



# AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

## AGENDA ITEM 2

July 18, 2024

**TO:** Commissioners/Alternates

**FROM:** Julie Fitch, Executive Officer

**SUBJECT:** City of Cypress McDonnell Center Amended Specific Plan Amendment

The proposed McDonnell Center Amended Specific Plan Amendment (“Project”) and the entire City of Cypress is within the Notification/Planning Area for Joint Forces Training Base (JFTB) - Los Alamitos. (See Attachment 1). The project site is north of Katella Avenue and east of Walker Street. The proposed project would expand light industrial and warehouse uses to the eastern portion of Planning Area 1 of the Specific Plan, which currently permits office uses (See Attachment 2). The amendments would also eliminate the maximum buildable square footage for the Specific Plan.

The City does not have a Planning Commission, and has tentatively scheduled a City Council Public Hearing on September 9, 2024.

### *AE LUP for JFTB - Los Alamitos Issues*

#### **Regarding Aircraft Noise Impacts**

The McDonnell Center is located mostly within the 65 dBA CNEL and partially within the 60 dBA CNEL for JFTB Los Alamitos, as shown on Attachment 3. Commercial and Industrial uses are not considered “noise sensitive” uses, and the *AE LUP for JFTB Los Alamitos* states that these uses are “normally consistent” and that conventional construction methods may be used.

#### **Regarding Height Restrictions**

The current McDonnell Center Amended Specific Plan allows for a maximum of 99’ in total building height, and no changes to height are proposed as part of this project. The project is located within the FAR Part 77 outer approach surface as shown on Attachment 4. The Notification Area would be penetrated at approximately 63’ AMSL. With a ground elevation of approximately 36’, a structure reaching the existing maximum height limit of 99’ would penetrate the Notification

Surface and the Approach Surface (124') for JFTB Los Alamitos, however, Section E.2 of the McDonnell Center Amended Specific Plan states that building heights shall be subject to City design review and the review and determination of the FAA Part 77 FAR.

### **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 5). The Clear Zones are trapezoidal areas that are used to enhance the protection of people and property on the ground. The proposed project is approximately a quarter mile north of the eastern Clear Zone.

### **Regarding Heliports**

The development of heliports is not proposed within the McDonnell Center Amended Specific Plan Amendments, therefore consistency with the *AELUP for Heliports* was not reviewed.

### **Conclusion**

Attachment 6 to this report contains the cover letter and Submittal Form and Checklist received from the City of Cypress for both the General Plan Amendment and the CTCC Specific Plan Amendment.

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 McDonnell Center Amended Specific Plan Amendment is Consistent with the *AELUP for JFTB Los Alamitos*.

Respectfully submitted,



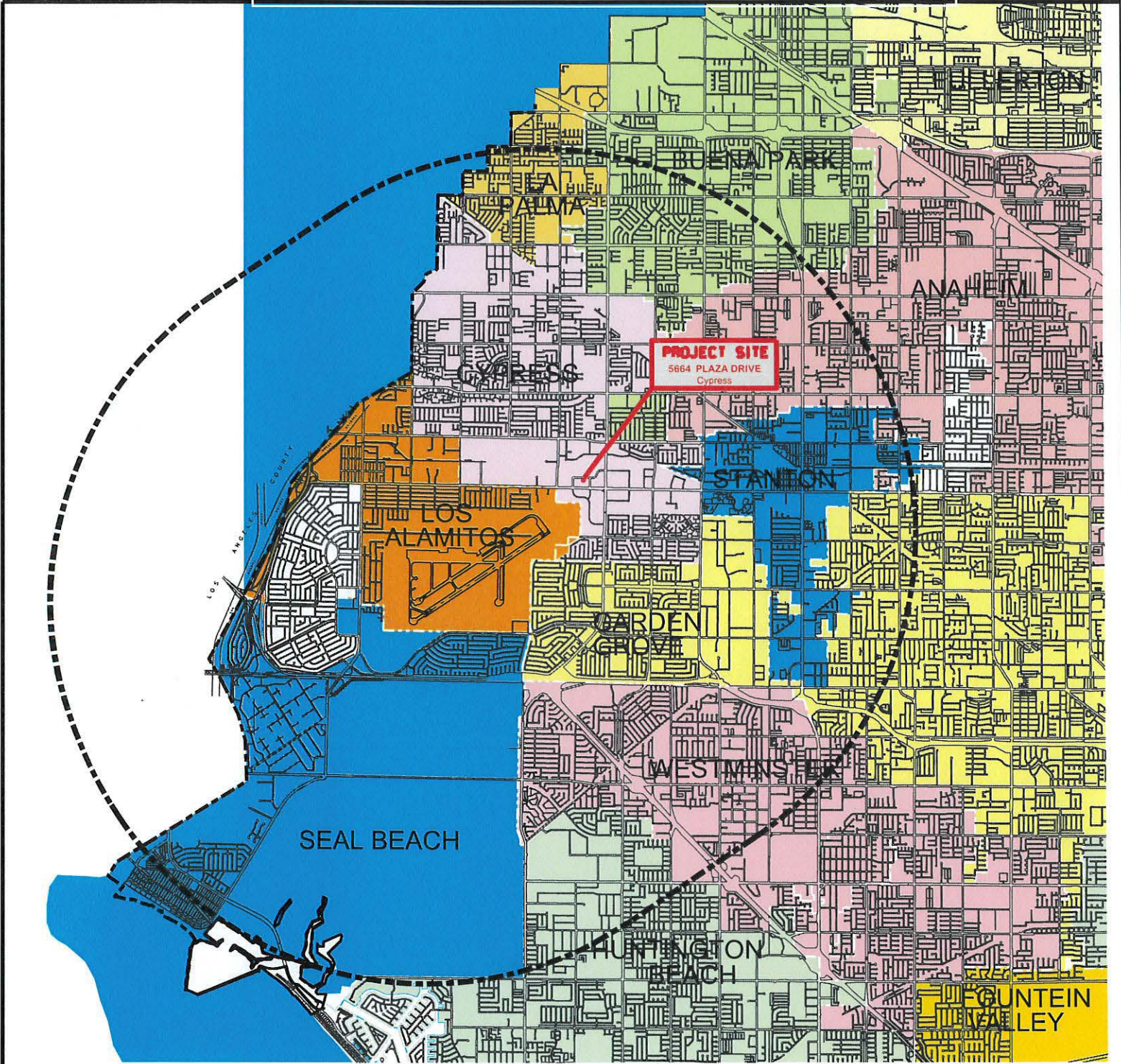
Julie Fitch  
Executive Officer

Attachments:

1. Notification Area for JFTB Los Alamitos
2. Cypress McDonnell Center Location
3. Impact Zones/Noise Contours for JFTB Los Alamitos
4. JFTB Obstruction Imaginary Surfaces
5. JFTB Clear Zones
6. City of Cypress Letter and Submittal Form



# Notification Area for JFTB Los Alamitos



Note: County Unincorporated areas are shown in white.

## FAR PART 77

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



- LEGEND**
- 20,000' Radius
  - CITY BOUNDARIES

N  
Mission for Orange County

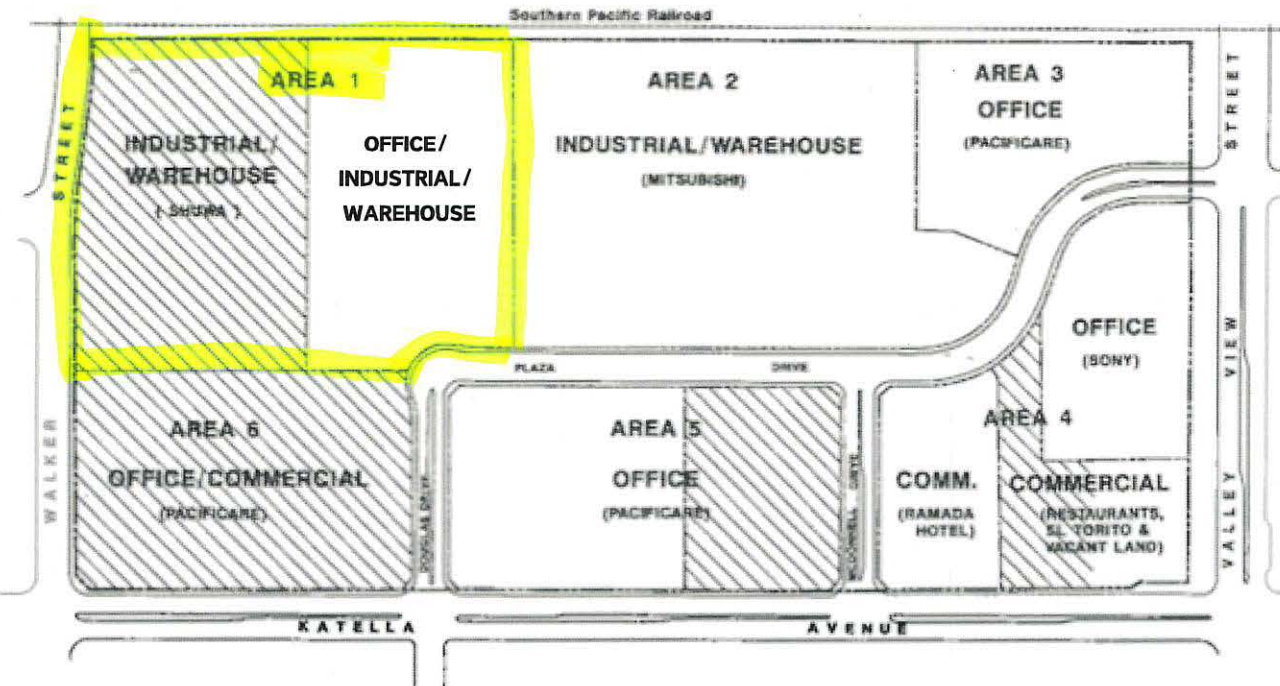
**ATTACHMENT 1**

Date



# ATTACHMENT A

## MCDONNELL CENTER SPECIFIC PLAN



Area	Net Acres	Existing SF	Proposed SF	Ultimate Total
1	16.14	151,000	210,000	361,000
2	15.32	338,650	0	338,650
3	5.02	106,866	0	106,866
4	10.54	219,816	9,000	228,816
5	9.18	206,895	150,000	356,895
6	8.47	0	368,000*	368,000*
<b>Total (net)</b>	<b>64.67</b>	<b>1,023,226</b>	<b>737,000</b>	<b>1,760,226</b>
Roads	6.56			
<b>Total (gross)</b>	<b>71.23</b>	<b>1,023,226</b>	<b>737,000</b>	<b>1,760,226</b>

\* Includes 10,000 square foot child care facility  
 Approved Specific Plan (1982) 1,554,100 square feet  
 Proposed Specific Plan Amendment 1,760,226 square feet  
 Increase 206,126 square feet

ATTACHMENT 2

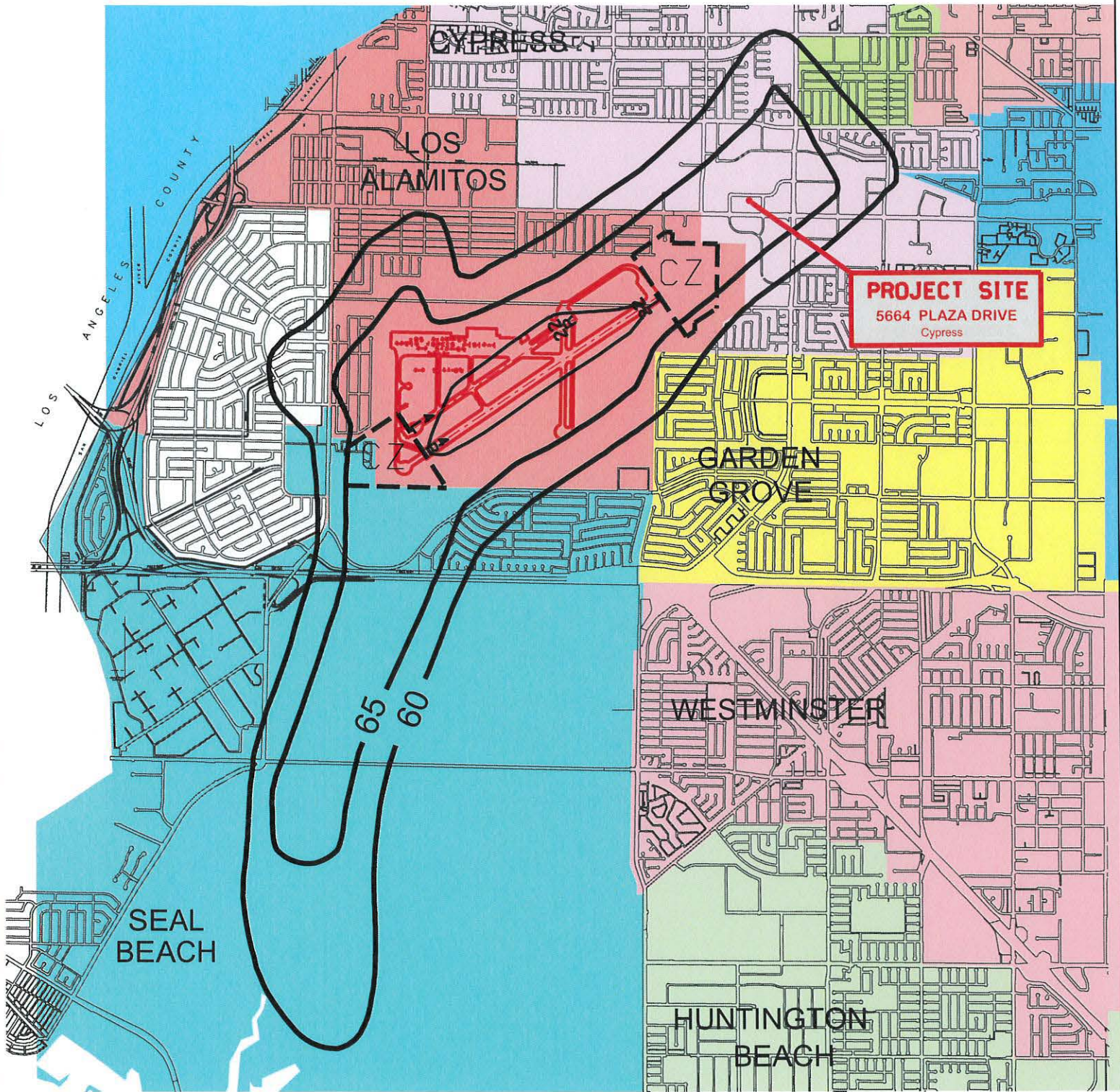
of Proposed New Development  
 375'  
 City of Redding, Oregon  
 Planning Department  
 1100 NE Oregon Street, Suite 200  
 Redding, Oregon 97501-3424

Source: Howard F. Thompson Associates, Inc.

Land Use Plan

Exhibit 3





Note: County Unincorporated areas are shown in white.

## Los Alamitos Impact Zones Joint Forces Training Base

**LEGEND**

- CNEL CONTOUR
- RUNWAY PROTECTION ZONE
- CITY BOUNDARIES

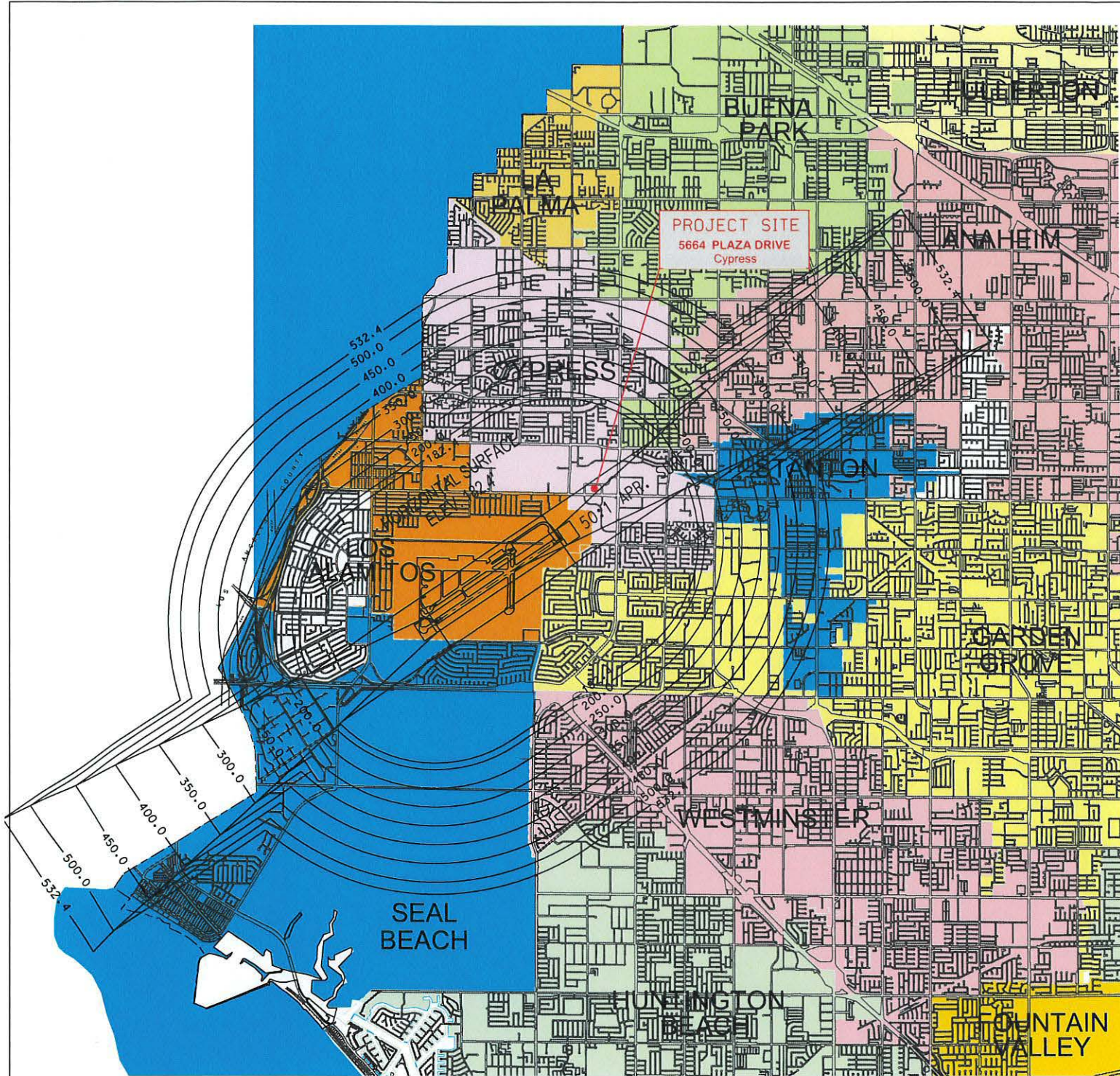


ATTACHMENT 3

Date \_\_\_\_\_



# AELUP Height Restriction Zone for JFTB, Los Alamitos



Note: County Unincorporated areas are shown in white.

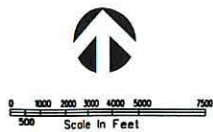
## FAR PART 77

### JFTB, Los Alamitos Obstruction Imaginary Surfaces

#### LEGEND

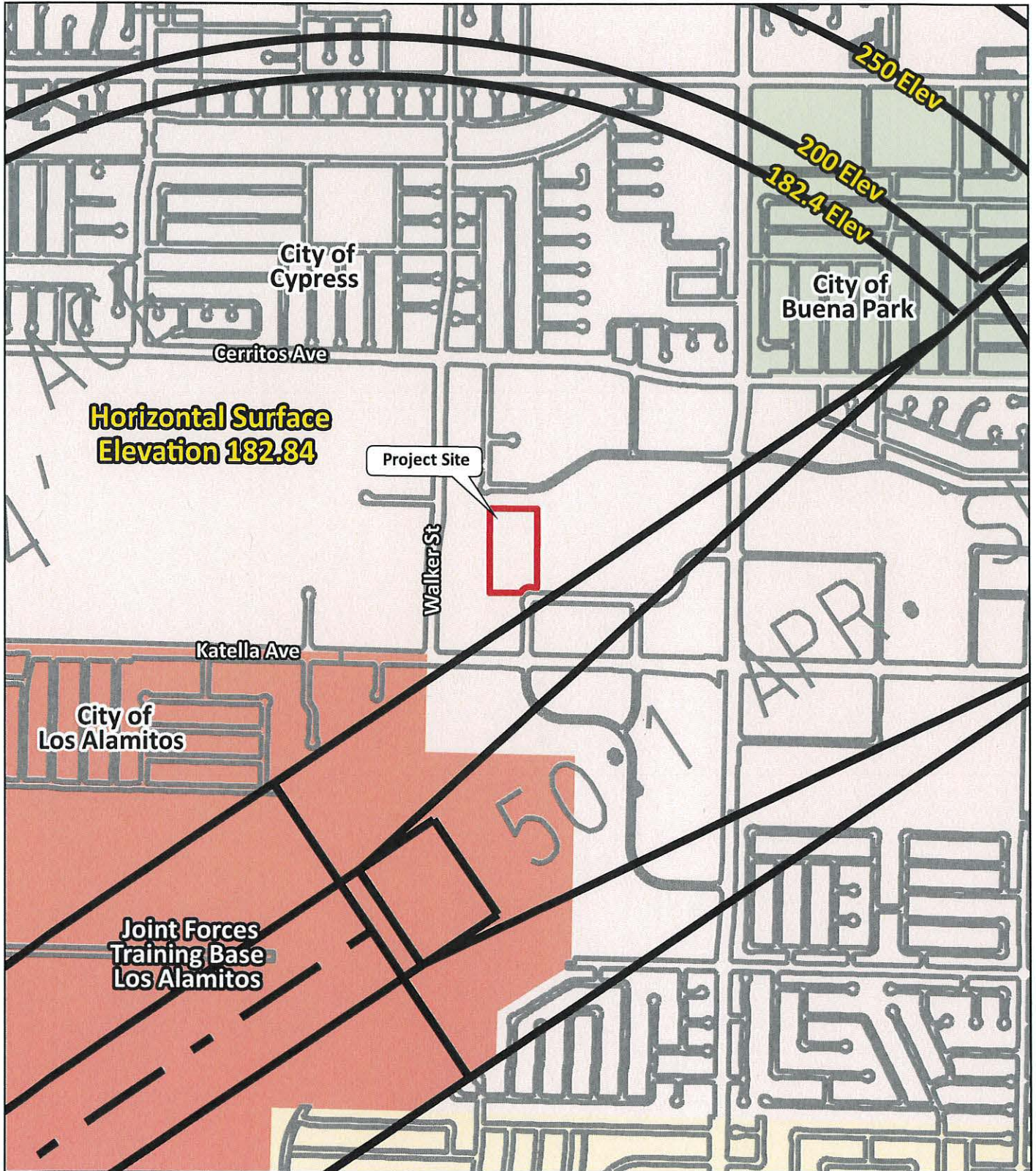
- 20,000' Radius
- CITY BOUNDARIES

ATTACHMENT 4



Date





LSA


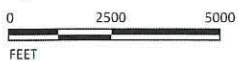
 Project Site  
 (Lat 33° 48' 18.95" N – Long 118° 2' 5.36" W)

FIGURE 2



SOURCE: City of Cypress

I:\CCP2201.04\G\AELUP\_Height\_Restrictions.ai (6/11/2024)

5665 Plaza Drive Project  
 AELUP Height Restriction Zone for JFTB Los Alamitos



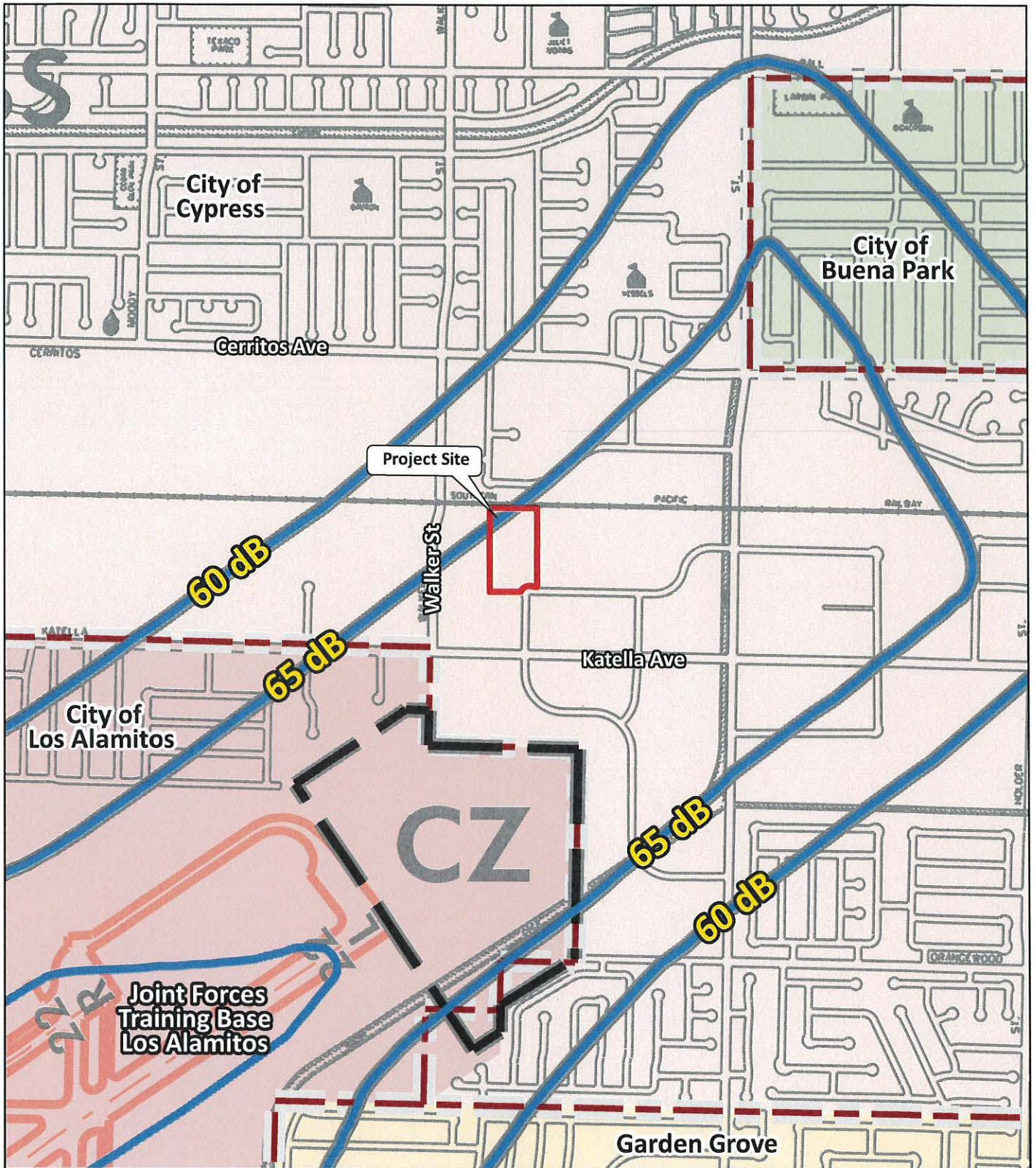
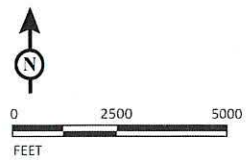


FIGURE 3

LSA

- Project Site  
(Lat 48°18.95'N - Long 118° 2'5.36"W)
- 60 dB CNEL Contour
- Runway Protection Zone
- City Boundaries



SOURCE: City of Cypress

I:\CCP2201.04\G\Impact\_Zones\_JFTB.ai (6/11/2024)

**ATTACHMENT 5**

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# CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 www.cypressca.org

**RECEIVED**

JUN 18 2024

June 18, 2024

Julie Fitch, Interim Executive Officer  
Airport Land Use Commission  
3160 Airway Avenue  
Costa Mesa, CA 92626

AIRPORT LAND USE COMMISSION

Subject: City of Cypress, McDonnell Center Amended Specific Plan Amendments


Dear Ms. Fitch,

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 amendments to the McDonnell Center Amended Specific Plan at its July 2024 meeting.

The proposed McDonnell Center Amended Specific Plan amendments expand light industrial and warehouse uses to the eastern portion of Planning Area 1, which currently permits office uses. The amendments will also eliminate the maximum buildable square footage for the Specific Plan; however, the maximum floor area ratio (FAR) of 1.0:1 will remain unchanged to limit development intensity and maintain consistency with the Cypress General Plan. The proposed Specific Plan amendments do not include any changes to height restrictions. The warehouse building that is proposed in conjunction with the amendments is 51'-6" in height, well below the existing maximum height requirement in the Specific Plan (99').

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

Sincerely,  
City of Cypress

  
Alicia Velasco  
2024.06.18  
13:06:07 -07'00'

Alicia Velasco  
Planning Director

Enclosures:

1. Completed Submittal Form
2. Proposed General Plan Land Use Element amendments with strikethrough/underline
3. Figure 1: Project site within the Notification Area/Planning Area
4. Figure 2: Project site in relation to AELUP Height Restriction Zone
5. Figure 3: Project Site in relation to Airport Safety Zone and noise contours for JFTB
6. Noise Policies
7. Explanation of consistency with AELUP Standards
8. Maximum Height Regulations

Scott Minikus, Mayor

Bonnie Peat, Mayor Pro Tem  
Anne Mallari, Council Member

David Burke, Council Member  
Frances Marquez, Ph.D., Council Member

**ATTACHMENT 6**





## AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

### SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or 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    JFTB - Los Alamitos
4. Item being submitted for review (submit each item separately): Specific Plan Amendment  
Name of General Plan Element, Specific Plan or Planned Community: McDonnell Center Amended Specific Plan
5. Scheduled date of Planning Commission Public Hearing: NA
6. Tentative date of City Council/Board of Supervisors Public Hearing: 9/9/2024
7. Requested date of ALUC Review: July 20  
*(Complete submittals must be received by the first day of the month for the next meeting).*
8. Does the item submitted propose a change of land use or heights within the airport Notification/Planning Area\*?    No (skip items # 9-12).    Yes (continue below).
9. Does the item propose a change of land use within the 60 CNEL or 65 CNEL noise contours of the airport(s)\*? Please attach an exhibit showing location(s) of the proposed new uses in relation to noise contours.
10. Are noise policies or mitigation measures identified in the proposed item or elsewhere in the General Plan?    No    Yes - Please attach pages with current (and proposed if applicable) noise policies/mitigation measures highlighted.
11. Does the item submitted propose a change of land use 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 uses.
12. Does the item submitted propose a change of land use within the Obstruction Imaginary Surfaces\*?    No    Yes
13. Please indicate current (99') and proposed (99' – no change) maximum heights allowed.



SUBMITTAL CHECKLIST: General Plan · Specific Plan · Zoning Code	
<input checked="" type="checkbox"/>	Cover letter on City/County letterhead.
<input checked="" type="checkbox"/>	Completed Submittal Form.
<input checked="" type="checkbox"/>	Link to existing <a href="https://www.cypressca.org/home/showpublisheddocument/9697/637363718993530000">https://www.cypressca.org/home/showpublisheddocument/9697/637363718993530000</a> and proposed (see attached) General Plan Element, Specific Plan or Zoning Code for this submittal.
<input checked="" type="checkbox"/>	Attachment showing proposed changes to General Plan Element, Specific Plan or Zoning Code Section(s) with strikethrough/underline.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses within the Notification Area/Planning Area for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces.
<input checked="" type="checkbox"/>	Attachment showing current and proposed noise policies/mitigation measures.
<input checked="" type="checkbox"/>	Explanation of how the General Plan, Specific Plan, or Zoning Code address the AELUP standards for noise impact, safety compatibility, and height restriction zones. (see attached)
<input checked="" type="checkbox"/>	Describe height and density changes in cover letter and attach pages of General Plan, Specific Plan and/or Zoning Code where maximum heights are specified.

\*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/>

Noise sensitive uses include but are not limited to community facilities such as: churches, libraries, schools, preschools, day-care centers, hospitals, and nursing/convalescent homes.

Mail or Email 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  
[ALUCinfo@ocair.com](mailto:ALUCinfo@ocair.com)



**CONSISTENCY WITH THE ORANGE COUNTY AIRPORT LAND USE  
COMMISSION'S AIRPORT ENVIRONS LAND USE PLAN (AELUP) FOR THE JOINT  
FORCES TRAINING BASE (JFTB) LOS ALAMITOS**

The proposed McDonnell Center Amended Specific Plan amendments expand light industrial and warehouse uses to the eastern portion of Planning Area 1, which currently permits office uses. The amendments will also eliminate the maximum buildable square footage for the Specific Plan; however, the required floor area ratio (FAR) of 1.0:1 will remain to limit development intensity and maintain consistency with the Cypress General Plan. As shown in Figure 1, the entire City of Cypress, including the Cypress Town Center and Commons Specific Plan (CTCC) Area, is within the Federal Aviation Administration's (FAA) Part 77 Notification Area for the Joint Forces Training Base (JFTB) Los Alamitos. As shown in Figure 3, the majority of the project site is within the 65 dB Community Noise Equivalent Level (CNEL) noise contour for JFTB Los Alamitos, with a portion of the site within the 60 dB CNEL noise contour. As shown in Figure 3, the project site is located outside of the JFTB Los Alamitos Airport Safety Zone. The majority of the City of Cypress is located within an AELUP height restriction zone for JFTB, with the exception of the northernmost part of the City. As shown in Figure 2, the entire project site is within an AELUP height restriction zone.

**Noise Impact**

There are no proposed noise policies or mitigation measures in the proposed Specific Plan amendments. The City of Cypress relies on its General Plan Noise Element to provide goals and policies in relation to noise. These policies have been attached to this application.

**Safety Compatibility**

Adoption of the Specific Plan amendments would not result in impacts related to safety hazards in the vicinity of airports, as the amendments do not include changes to height or FAR regulations. The development project associated with the amendments is a new warehouse building compatible and similar to other warehouses that have been previously approved and constructed within the Specific Plan area. The warehouse will replace an existing five-story office building on the site.

Any future development in the Specific Plan area would be required to comply with all appropriate FAA standards and requirements, including notifying the FAA of any proposed structure(s) that would penetrate the 100 to 1 imaginary surface that surrounds the runways at JFTB Los Alamitos to ensure that potential aviation hazards are avoided. At such time that a development proposal is considered, that project would be subject to adopted development guidelines and standards. If project specific environmental evaluation is required, any impacts identified would be addressed through compliance with applicable regulations and mitigation measures specific to any potentially significant impacts.



### **Height Restrictions**

The proposed Specific Plan amendments do not include any changes to height restrictions. The existing maximum height permitted by the McDonnell Center Amended Specific Plan is 99'. The warehouse building that is proposed in conjunction with the amendments is 51'-6" in height, well below the existing maximum height requirement. The warehouse will replace an existing five-story office building on the site.

Any future development in the Specific Plan area would be required to comply with AELUP Subsection 3.2.6 (Height Restriction Zone) and applicable FAA regulations.



ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, ADOPTING AMENDMENTS TO CHAPTERS I (SUMMARY), III (DEVELOPMENT PLAN), V (DEVELOPMENT REGULATIONS), AND VI (IMPLEMENTATION) OF THE MCDONNELL CENTER SPECIFIC PLAN TO REMOVE THE MAXIMUM PERMITTED SQUARE FOOTAGE REQUIREMENT AND ALLOW INDUSTRIAL/WAREHOUSING USES IN THE EASTERN PORTION OF PLANNING AREA 1.

WHEREAS, the City Council of the City of Cypress has considered an application submitted by GLC Cypress, LLC ("Applicant") for a new 191,394 square-foot (sf) warehouse building and associated parking and landscaping at 5665 Plaza Drive in the McDonnell Center Amended Specific Plan area (the "Project"); and

WHEREAS, the Project requires the following to be approved by the City Council: an amendment to the McDonnell Center Amended Specific Plan (Specific Plan Amendment No. 2024-01) and a Site Plan Review (SPR No. 2024-01); and

WHEREAS, an application was filed for approval of an amendment to the McDonnell Center Amended Specific Plan ("Specific Plan") in accordance with the provisions of Section 20 (Specific Plans) of Appendix I (Zoning) of the Cypress Municipal Code to remove the maximum permitted square footage requirement and allow industrial/warehousing uses in the eastern portion of Planning Area 1; and

WHEREAS, the City Council has reviewed the goals and objectives of the General Plan as laid out in the City Council staff report dated \_\_\_\_\_, 2024, and finds that the proposed Specific Plan Amendment No. 2024-01 is consistent with the intent of the General Plan; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the Project and released to the public on \_\_\_\_\_, 2024, for a 45-day review period. All required notifications were provided pursuant to CEQA (Public Resources Code Sections 21080.4 and 21161; Guidelines Sections 15082 and 15085) and all comment letters were incorporated into the Final EIR. The City Council has certified the EIR and made all required CEQA findings under separate resolution adopted concurrently herewith; and

WHEREAS, on \_\_\_\_\_, 2024, the City Council held a duly noticed public hearing and considered testimony on the application; and

WHEREAS, all legal prerequisites for the adoption of this ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, DOES HEREBY ORDAIN, based upon substantial evidence taken from the administrative record and at the public hearing, AS FOLLOWS:



SECTION 1. The City Council hereby specifically finds that all the facts set forth in the above Recitals are true and correct and are incorporated herein as findings of the City Council.

SECTION 2. Findings. Pursuant to Section 4.20.080 of Appendix I (Zoning) of the Cypress Municipal Code, the City Council finds, after due study and deliberation that the following circumstances exist:

1. The proposed development is in conformance with the goals, policies, and objectives of the general plan.

The project is consistent with the following General Plan goals/policies:

*LU-1: Create a well-balanced land use pattern that accommodates existing and future needs for housing, commercial, industrial and open space/recreation uses, while providing adequate community services to residents.*

*LU-2: Ensure that new development is compatible with surrounding land uses, the circulation network, availability of public facilities, and existing development constraints.*

*LU-10: Carefully regulate future development in the Business Park to ensure the current high quality environment is maintained.*

The amendment will contribute to the continued economic vitality of the Cypress Business Park by providing additional flexibility to develop the area consistent with current market demand. Allowing industrial and warehousing uses in the eastern portion of Planning Area 1 is compatible with surrounding land uses, the majority of which are light industrial. Removal of the maximum permitted square footage requirement allows for additional flexibility without compromising the high-quality environment within the Business Park. Other existing development standards, including floor area ratio, lot coverage, building height, and parking serve to ensure that development remains consistent with the General Plan and compatible with surrounding uses.

2. The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities (e.g., fire protection, police protection, water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and base zoning district in which the property is located.

The Project is a new 191,394-square-foot warehouse building. The Environmental Impact Report (EIR) prepared for the Project identifies the potential for significant



effects on the environment from development of the Project, all of which can be reduced through implementation of mitigation measures to a level of insignificance. The Project, as well as future projects in the Specific Plan Area, will be required to adhere to all development standards, ensuring new development does not adversely impact public health, safety, or general welfare. The Project is compatible with other uses in the vicinity, the majority of which are warehousing and light industrial uses.

3. The proposed development would:
  - a. Ensure quality development by encouraging greater creativity and aesthetically pleasing designs for the individual components of the development and the development as a whole;
  - b. Ensure the timely provision of essential public services and facilities consistent with the demand for the services and facilities; and
  - c. Promote a harmonious variety of housing choices and commercial and industrial activities, if applicable; attain a desirable balance of residential and/or employment opportunities; and result in a high level of amenities and the preservation of the natural and scenic qualities of open space.

The Specific Plan includes design guidelines, development regulations, and infrastructure plans which ensure quality development and the provision of essential public services and facilities. The amendment removes the maximum building square footage limitation within the Specific Plan area; however, the maximum floor area ratio requirement remains. This requirement, along with other development standards, ensures the amendment does not impact the Specific Plan's provisions for public services and quality development. The Specific Plan allows for a variety of commercial and industrial uses, consistent with the intent for the Cypress Business Park, as outlined in the General Plan.

4. The subject site is:
  - a. Physically suitable for the proposed land use designation(s);
  - b. Physically suitable for the type and density/intensity of development being proposed;
  - c. Adequate in shape and size to accommodate the proposed development; and
  - d. Served by streets adequate in width and pavement type to carry the quantity and type of traffic expected to be generated by the proposed development.

The amendment allows light industrial and warehousing uses within the eastern portion of Planning Area 1 of the Specific Plan. This change in allowable uses is suitable because light industrial uses are already permitted in the western portion of Planning Area 1 and the area is bordered by other light industrial uses to the north, east, and west. Although the amendment removes the maximum permitted square footage requirement for the Specific Plan area, the floor area ratio requirement remains in place, ensuring that the intensity of development is suitable for the area and consistent with the General Plan. The site is adequate to meet all development standards that apply to the Project. The EIR for the Project included

a traffic analysis which found that the Project will not have significant impacts on traffic or nearby streets and intersections with the implementation of the recommended mitigation measures and project conditions.

SECTION 3. Subsection A (Project Summary) of Chapter I (Summary) of the McDonnell Center Specific Plan is hereby revised as follows (additions in **bold underline**; deletions in **~~bold-strikethrough~~**):

#### **A. Project Summary**

A specific plan was prepared for the McDonnell Center in 1982; this Specific Plan represents an amendment to the 1982 document, superseding the 1982 document. Land uses consist of mixed use business park/office, mixed use business park, office, and office/commercial uses in six planning area; four planning areas are affected by this amendment. The amended specific plan consists of the revision of the original specific plan to include the proposed addition of 206,130 square feet of commercial uses to the maximum of 1,554,100 square feet allowed by the 1982 Specific Plan and EIR; this would increase the total allowable square footage to 1,760,230 square feet. Currently, approximately 530,870 square feet of allowable uses have not yet been developed.

**The square footages listed in this section and Table 1 (Land Use Summary) are a summary of existing and planned development in the Specific Plan area at the time the amended specific plan was adopted (1994). The square footages shall not serve as a maximum developable area for any Planning Area or for the entire Specific Plan. Development shall not exceed a maximum floor area ratio (FAR) of 1.0:1 to maintain consistency with the General Plan.**

This amended Specific Plan incorporates and replaces the original 1982 Specific Plan. The following is a summary of the land uses in the amended specific plan:

**TABLE 1  
LAND USE SUMMARY**

<b>Land Use</b>	<b>Acres</b>	<b>Building Area</b>
Industrial/Warehouse	23.94	699,653
Office	33.31	831,761
Commercial	7.42	228,816
<b>Total (net)</b>	<b>64.67</b>	<b>1,760,230</b>
Roads/Rights of Way	6.56	
<b>Total (gross)</b>	<b>71.23</b>	<b>1,760,230</b>

SECTION 4. Subsection B (Land Use Plan) of Chapter III (Development Plan) of the McDonnell Center Specific Plan is hereby revised as follows (additions in **bold underline**; deletions in **~~bold-strikethrough~~**):



## B. Land Use Plan

The land use plan for the McDonald center amended specific plan consists of the intensification of four planning areas adding 206,130 square feet of new development to the 530,870 square feet of undeveloped area remaining under the approved plan (see Exhibit 3, *Land Use Plan*, and Table 2, *Land Use Statistics*). The following summarizes the changes from the original 1982 specific plan.

Original Specific Plan Maximum Intensity	1,554,100 square feet
Developed Area within original Specific Plan	<u>1,023,230 square feet</u>
Remaining Undeveloped Area under Approved Plan	530,870 square feet
Amendment to Specific Plan (net increase)	206,130 square feet
Total to be Developed	737,000 square feet
Ultimate Total in Specific Plan Area	1,760,230 square feet

**The square footages listed in this section and Table 2 (Land Use Statistics) are a summary of existing and planned development in the Specific Plan area at the time the amended specific plan was adopted (1994). The square footages shall not serve as a maximum developable area for any Planning Area or for the entire Specific Plan. Development shall not exceed a maximum floor area ratio (FAR) of 1.0:1 to maintain consistency with the General Plan.**

Planning areas which are to be developed under the amendment comprise a total of 737,000 square feet and include the following land uses:

**Area 1, Industrial/Warehouse:** Planning Area 1 is located in the northwestern corner of the site on Walker Street. The eastern portion of this area has been developed as office use; the western portion is proposed for use as a 210,000 square-foot industrial/warehouse use. The area will take access through secondary access driveways on Walker Street to the west.

**Area 4, Commercial:** Planning Area 4 is located on the southeast corner of the Center at the intersection of Valley View Street and Katella Avenue. The site to be developed is sandwiched between two existing commercial uses in Planning Area 4: the Ramada Inn to the west, and the El Torito Restaurant to the east. The site is intended for use as a 9,000 square foot restaurant although other commercial uses which support the businesses of the Center are permitted. Access to the site will be through a driveway connection with Plaza Drive and a secondary access driveway on Katella Avenue.

**Area 5, Office:** Planning Area 5 is located in the south central portion of the project area, fronting on Katella Avenue. The eastern portion of the Planning Area has been developed

as an office use with a parking lot in the area proposed for additional office use. The proposed development of the site would consist of construction of a 150,000 square foot, six story office building and a parking structure to provide parking for the existing use and the new building. Access will be through a secondary access driveway on McDonnell Drive and through internal connections with the existing use.

**Area 6, Office/Commercial:** Planning Area 6 is located on the southwestern corner of the project area at the intersection of Katella Avenue and Walker Street. The site is currently vacant. The planning area is planned for 368,000 square feet of office uses with supporting commercial retail uses. This area includes a 10,000 square-foot childcare facility for the employees of the businesses within the planning area. The design intent of the planning area is the creation of a campus style office development, utilizing several office and commercial buildings designed as an integrated whole. This may include the development of a central plaza space to link the buildings (see the conceptual design concept in Exhibit 8, Conceptual Site Plan for a possible design scenario). A parking structure will accommodate the parking needs for the Planning Area uses. Access will be through Douglas Drive and secondary driveways on Katella Avenue and Walker Street.

SECTION 5. Subsection C.4 of Chapter V (Development Regulations) of the McDonnell Center Amended Specific Plan is hereby revised as follows (additions in **bold underline**; deletions in **~~bold-strikethrough~~**):

#### **4. Industrial/Warehouse: Planning Areas 1 and 2, as identified on the Land Use Plan**

**Intent:** This use is intended for warehousing and associated light industrial uses within Planning Areas **1 and 2** ~~and the western portion of Planning Area 4~~ of the Specific Plan.

SECTION 6. Subsection C.4 of Chapter VI (Implementation) of the McDonnell Center Specific Plan is hereby revised as follows (additions in **bold underline**; deletions in **~~bold-strikethrough~~**):

#### **4. Minor Development Standards Adjustments**

The purpose of a Minor Specific Plan Development Standard Adjustment procedure is to provide a simplified means of considering minor deviations from certain development standards set forth in the Specific Plan which are not detrimental to the public health, safety, or welfare. Any person, firm, corporation or other entity may apply in writing to the Planning Director for a minor development standard determination in the provisions contained in this Specific Plan. Applications for minor adjustments shall be limited to any of the following:

- A reduction in lot, yard or building area requirements by not more than ten percent (10%) of that otherwise specified in this Specific Plan.



- ~~• A transfer of building floor area between planning areas provided there is no net increase in the total permitted building floor area and no increase in traffic generation.~~
- A reduction in parking requirements by not more than ten percent (10%).
- A minor modification to Architectural or Landscape Architecture Guidelines contained in Section IV or the Landscape Standards in Section V.

The decision of the Planning Director may be appealed to the City Council in accordance with Section 18.5 of the Municipal Code.

SECTION 7. The map in Exhibit 3 (Land Use Plan) of the McDonnell Center Specific Plan is hereby replaced with the map included as Attachment A of this ordinance.

SECTION 8. Severability. Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable. The City Council of the City of Cypress declares that it would have adopted all the provisions of this Ordinance that remain valid if any provisions of this Ordinance are declared invalid.

SECTION 9. Effective date. This Ordinance shall become effective thirty (30) days from its adoption.

SECTION 10. Certification. The Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published and posted pursuant to the provisions of law in that regard.

PASSED, APPROVED and ADOPTED by the City Council of the City of Cypress at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR OF THE CITY OF CYPRESS

ATTEST:

\_\_\_\_\_  
CITY CLERK OF THE CITY OF CYPRESS

STATE OF CALIFORNIA        )  
COUNTY OF ORANGE        )SS

I, ALISHA FARNELL, City Clerk of the City of Cypress, DO HEREBY CERTIFY that the foregoing Ordinance was duly adopted at a regular meeting of the said City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2024, by the following roll call vote:

AYES:                    COUNCIL MEMBERS:  
NOES:                    COUNCIL MEMBERS:  
ABSENT:                 COUNCIL MEMBERS:

\_\_\_\_\_  
CITY CLERK OF THE CITY OF CYPRESS



5. Raised planters not exceeding three feet (3'-0") in height shall observe an eighteen inch (1'-6") setback from street frontage property lines. Raised planters over three feet (3'-0") in height shall observe parking setback requirements. In all cases, safe sight lines for pedestrian and vehicular traffic must be maintained.
6. Flag poles and banner mounts shall observe parking setback requirements.
7. Screen walls and fences shall observe parking setback requirements.
8. A two foot (2'-0") parking overhang into landscape areas, in lieu of concrete wheel stops, is encouraged, however, this two foot overhang is in addition to the required landscaped area.
9. The minimum side yard setback shall be five feet (5'-0") as specified in Sect. 10 of the City of Cypress Zoning Ordinance for the Office Professional (OP) Zone.

#### **E. Structure Height**

1. The maximum total building height, excluding roof-mounted mechanical equipment and architectural ornamentation, shall not exceed ninety-nine feet (99').

Ultimately, building heights shall be subject to City design review and the review and determination of the Federal Aviation Administration (FAA) under Part 77 of the Federal Aviation Regulation, which evaluates development projects in the vicinity of the Los Alamitos Armed Forces Reserve Center. As a result of these reviews the permitted heights may vary per specific project location and configuration.

2. Unoccupiable ground mounted structures (flag poles, towers, etc.) shall not exceed sixty feet (60') in height. These structures will be subject to both the City and FAA height review.

#### **F. Lot Coverage and Intensity**

1. Site coverage, defined as the building-ground contact area divided by the total net lot area shall not exceed 60% (sixty percent) if surface parking is provided, and 70% (seventy percent) with parking structures providing all or part of the parking spaces.
2. In no case shall the Floor Area Ratio (FAR) exceed 1.0 : 1 for any lot within the project area.