0



District	Density	# of units
Town Center	20 du/ac	250
Residential	5-10 du/ac	
Senior Housing/MDR	15-20 du/ac	1,000
Mixed Use (Town Center/MDR)	15-20 du/ac	
Mixed-Use (Town Center/SFR/MDR)	8-20 du/ac	





Note: County Unincorporated areas are shown in white.

Impact Zones Joint Forces Training Base Los Alamitos

Exhibit D3

Source: Final AICUZ Study for JFTB, Los Alamitos, June 1, 1994



LEGEND

- ~60/65~ CNEL CONTOUR
- CLEAR ZONE (CZ)
- CITY BOUNDARIES

CERTIFICATION

Adopted by the Airpo [redacted] ty

ATTACHMENT 3

Kari A. Rigoni, Exe [redacted]

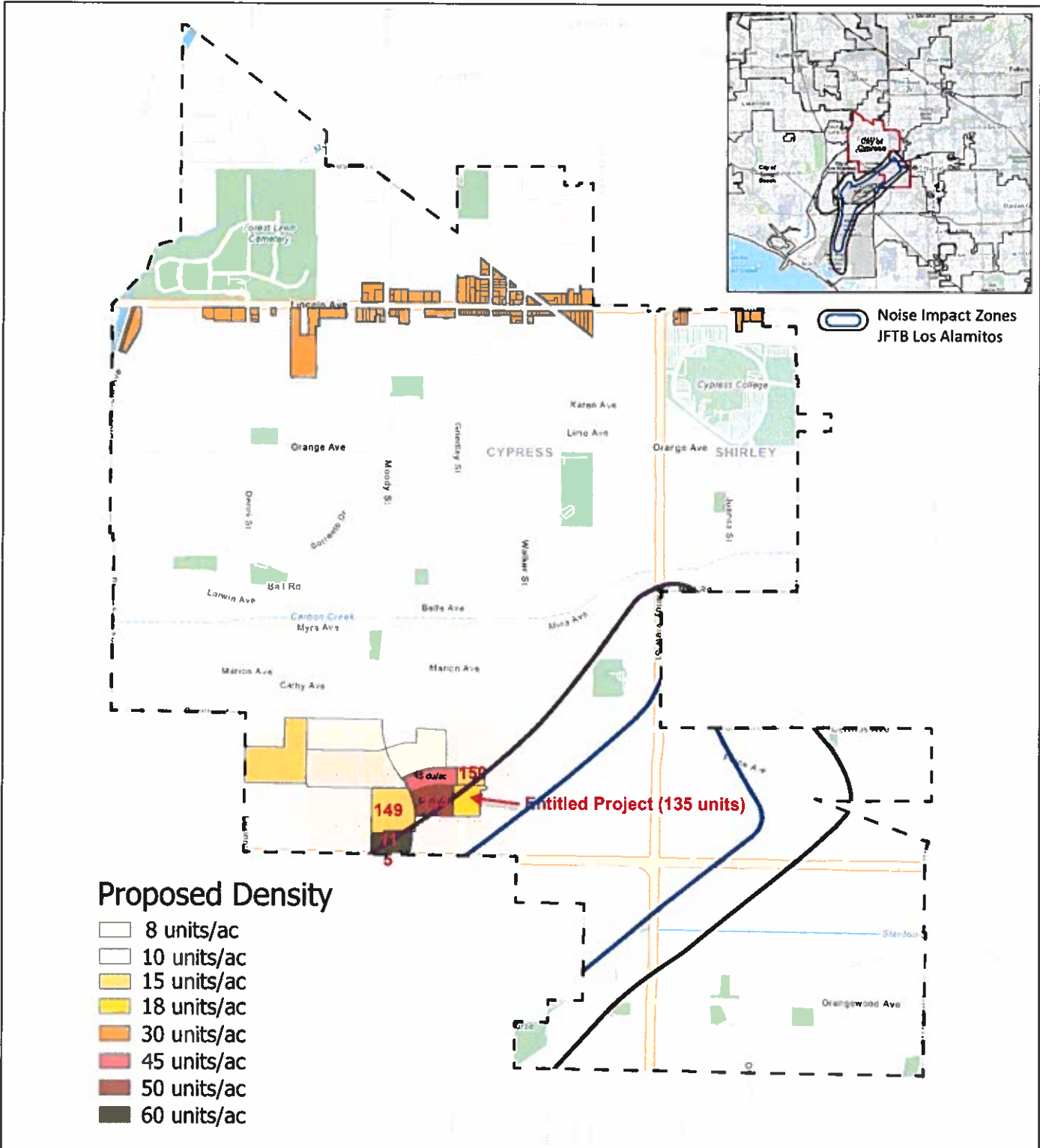
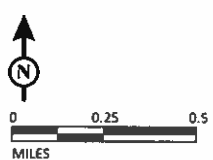


FIGURE 2a

LSA



SOURCE: City of Cypress, Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos

I:\CCP1603.10\G\Noise_Contours_S3-S4.ai (9/23/2021)

Cypress Housing Element
Noise Contours - Scenario 3

ATTACHMENT 4

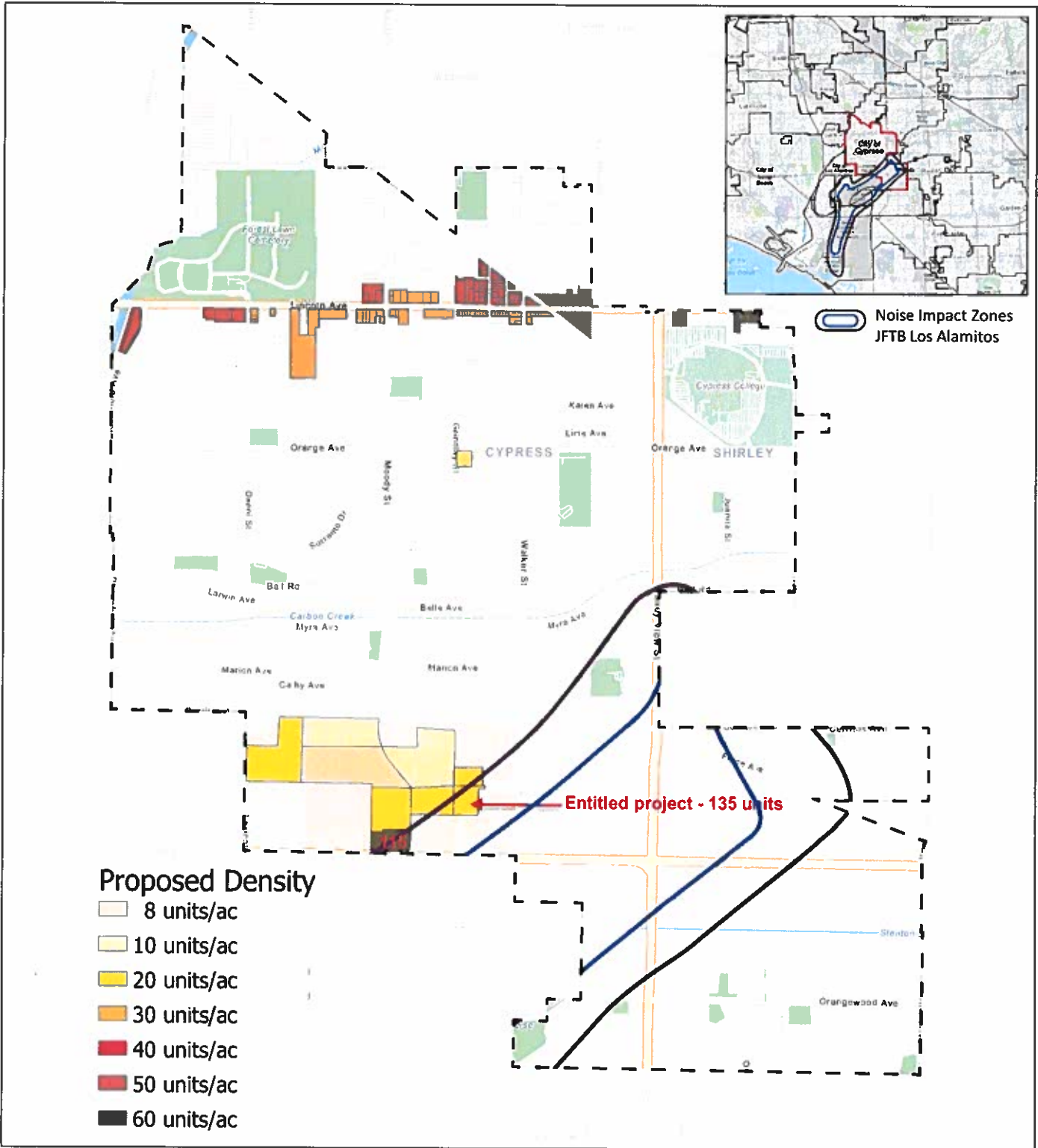
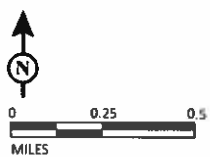


FIGURE 2b

LSA



SOURCE: City of Cypress, Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos

I:\CCP1603 10\Noise_Contours_S3-S4.ai (9/23/2021)

Cypress Housing Element
Noise Contours - Scenario 4

Scenario 3

Site Number	APN	Address	Housing Capacity (dus for entire site)*	Percentage within 60 CNEL**	Proposed dus within 60 CNEL Noise Contour	Current Zoning	Proposed Zoning
Site 115	241-09-138	4955 Katella Ave.	321	55.00%	177	PBP	PBP / 60
Site 144	N/A	No Address (CTCC Town Center District)	280	0.57%	2	CTCC – Town Center / 17.2	CTCC – Town Center / 50
Site 149	N/A	No Address (CTCC Mixed Use (TC/MDR))	226	16.13%	36	CTCC – Mixed Use (TC/MDR) / 15	CTCC – Mixed Use (TC/MDR) / 15
Site 150	N/A	No Address (CTCC Mixed Use (TC/SFR/MDR))	63	16.54%	10	CTCC – Mixed Use (TC/SFR/MDR) / 15	CTCC – Mixed Use (TC/SFR/MDR) / 15
Total					225		

RECEIVED

JAN 03 2022

*Provided by Veronica Tam and Associates (December 28, 2021).

**Calculated by LSA (December 30, 2021).

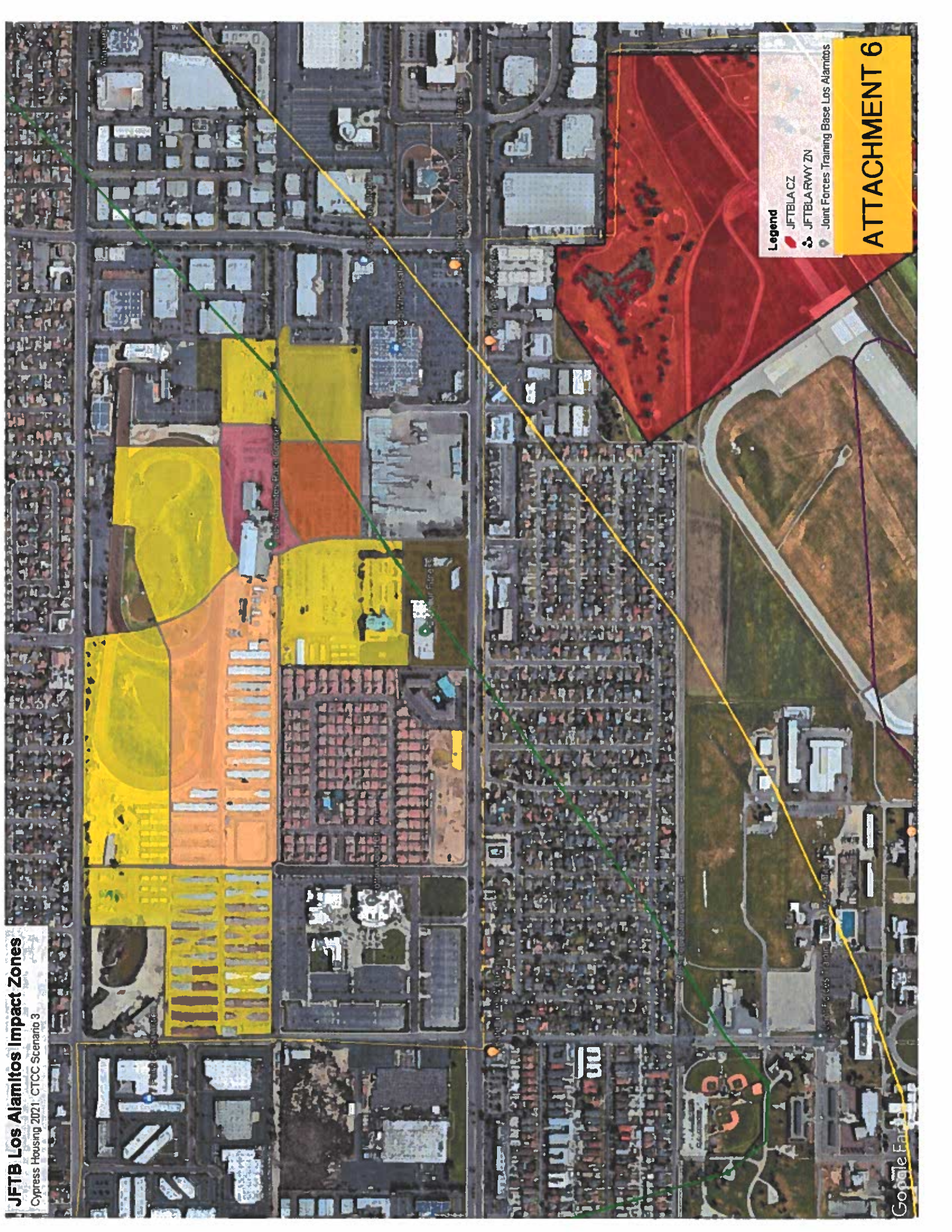
AIRPORT LAND USE COMMISSION

Scenario 4

Site Number	APN	Address	Housing Capacity (dus for entire site)*	Percentage within 60 CNEL**	Proposed dus within 60 CNEL Noise Contour	Current Zoning	Proposed Zoning
Site 115	241-091-38	4955 Katella Ave.	321	55.00%	177	PBP	PBP / 60
Site 144	N/A	No Address (CTCC Town Center District)	115	0.57%	1	CTCC – Town Center / 17.2	CTCC – Town Center / 20
Site 149	N/A	No Address (CTCC Mixed Use (TC/MDR))	226	16.13%	36	CTCC – Mixed Use (TC/MDR) / 15	CTCC – Mixed Use (TC/MDR) / 20
Site 150	N/A	No Address (CTCC Mixed Use (TC/SFR/MDR))	63	16.54%	10	CTCC – Mixed Use (TC/SFR/MDR) / 15	CTCC – Mixed Use (TC/SFR/MDR) / 20
Total					224		

*Provided by Veronica Tam and Associates (December 28, 2021).

**Calculated by LSA (December 30, 2021).



Legend

- JFTBLACZ
- JFTBLARWYZN
- Joint Forces Training Base Los Alamitos

ATTACHMENT 6

AELUP Height Restriction Zone for JFTB



Note: County Unincorporated areas are shown in white.

FAR PART 77

JFTB Los Alamitos Obstruction Imaginary Surfaces

LEGEND

- 20,000' Radius
- CITY BOUNDARIES



CERTIFICATION

Adopted by the Airport Land Use Commission for Orange County

Joan S. Golding, Exec

ATTACHMENT 7

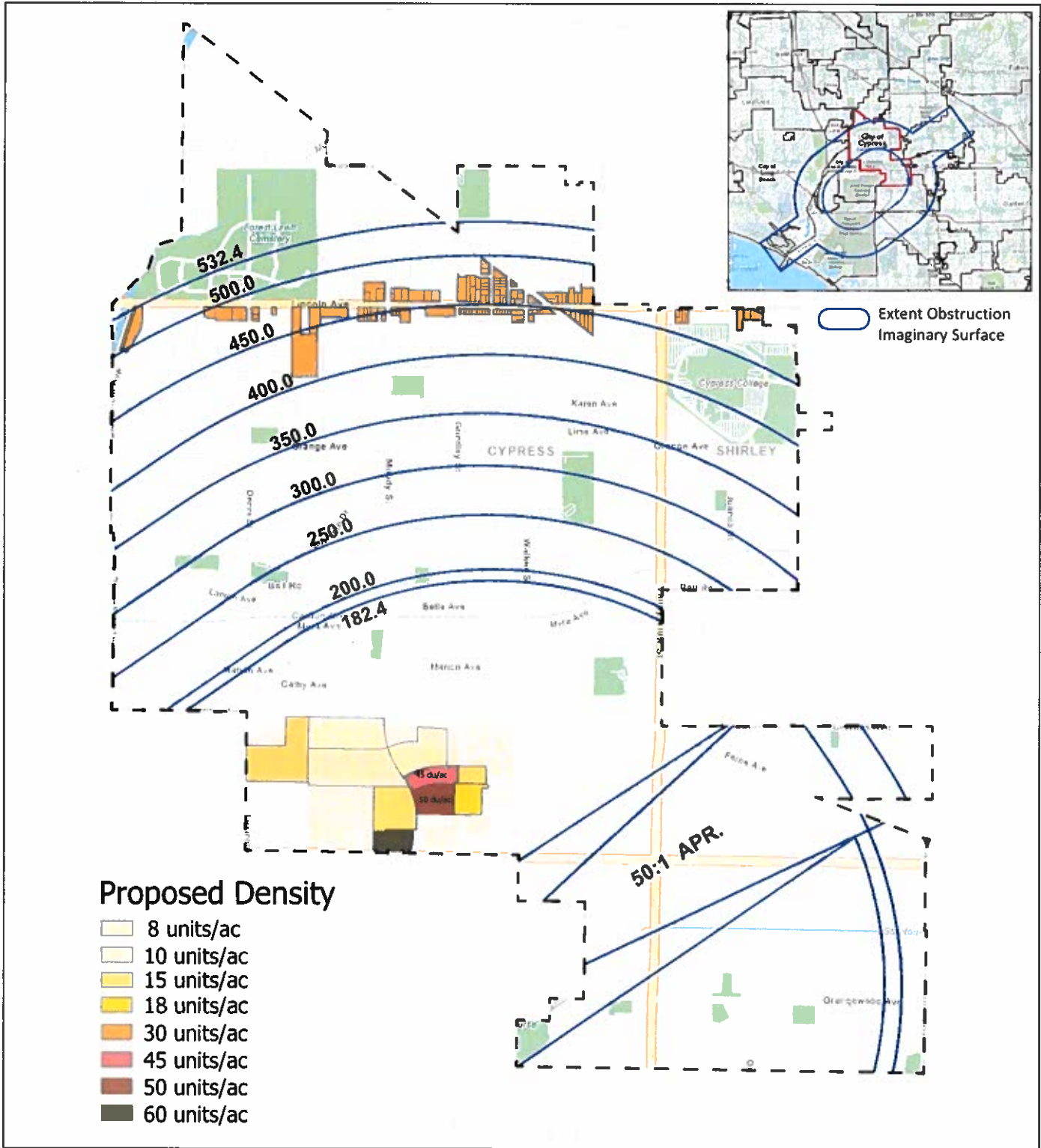
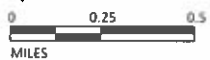


FIGURE 4a

LSA

LEGEND

— Obstruction Imaginary Surface



SOURCE: City of Cypress, Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos

Cypress Housing Element

Obstruction Imaginary Surfaces - Scenario 3

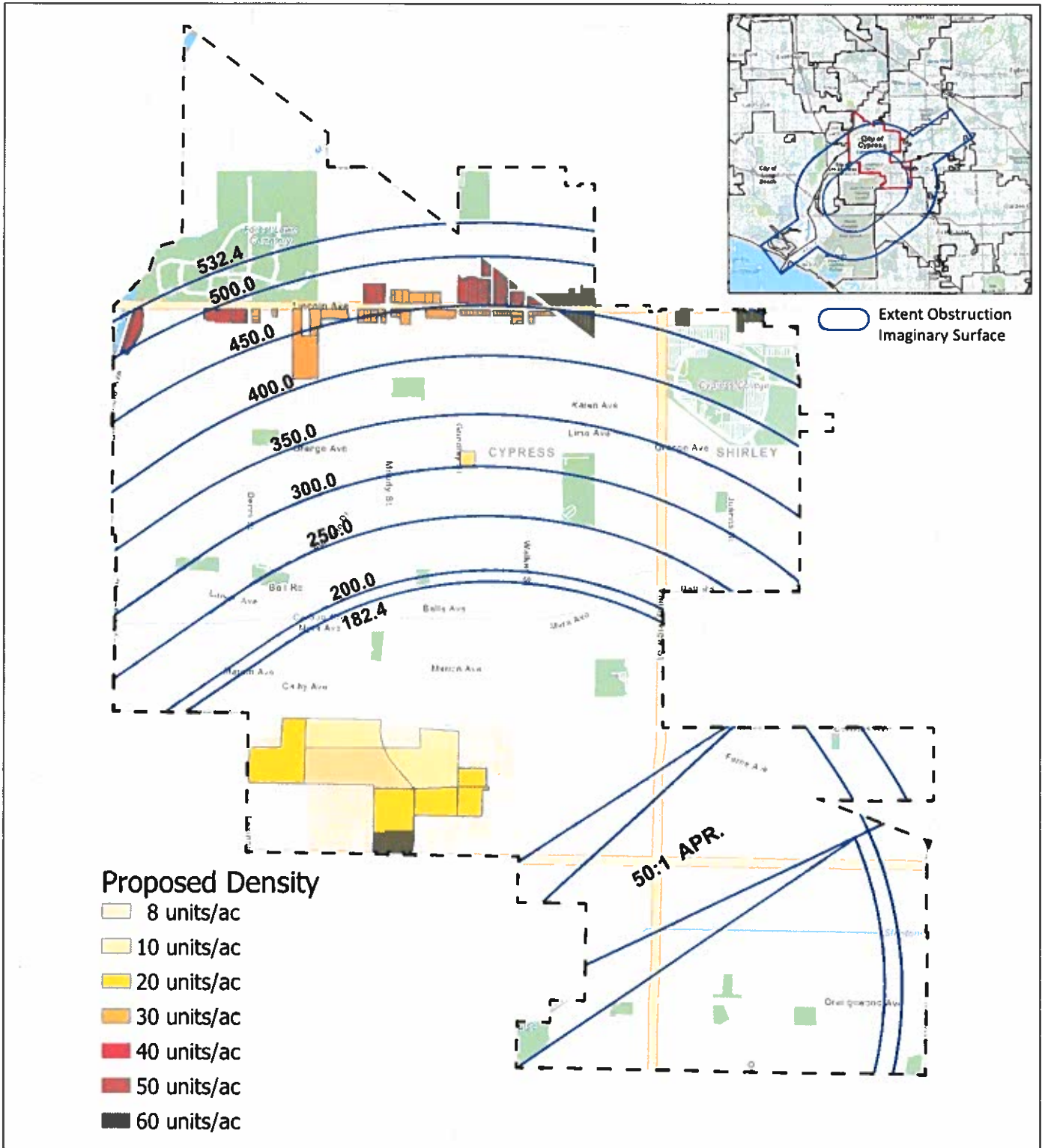


FIGURE 4b

LSA

LEGEND

— Obstruction Imaginary Surface



SOURCE: City of Cypress, Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos

I:\CCP1603.10\G\Obstruction_Imaginary_Surfaces_S3-S4.ai (9/24/2021)

Cypress Housing Element
Obstruction Imaginary Surfaces - Scenario 4

[APPENDIX I ZONING](#)[Article 2. ZONING DISTRICTS AND ALLOWABLE LAND USES](#)[SECTION 5. RESIDENTIAL ZONING DISTRICTS](#)[\[remove highlighting \]](#)**2.05.040. Residential zoning district general development standards.**

A. *Compliance with table 2-2.* New land uses and structures and alterations to existing land uses and structures shall be designed, constructed, and/or established in compliance with the requirements in table 2-2, in addition to the development standards in article 3 (Site Planning and General Development Standards). The land uses and structures on property identified in section 2.09.070 (Optional Design Tracts) shall be subject to the optional design and improvement standards outlined in Ordinance No. 365.

**TABLE 2-3
RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS**

Development Standards	Zoning Districts		
	RS-15000	RS-6000	RS-5000
Minimum Parcel Size (e.g., minimum net building site)	15,000 square feet	6,000 square feet	10,000 square feet
Minimum Parcel Width	100 feet	60 feet	50 feet
Minimum Parcel Depth	150 feet	100 feet	80 feet (1)
Maximum Allowable Density	2.5 d.u./gross acre	5.0 d.u./gross acre	8.712 d.u./gross acre
Setbacks Required			
Front (2)			10 feet from edge of private driveway
Single-story	30 feet	20 feet	
Second-story	35 feet	25 feet	
Side (interior, each)			0 feet on one side, shall maintain compliance with "Distance Between Structures"
Single-story	10 feet	5/10 feet (3)	
Second-story	15 feet	10 feet (3)	
Street side			15 feet from street
Single-story	10 feet	10 feet	
Second-story	15 feet	15 feet	
Rear	25 feet	10 feet, with a minimum area of 1,100 square feet in rear yard	15 feet
Vehicular Access	The entrance to a garage or carport shall be no closer than 20 feet to any public right-of-way.		
Maximum Parcel Coverage by Structures	35%	40%	40%, excluding common private drives
Maximum Structure Height	35 feet	35 feet	30 feet/2 stories, whichever is less
Maximum Second Story Floor Area	Shall not exceed 75% of the first story gross floor area, including garage area		
Minimum Dwelling Unit Size	1,500 square feet	1,100 square feet	1,200 square feet

Minimum Distance Between Structures on the same parcel, where neither structure exceeds 15 feet in height .	10 feet	10 feet	10 feet
Minimum Distance Between Structures on the same parcel, where one or more structures exceeds 15 feet in height .	10 feet	10 feet	15 feet
Minimum Separation Between Opposing Second-Story Bedroom Windows	5 feet (4)		
Minimum Driveway Widths (5)	10-foot minimum		
	16-foot minimum for two-vehicle garages		
	24-foot minimum for three-vehicle garages		
Minimum Landscaped Open Area	N/A	N/A	See section 9.19
Minimum Interior Garage Dimension	20-foot by 20-foot, clear with no obstructions, with 2-vehicle garages		
	30-foot by 20-foot, clear with no obstructions, with 3-vehicle garages		
Fences/Walls/Hedges	See subsection 3.11.060 (Fences, Walls, and Hedges)		
Motor Vehicle Parking	See section 14 (Off-Street Parking and Loading) and Subsection 2.05.050		
Satellite Antennae	See section 16 (Wireless Communications)		
Signs	See section 15 (Signs)		

Notes:

- (1) Parcel depth in the RS-5000 zoning district may be measured from the centerline of the immediately adjoining street.
- (2) For parcels located at the closed end of a cul-de-sac (e.g., along the "bulb"), the required minimum front setback shall be reduced by fifty (50) percent.
- (3) Additions to the original allowed dwelling unit shall be allowed within the required interior side setback; provided, the setback distance between the addition and the interior side property line is the same or greater than that of the original structure, not including the garage or any accessory structure. In any case, the addition shall not be located closer than five (5) feet from an interior side property line, but only when combined with an adjoining side setback of at least ten (10) feet in width, except as may be allowed by subsection 4.19.050 (Adjustments).
- (4) A minimum offset of five (5) feet shall be required for opposing second-story bedroom windows in all new or remodeling single-family construction projects. The offset shall be measured from the edge of one bedroom window to the closest edge of the opposing bedroom window.
- (5) A paved driveway shall be provided between each garage and the closest approved access to an adjoining public right-of-way. No more than one driveway shall be allowed for each single-family dwelling unit. Circular driveways shall be allowed on parcels that are one hundred (100) feet or greater in width.

**TABLE 2-3
RESIDENTIAL ZONING DISTRICTS DEVELOPMENT STANDARDS (Continued)**

<i>Development Standards</i>	<i>Zoning Districts</i>		
	<i>RM-15</i>	<i>RM-20</i>	<i>MHP-20A</i>
Minimum Parcel Size	10,000 square feet	10,000 square feet	20 acres
Minimum Parcel Width	100 feet	100 feet	250 feet
Minimum Parcel Depth	100 feet	100 feet	(2)
Maximum Allowable Density	15 d.u./gross acre (1)	20 d.u./gross acre (1)	
Setbacks Required			
Front	20 feet		(2)

Side (interior, each)	Single-Story—5 feet		
	Two-Story—10 feet		
Street side	10 feet		
Rear	10 feet		
Vehicular Access	The entrance to a garage or carport shall be no closer than 20 feet to any public right-of-way.		
Maximum Parcel Coverage by Structures	40%	45%	
Maximum Structure Height	35 feet		
Minimum Dwelling Unit Size	450 square feet for Bachelor Unit		N/A
	600 square feet for 1-Bedroom Unit		
	750 square feet for 2-Bedroom Unit		
	900 square feet for 3-Bedroom Unit		
Minimum Distance Between Structures on the same parcel, where neither structure exceeds 15 feet in height	6 feet		(2)
Minimum Distance Between Structures on the same parcel, where one or more structures exceeds 15 feet in height	10 feet		
Minimum Open Space Required	400 square feet/dwelling unit		
Driveway Widths	(See Section 25.13)		See section 3.14.050
With up to and including 2 units	Minimum of 12 feet		
With 3 or more units	Minimum of 24 feet		
Minimum Landscaped Open Area	35%		(2)
Minimum Interior Garage Dimension	20 feet by 20 feet, clear with no obstructions, for multi-family units		N/A
	20 feet by 20 feet, clear with no obstructions, for detached single-family units		
	30 feet by 20 feet, clear with no obstructions, for detached single-family units with 3-vehicle garages		
Fences/Walls/Hedges	See subsection 3.11.060 (Fences, walls, and hedges)		
Motor Vehicle Parking	See section 14 (Off-Street Parking and Loading) and Subsection 2.05.050		
Satellite Antennae	See section 16 (Wireless Communications)		
Signs	See section 15 (Signs)		

Notes:

- (1) The allowable density may be increased by a maximum of twenty (20) percent for multi-family development projects that consolidate substandard parcels with substandard widths to create a minimum net aggregate parcel area of thirty thousand (30,000) square feet.
- (2) The development of mobile home parks shall be in compliance with the requirements of subsection E. (Special requirements for mobile home parks within the MHP-20A zoning district), below.

B. Development standards.

1. All parcels shown on an approved and recorded subdivision map, or for which a deed was recorded before the incorporation of the city, may be used as a building site without compliance with the minimum standards for parcel depth, size, and width identified in table 2-3, above; provided, the parcel has a minimum area of at least 4,000 square feet and a minimum building site width of 30 feet.

2. In addition to the general standards of this Section, the following special standards shall also apply to all of the residential zoning districts:

- a. Any single-story residential structure located in either the RM-15 or RM-20 zoning district shall maintain a minimum setback of fifteen (15) feet from any single-family zoning district (e.g., RS-15000, RS-6000, or RS-5000).
- b. Any two-story residential structure located in either the RM-15 or RM-20 zoning district shall maintain a minimum setback of twenty (20) feet from any single-family zoning district (e.g., RS-15000, RS-6000, or RS-5000).
- c. Additions to the original allowed structure shall not exceed the maximum **height** of the original structure in any residential zoning district, excluding chimneys and, unless approved by the staff review committee.
- d. Additions, repairs, or replacements to any structure in a residential zoning district shall be constructed to match the existing architecture and materials of the main structure.
- e. All residential development plans or applications that allow the construction of a single parcel, multi-family residential development shall be subject to the dedication and/or fee provisions and requirements of article VI, "Park and Recreational Facilities" of chapter 25 of the Municipal Code.
- f. Where a multi-family dwelling unit, including incidental or required accessory uses, abuts property in a single-family zoning district, a masonry wall a minimum of six (6) feet in **height** as measured in compliance with section 3.11.070 (Fences, Hedges, and Walls), shall be erected and maintained between the multi-family uses and the single-family zoning district.
- g. Development in the RS-5000 zoning district shall be subject to the additional regulations identified in subsection D. (Special requirements for small-lot, single-family developments within the RS-5000 zoning district), below.
- h. All areas located in front yards shall contain living plant material, except for allowable driveways and walkways.
- i. Paved drive approaches shall be provided to all garages located in residential zones.

C. *Allowed projections.* Architectural and structural features on a structure are allowed to project into the required setback areas in compliance with table 3-1 (Allowed Projections into Required Setback Areas — Residential Zoning Districts).

D. *Special requirements for small-lot, single-family developments within the RS-5000 zoning district.*

1. *Mandatory requirements.* All small-lot, single-family developments shall be subject to the following additional standards:

- a. Projects consisting of fifteen (15) or more dwelling units shall provide internal sidewalks adjacent to all private roads.
- b. Access onto adjoining streets shall be limited.
- c. Perimeter setbacks shall be increased to a minimum of fifteen (15) feet where adjacent property is zoned RS-6000. The setbacks shall include a minimum five-foot buffer area, to be planted with upright trees and shrubs.
- d. The dwelling units shall be oriented to maximize privacy.
- e. Long, continuous rows of identical dwelling units shall be avoided.
- f. Open space shall be devoted to landscaping, patios, and recreational areas and facilities.
- g. Private open space shall consist of a minimum of six hundred (600) square feet, with no dimension less than ten (10) feet, for each dwelling unit. In projects consisting of fewer than fifteen (15) dwelling units, no common open space is required. In projects of fifteen (15) dwelling units or more, a common recreational open space area shall be provided. The common recreational open space area shall be provided at a minimum standard of one hundred (100) square feet for each dwelling unit.
- h. Masonry walls at least six (6) feet in **height** as measured in compliance with section 3.11.070 (Fences, Hedges, and Walls) shall be required along all rear and side property lines.

i. Maintenance of common facilities, including common open space, private roads, and access driveways, shall be provided for through legal instruments identifying a plan or manner of permanent care and maintenance. Copies of the required codes, covenants, and restrictions (CC&Rs), articles of incorporation, bylaws, or other documents of the homeowner's association or other entity that controls the common facilities, shall be submitted to the city for approval.

2. *Design guidelines.* The following design guidelines are provided to indicate the city's objectives for good design for developments within the RS-5000 zoning district:

- a. Decorative paving for private roads and access driveways is encouraged.
- b. Widened private road and driveway entrances is encouraged.
- c. Private roads and access driveways wider than the twenty-four-foot minimum is encouraged.
- d. The use of joint access between projects is encouraged.
- e. Varied streetscape is encouraged both along public streets and private roads and driveways.
- f. Building design shall incorporate varying setbacks, projecting architectural features (e.g., columns, offset roof planes, windows) and other features that create both vertical and horizontal articulation.

E. *Special requirements for mobile home parks within the MPH-20A zoning district.*

1. *State regulation of mobile home parks.*

- a. The provisions of the Mobile Home Parks Act, California Health and Safety Code, division 13, chapter 2, subchapter 1, and the applicable regulations adopted in compliance by the state Department of Housing and Community Development are hereby adopted as a part of this Subsection.
- b. It shall be the duty of the building official to enforce all of the provisions of the Act pertaining to the alteration, construction, or modification of all manufactured dwelling units located within mobile home parks.
- c. Construction only of all other structures shall be subject to the review and approval of the community development department.
- d. It shall be the duty of the building official to enforce all the provisions pertaining to permits for the maintenance, occupancy, operation, safety, sanitation, and use of all mobile home parks.

2. *Development standards for mobile home parks.* The following development standards shall apply to all mobile home parks.

a. *Drainage.*

- (1) All mobile home parks shall be located on a graded site with no depressions in which surface water could accumulate.
- (2) The ground shall be sloped to provide storm drainage runoff by means of surface or subsurface drainage facilities.

b. *Roadways.*

- (1) Roadways within a mobile home park shall have a minimum width of thirty-two (32) feet if car parking is allowed on one side of the roadway, and a minimum width of forty (40) feet if car parking is allowed on both sides of a roadway. Roadways designed for car parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway.
- (2) All roadways shall have clear and unobstructed access to a public thoroughfare.

c. *Recreation area required.*

- (1) A minimum area of one hundred fifty (150) square feet for common recreation purposes is required for each mobile home lot/space.
- (2) If children under the age of eighteen (18) are allowed within the development, this requirement shall be increased to two hundred (200) square feet for each mobile home lot/space.

The recreation area shall be located to be convenient to all residents of the mobile home park.

d. *Accessory structures and uses.*

(1) Accessory structures and uses that serve the entire mobile home park, including recreation facilities, laundry areas, mobile home park offices, and maintenance or storage buildings, shall be located at least fifty (50) feet from the boundary of any mobile home lot.

(2) All exterior maintenance or storage areas shall be enclosed by a masonry wall of at least six (6) feet in **height**.

e. *Perimeter screening.* Perimeter screening of the mobile home park shall be provided in compliance with design review or conditional use permit approval.

3. *Development standards for individual mobile home lots.* The following development standards shall apply to each mobile home lot within a mobile home park.

a. *Occupancy.* Each mobile home lot shall accommodate only one mobile home, recreational vehicle, or commercial coach.

b. *Drainage.* The area beneath each mobile home shall be sloped to provide for drainage from beneath the mobile home to an outside surface drainage facility.

c. *Lot area and dimensions.*

(1) Each mobile home lot shall contain a minimum area of three thousand five hundred (3,500) square feet for exclusive use by the occupants of the lot.

(2) Each mobile home lot shall have a minimum width of forty-five (45) feet and a minimum depth of sixty-five (65) feet.

d. *Distance between mobile home units.*

(1) Mobile homes located in mobile home parks shall maintain a minimum distance of ten (10) feet from side to side, eight (8) feet from side to front or rear, six (6) feet from rear to rear, and twenty (20) feet from front to front, or front to rear.

(2) Each mobile home shall be located not less than three (3) feet from the boundary of the mobile home lot.

e. *Accessory structures.*

(1) Accessory structures located on a mobile home lot may extend into these required separations; provided, a minimum separation of six (6) feet is maintained between the edge of the projection and an adjacent mobile home, accessory structure, or projection.

(2) Accessory structures shall maintain a minimum setback of three (3) feet from any mobile home lot line. However, awnings, carports, fences, stairways, storage cabinets, and windbreaks may be installed to the lot line.

f. *Lot coverage.* The area of a mobile home lot covered by the mobile home and all accessory structures shall not exceed seventy-five (75) percent of the individual lot area.

g. *Required landscaping.* A minimum of twenty (20) percent of each mobile home lot shall be landscaped with plant materials, including at least one tree on each lot.

h. *Access.* Each mobile home lot shall have direct access to an abutting roadway that provides circulation through the mobile home park or subdivision.

4. *On-site improvement requirements.* On-site improvements shall be constructed and maintained in compliance with the conditions of applicable design review or conditional use permit approval. The improvements may include the design, construction, and maintenance of the following:

a. Access drives, sidewalks, and parking spaces.

b. Drainage and sanitary sewer facilities.

c. Electrical and water service.

d. Fences and walls.

e. Fire protection facilities.

f. Lighting.

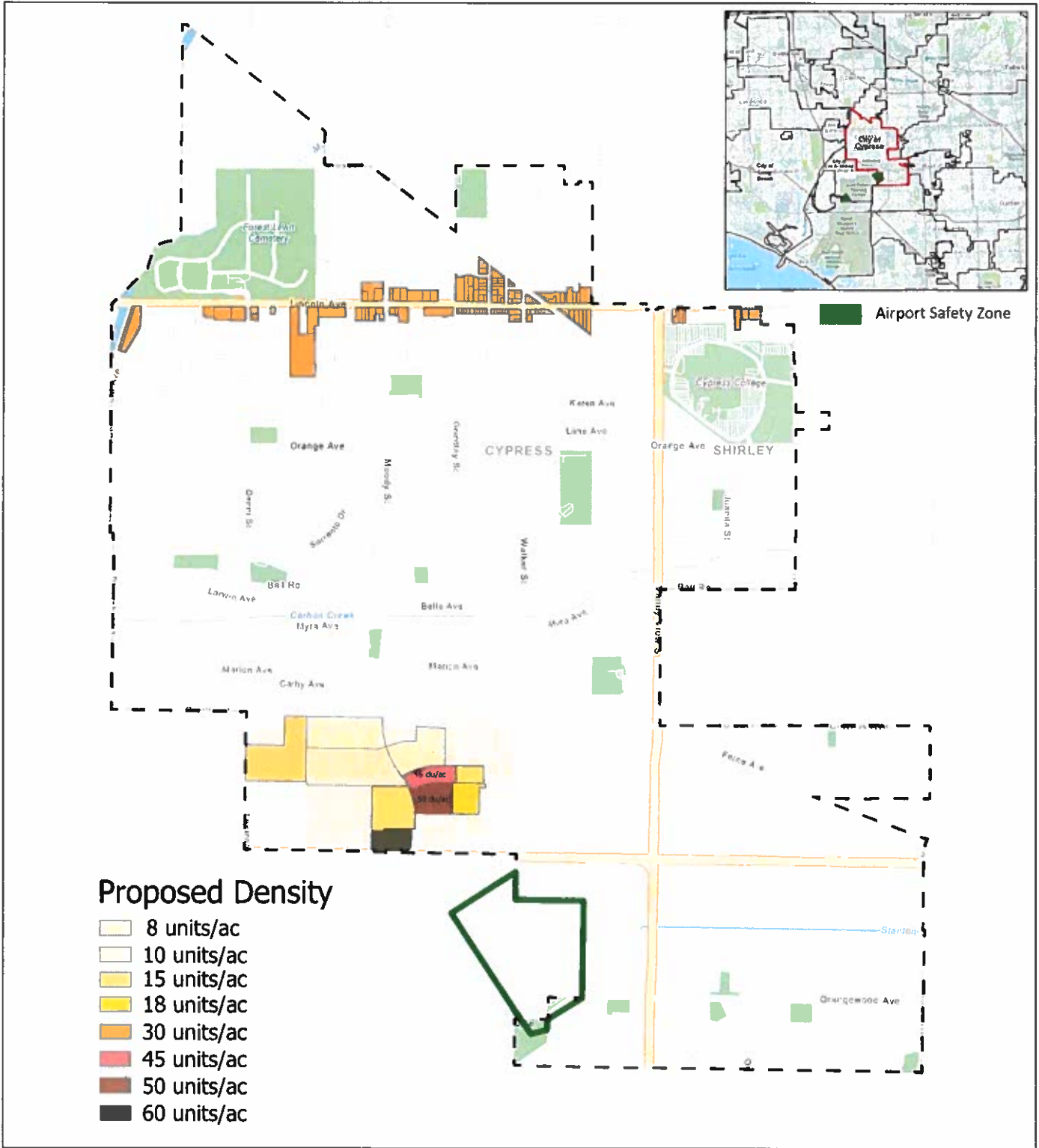
g. Refuse collection facilities.

5. *Pre-existing mobile home parks.* A pre-existing mobile home park shall not be deemed nonconforming by reason of failure to meet the minimum requirements identified by this subsection. However, the regulations of this subsection shall apply to the enlargement, expansion, or remodeling of a mobile home park. The following specific standards apply to all pre-existing mobile home parks:

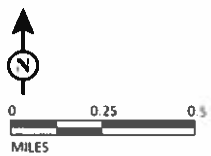
- a. In mobile home parks constructed before September 15, 1961, each mobile home shall have access from the mobile home lot to a roadway not less than fifteen (15) feet in width.
- b. In mobile home parks constructed before September 15, 1961, no mobile home shall be located closer than six (6) feet from any permanent structure or another mobile home.

(Ord. No. 1062, § 2(Exh. A), 11-25-04.)

View the [mobile version](#).



LSA

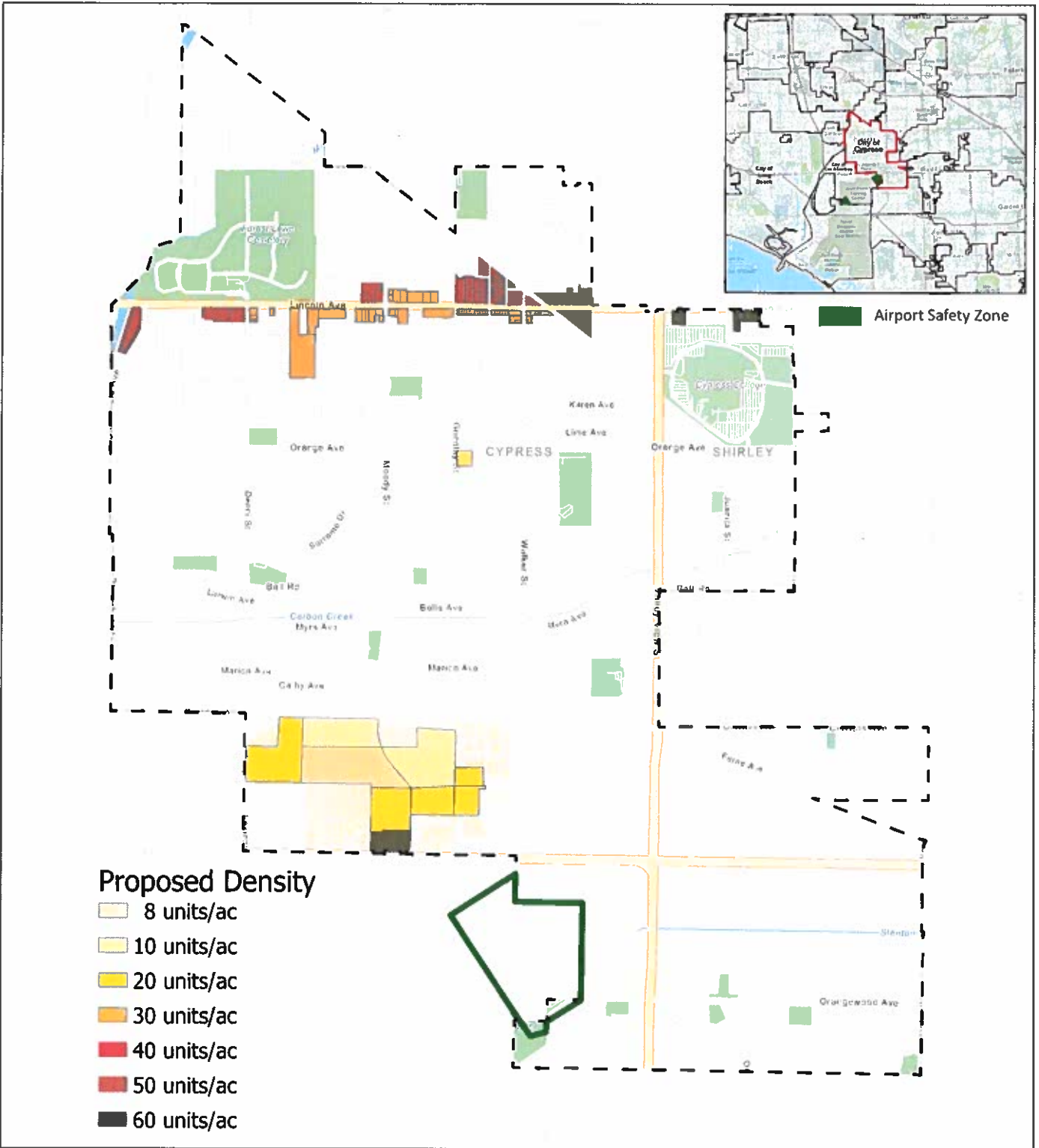


SOURCE: City of Cypress, Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos

I:\CCP1603.10\G\Airport_Safety_Zones_S3-S4.ai (9/24/2021)

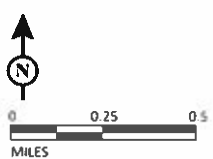
Cypress Housing Element
Airport Safety Zones - Scenario 3

ATTACHMENT 9



LSA

FIGURE 3b



SOURCE: City of Cypress, Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos

Cypress Housing Element
Airport Safety Zones - Scenario 4



CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 www.cypressca.org

December 6, 2021

RECEIVED

DEC 06 2021

Lea Choum, Executive Officer
Airport Land Use Commission for Orange County
John Wayne Airport
3160 Airway Avenue
Costa Mesa, CA 92626

AIRPORT LAND USE COMMISSION

Subject: City of Cypress General Plan, Housing Element Update for the 6th Cycle Regional Housing Needs Assessment (RHNA) Allocation

Dear Ms. Choum:

Pursuant to Section 4.3 (Amendments to General Plans and Specific Plans [Zoning]) of the Airport Environs Land Use Plan (AELUP) for Joint Forces Training Base (JFTB) Los Alamitos, the City of Cypress (City) requests that the Airport Land Use Commission (ALUC) review the City's proposed draft Housing Element update for consistency with the AELUP at its January 20, 2022 meeting.

Pursuant to State law, the City has prepared an update to its Housing Element covering the 6th Cycle Planning Period from October 2021– October 2029. The draft 2021–2029 Housing Element addresses the needs of all income levels. It contains an analysis and update of housing and population data based on the most current conditions and sources of information. The revisions incorporate current population and housing projections based upon the Regional Housing Needs Assessment (RHNA) adopted by the Southern California Association of Governments (SCAG) in March 2021 for the 6th Cycle Planning Period. In accordance with State Housing law, the draft 2021–2029 Housing Element contains the following: (1) an assessment of housing needs in the City of Cypress; (2) an assessment of actual and potential constraints to the provision and maintenance of affordable housing; (3) an analysis of the City's accomplishments during the 2014–2021 Housing Element cycle; (4) an evaluation of potential residential development based on the current General Plan and Zoning Ordinance; and (5) the formulation of goals and policies the City will implement to address a number of important housing-related issues and to ensure sufficient land capacity to meet the RHNA objectives.

The 2021–2029 Housing Element does not propose or approve any specific development projects. The Housing Element includes a policy that requires that a rezoning program be undertaken during the early portion of the 6th Cycle Planning Period to ensure internal consistency between the various elements of the City's General Plan and its Zoning Ordinance. On April 12, 2021, the Cypress City Council selected two scenarios (Scenarios 3 and 4) for meeting its RHNA allocation, both of which would require rezoning and/or a General Plan amendment.

If you have any questions, please contact me at (714) 229-6720.

Jon E. Peat, Mayor

Paulo M. Morales, Mayor Pro Tem
Frances Marquez, Ph.D., Council Member

Anne Hertz, Council Member
Scott Minikus, Council Member

ATTACHMENT 10



CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 www.cypressca.org

Sincerely,
City of Cypress

Digitally signed by
Alicia Velasco
Date: 2021.12.03
12:16:09 -08'00'

Alicia Velasco
Planning Director

Enclosures: Completed Submittal Form
Existing Housing Element
Proposed Housing Element
Proposed Opportunity Sites Figure: Notification Area
Proposed Opportunity Sites Figure: CNEL Noise Contours
Proposed Opportunity Sites Figure: Airport Safety Zones
Proposed Opportunity Sites Figure: Obstruction Imaginary Surfaces
Noise Policies, and Municipal Code Sections
Explanation of Consistency with AELUP Standards

Jon E. Peat, Mayor

Paulo M. Morales, Mayor Pro Tem

Anne Hertz, Council Member

Frances Marquez, Ph.D., Council Member

Scott Minikus, Council Member



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

HOUSING ELEMENT UPDATE - SUBMITTAL FORM

1. City/County: City of Cypress, Orange County
2. Contact information - Name/Title Alicia Velasco, Planning Director
Agency: City of Cypress
Address: 5275 Orange Ave., Cypress CA 90630
Phone/email: 714-229-6720/avelasco@cypressca.org
3. Airport Planning Area(s):
 John Wayne Airport Fullerton Municipal Airport Joint Forces Air Base Los Alamitos
4. Are there additional General Plan Element(s) being submitted for review: No Yes –
Name of Elements: [Click or tap here to enter text.](#)
5. Scheduled date of Planning Commission Public Hearing: N/A
6. Tentative date of City Council Public Hearing: 1/24/2022
7. Requested month of ALUC Review: December
(Complete submittal must be received by the first day of the month)
8. Does the Housing Element Update identify new housing sites within the airport Notification/Planning Area*? No (skip items # 9-12). Yes (continue below).
9. Does the Housing Element Update identify new housing sites within the: 60 CNEL or 65 CNEL Noise Contours of the airport(s)*? Please attach an exhibit showing location(s) of proposed housing sites and number of units in relation to noise contours.
10. Are noise policies or mitigation measures identified in the Housing Element or elsewhere in the General Plan? No Yes - Please attach pages with noise policies/mitigation measures highlighted.
11. Are any new housing sites identified within the Runway Protection Zone (RPZ), Clear Zone (CZ), or Airport Safety Zones of the airport*? No Yes - Please attach exhibit showing location(s) of proposed housing site(s) and number of units in relation to the applicable zones.
12. Are any new housing sites identified within the Obstruction Imaginary Surfaces*?
 No Yes - Please attach an exhibit showing location(s) of proposed housing sites and number of units in relation to the Obstruction Imaginary Surfaces.
13. Maximum height allowed for proposed housing. See attached page
(Please provide link and identify section(s) of General Plan and/or Zoning Code where housing maximum height is specified.)

HOUSING ELEMENT UPDATE - SUBMITTAL CHECKLIST

- Cover letter on City/County letterhead.
- Completed Submittal Form.
- Copy of existing Housing Element (and any other applicable Elements).
- Copy of proposed Housing Element Update attached (and any other proposed elements) with requested information highlighted.
- Exhibit showing location(s) of proposed housing sites and number of units within the Notification Area/Planning Area for airport.
- Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to noise contours for airport(s).
- Noise policies/mitigation measures in Housing Element Update highlighted and/or pages from other elements attached.
- Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to Airport Safety Zones.
- Exhibit showing location(s) of proposed housing sites, and how many units for each, in relation to the Obstruction Imaginary Surfaces.
- Pages of General Plan and/or Zoning Code which indicate height restrictions for each new housing site within Airport Notification/Planning Area.
- Explanation of how the Housing Element Update (or other General Plan Elements) addresses the AELUP standards for noise impact, safety compatibility, and height restriction zones: See attached page.

*For airport planning/notification areas, noise contours, safety zones and obstruction imaginary surfaces see Appendix D of the applicable Airport Environs Land Use Plan (AELUP) at:
<https://www.ocair.com/about/administration/airport-governance/commissions/airport-land-use-commission/>

*Mail or deliver Submittal Form, Checklist and attachments to: Airport Land Use Commission for Orange County,
 Attn: Executive Officer, 3160 Airway Avenue, Costa Mesa, CA 92626 / Phone: (949) 252-5170*