



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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

AGENDA ITEM 1

February 20, 2025

TO: Commissioners/Alternates

FROM: Julie Fitch, Executive Officer

SUBJECT: City of Cypress Housing Element Implementation General Plan and Zoning Ordinance (Lincoln Avenue Specific Plan Amendment)

Background

The City of Cypress is adjacent to Joint Forces Training Base (JFTB) - Los Alamitos and is entirely within the Notification/Planning Area as shown in Attachment 1. In January 2022, the City submitted its 2021-2029 Housing Element Update to the Airport Land Use Commission (ALUC) for a consistency review. Your Commission found the Cypress Housing Element Update to be consistent with the AELUP for JFTB-Los Alamitos and the City Council approved the Housing Element Update Scenario 3 which allocated 1,643 units in the Lincoln Avenue Specific Plan, 676 new units in the Cypress Town Center and Commons (CTCC), and 321 units northeast of Katella Avenue and Siboney Street. On July 18, 2024, an amendment to the CTCC Specific Plan to increase the maximum density and allow for an additional 676 units was found consistent by your Commission and approved by Cypress voters on November 5, 2024 (Measure S).

Proposed Project

The approval of Measure S necessitated minor amendments to the Land Use Element of the General Plan and the Lincoln Avenue Specific Plan, which is located in the northwest corner of the City. The proposed General Plan Amendment (Land Use Element) is needed for the CTCC to accommodate the additional 676 units. The Lincoln Avenue Specific Plan Amendment would increase the maximum height for residential buildings from 35 feet to 50 feet, which is the existing permitted height for commercial structures.

The City does not have a Planning Commission and has tentatively scheduled a City Council Public Hearing on February 24, 2025.

AE LUP for JFTB - Los Alamitos

Regarding Aircraft Noise Impacts

The Lincoln Avenue Specific Plan area is located outside of the noise contours for JFTB Los Alamitos, and the General Plan Amendment does not impact areas within the noise contours. See Attachment 2 for Noise Contours.

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 3, the Lincoln Avenue Specific Plan area is located in the conical surfaces for JFTB Los Alamitos which would be penetrated at approximately 400 feet Above Mean Sea Level (AMSL). With ground elevations of approximately 30'- 40', structures at the maximum allowable height would not penetrate the Notification surfaces and would be well under the conical surfaces.

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 2). The Clear Zones are trapezoidal areas that are used to enhance the protection of people and property on the ground. The proposed changes are over a mile from the Clear Zones.

Regarding Heliports

The development of heliports is not proposed, therefore consistency with the *AE LUP for Heliports* was not reviewed.

Environmental Compliance

The proposed amendments were analyzed as part of the Housing Element Implementation Final PEIR (SCH No. 2023040560) which was prepared for the 6th Cycle Housing Element Implementation. On July 8, 2024, the City Council adopted Resolution No. 6983, certifying the PEIR. The proposed project falls within the scope of the PEIR and no further CEQA evaluation is necessary.

Conclusion

Attachment 6 to this report contains the cover letter and Submittal Form and Checklist received from the City of Cypress the project.

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

Recommendation

That the Commission find that the proposed Housing Element Implementation General Plan and Zoning Ordinance (Lincoln Avenue Specific Plan Amendment) is Consistent with the *AE LUP for JFTB Los Alamitos*.

Respectfully submitted,

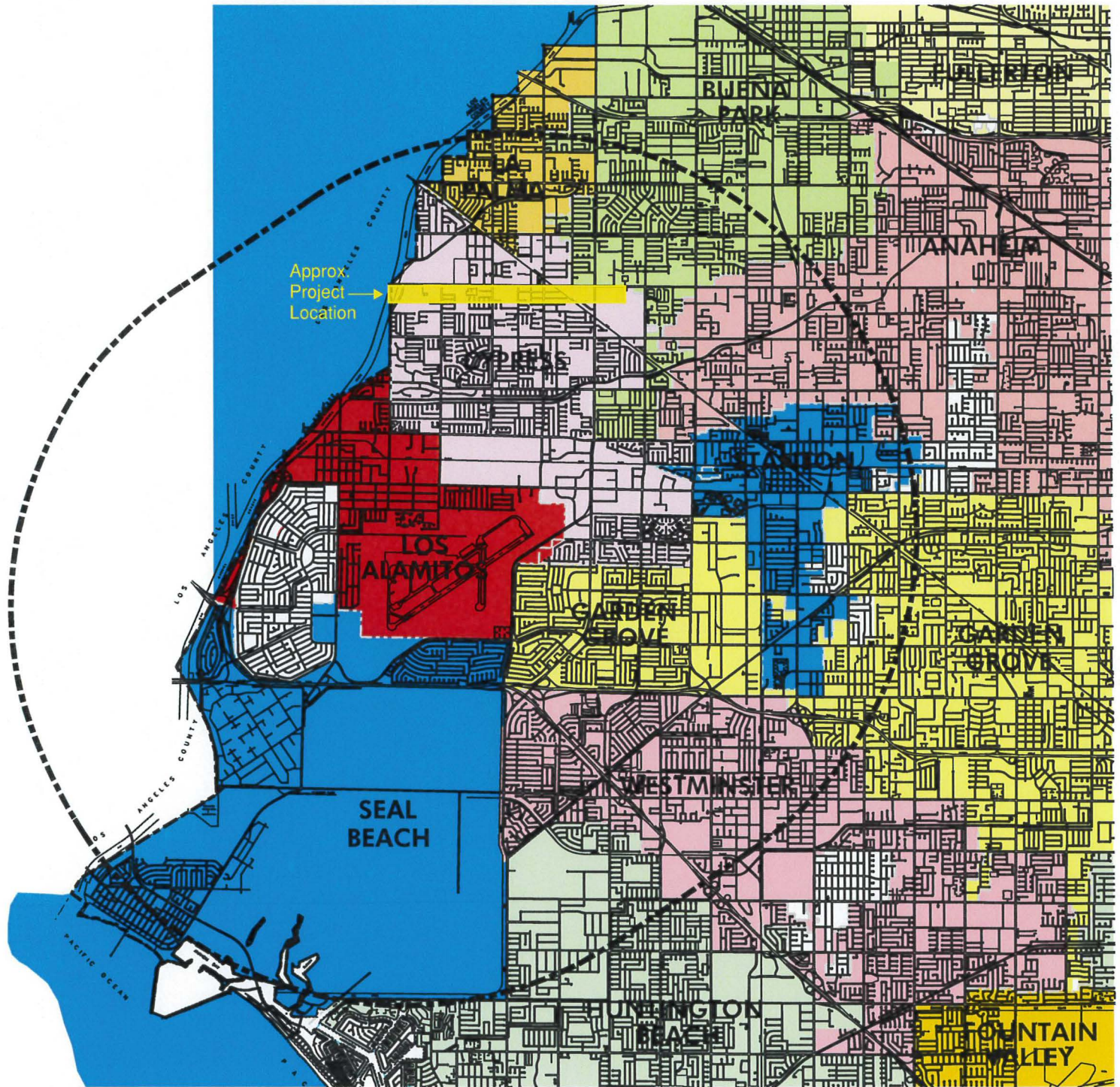


Julie Fitch
Executive Officer

Attachments:

1. Notification Area for JFTB Los Alamitos
2. Noise Contours and Clear Zones for JFTB Los Alamitos
3. JFTB Obstruction Imaginary Surfaces
4. City of Cypress Submittal Packet

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

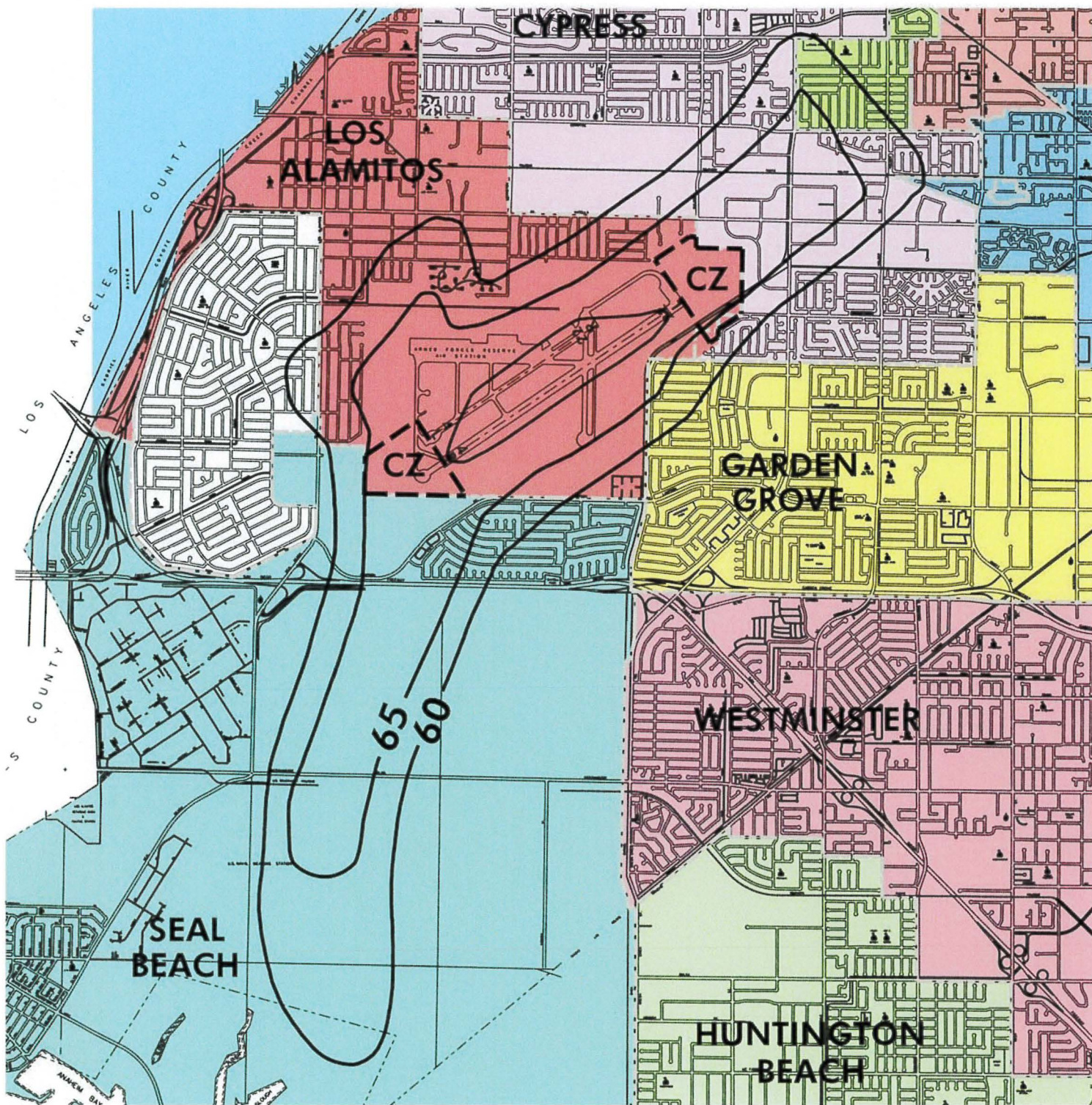
Adopted

ATTACHMENT 1

ange County

Kari A Rigoni, Executive Officer

Date



Note: County Unincorporated areas are shown in white.

Impact Zones Joint Forces Training Base Los Alamitos

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

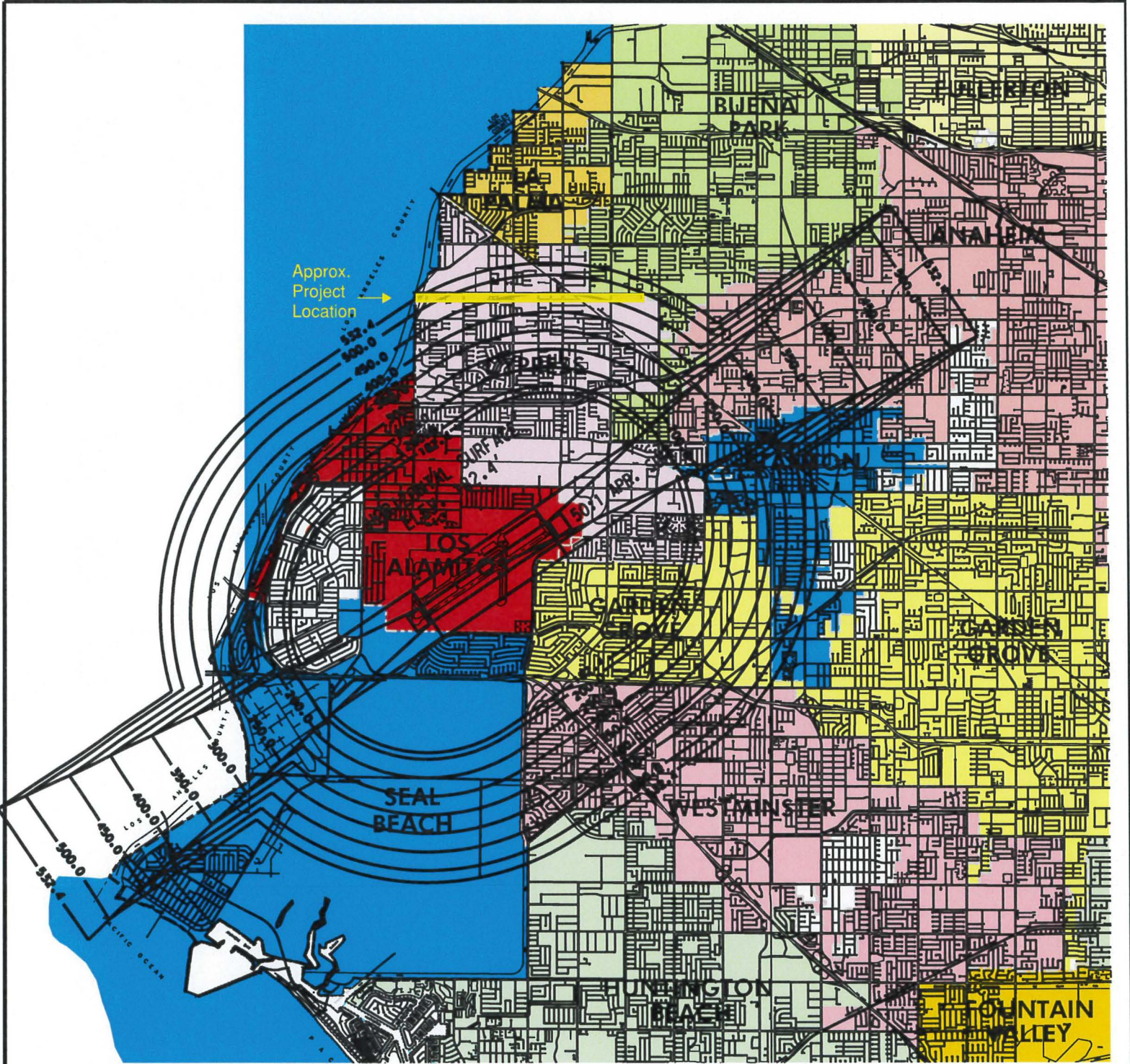
LEGEND

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



Adopted by the	CERTIFICATION ATTACHMENT 2	County
Kari A. Rigoni, Executive Officer		Date

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



Adopted by **ATTACHMENT 3** Orange County

Joan S. Golding, Executive Officer

Date



CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 www.cypressca.org

January 23, 2025

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

RECEIVED

JAN 23 2025

AIRPORT LAND USE COMMISSION

Subject: Request for Review: City of Cypress General Plan and Ordinance Amendments for Housing Element Implementation

Dear Ms. Fitch,

In accordance with Section 4.3 of the Airport Environs Land Use Plan (AELUP) for the Joint Forces Training Base (JFTB) Los Alamitos, the City of Cypress requests the Airport Land Use Commission (ALUC) to review our proposed draft General Plan Amendment (GPA) and Ordinance to update the Lincoln Avenue Specific Plan (LASP). We seek this review for consistency with the AELUP at your upcoming meeting on February 20, 2025.

Under state law, our 2021-2029 Housing Element addresses the City's RHNA requirement of 3,936 residential units. Of these, about 1,600 units are designated for development in the LASP area, with 800 of these units already permitted. The proposed amendments expand the residential zoning within the LASP to accommodate the remaining 800 units.

The proposed GPA and LASP Ordinance is consistent with the AELUP as described below:

Noise Impact: The GPA and LASP amendments do not introduce new noise policies or mitigation measures. The City utilizes the General Plan Noise Element's existing goals and policies to manage noise impacts. The LASP area is outside of the JFTB noise contours.

Safety Compatibility and Height Restrictions: The amendments do not introduce safety hazards near the airport as the project site is located outside JFTB's impact zones. The LASP amendment proposes increasing the height limit for residential buildings from 35 feet to 50 feet, which is the permitted height for commercial structures. The airport height restriction in the project area is 400 feet.

These amendments create consistency between the Housing Element and both the Land Use Element of the General Plan and the LASP zoning ordinance. Currently, there are no specific development projects proposed. Any future developments will adhere to

ATTACHMENT 4

AELUP Subsection 3.2.6 regarding Height Restriction Zone and applicable FAA regulations.

The proposed amendments were analyzed as part of the Housing Element Implementation Final PEIR (SCH No. 2023040560) which was prepared for the 6th Cycle Housing Element Implementation. On July 8, 2024, the City Council adopted Resolution No. 6983, certifying the PEIR. The proposed project falls within the scope of the PEIR and no further CEQA evaluation is necessary.

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

Sincerely,
City of Cypress



Alicia Velasco
2025.01.23
16:58:30
-08'00'

Alicia Velasco
Planning Director

Enclosures: Completed Submittal Form
Proposed General Plan Amendment with strikethrough/underline
Proposed Specific Plan Amendment Ordinance with strikethrough/underline
Required Exhibits



AIRPORT LAND USE COMMISSION FOR ORANGE COUNTY

SUBMITTAL FORM: GENERAL PLAN • SPECIFIC PLAN • ZONING CODE

1. Name of City or County: Cypress
2. Contact Information - Name/Title Alicia Velasco
Agency: City of Cypress
Address: 5275 Orange Ave., Cypress CA
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: Lincoln Avenue Specific Plan
5. Scheduled date of Planning Commission Choose month. Public Hearing: NA
6. Tentative date of City Council/Board of Supervisors Public Hearing: 3/10/2025
7. Requested date of ALUC Review [Click here to enter date.](#) **February 20, 2025**
Complete submittals must be received by the first day of the month to be considered for the next meeting date.
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. **No, project located outside boundaries**
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 (35 feet) and proposed (50 feet) 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 https://www.cypressca.org/home/showpublisheddocument/9679/637363678383730000 and proposed <u>See attached</u> 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). Exhibit A	
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to noise contours for airport(s).	Exhibit B
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to Airport Safety Zones.	Exhibit C
<input checked="" type="checkbox"/>	Exhibit showing location(s) of proposed new uses in relation to the Obstruction Imaginary Surfaces. Exhibit D	
<input checked="" type="checkbox"/>	Attachment showing current and proposed noise policies/mitigation measures. NA	
<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. The project is located outside of these boundaries	
<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.	
<input checked="" type="checkbox"/>	Provide information regarding CEQA compliance.	

*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

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, AMENDING THE GENERAL PLAN LAND USE ELEMENT TO IMPLEMENT THE GENERAL PLAN HOUSING ELEMENT.

WHEREAS, California Government Code Section 65580 et seq. requires the City of Cypress to periodically prepare and update its Housing Element of the General Plan. The City's Housing Element establishes goals, policies, and programs to accommodate the maintenance and expansion of the City's housing supply;

WHEREAS, the City was assigned a Regional Housing Needs Assessment ("RHNA") allocation of 3,936 new units as its projected housing need for the planning period covering 2021-2029 and, as a result, the City prepared its 6th Cycle Housing Element in compliance with state law;

WHEREAS, on June 27, 2022, the City Council held a duly noticed public hearing and adopted the 2021-2029 Housing Element;

WHEREAS, the California Department of Housing and Community Development (HCD) certified the City's 6th Cycle Housing Element on September 9, 2022, as statutorily compliant with state law;

WHEREAS, the City's General Plan Land Use Element is a mandatory element that governs the ultimate pattern of development and requires updating as necessary for consistency with other General Plan elements;

WHEREAS, the 6th Cycle Housing Element identifies opportunity sites to be rezoned per Housing Program Number 12 of the Housing Element Implementation Program to accommodate the City's RHNA obligation, including a buffer necessary to address future "no net loss" of available sites and to preclude the need to identify replacement sites during implementation;

WHEREAS, the rezoning includes amending the Lincoln Avenue Specific Plan to permit residential uses and amending certain development standards to accommodate residential development; and

WHEREAS, on November 5, 2024, the voters of the City of Cypress approved Measure S amending the Cypress Town Center and Commons Specific Plan to permit an additional 676 units within the Specific Plan area which necessitates minor amendments to the Land Use Element of the General Plan for language consistency;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Findings. Pursuant to Section 5.28.120 of the Cypress Zoning Ordinance, the City Council makes the following findings:

1. The proposed amendment is in the public interest, and that there will be a community benefit resulting from the amendment.

The updates to the Land Use Element of the General Plan are in the public interest because it aligns the Municipal Code, the Cypress Town Center and Commons 3.0 Specific Plan and the Lincoln Avenue Specific Plan with the General Plan to accommodate the maintenance and expansion of the City's housing supply. As required by the City's Housing Element and Housing Element Technical Report, aligning these requirements is necessary to streamline the development process, eliminate development uncertainty, and promote a variety of housing types for all economic segments of the population residing in the City.

2. The proposed amendment is consistent with the other goals, policies, and objectives of the general plan.

The updates to the Land Use Section of the General Plan are consistent with Land Use Element Goal LU-1, to "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 City residents". More specifically, the amendment furthers the following land use policies:

LU-1.2: Allow for multi-family infill in designated areas to satisfy regional housing needs.

LU-1.3: Encourage mixed use development within the Lincoln Avenue Specific Plan area by providing incentives for senior citizen and multi-family housing.

LU-1.4: Locate residential uses within close proximity of commercial centers to encourage pedestrian access, and to provide a consumer base for commercial uses.

3. The proposed amendment will not conflict with provisions of the zoning ordinance, subdivision regulations, or any applicable specific plan.

The proposed General Plan Amendments do not conflict with the zoning ordinance. The General Plan Land Use Element requires minor amendments to align with the City's certified Housing Element. The Housing Element includes programs to update the

zoning ordinance and specific plan, as required by state housing law to remove governmental constraints to housing development and accommodate the City's RHNA.

4. In the event that the proposed amendment is a change to the land use policy map, the amendment will not adversely affect surrounding properties.

The proposed General Plan Amendments do not include changes to the land use policy map.

SECTION 2. CEQA The Housing Element Implementation Final PEIR (SCH No. 2023040560) was prepared for the 6th Cycle Housing Element Implementation (also referred to as the "Project") in compliance with the California Environmental Quality Act ("CEQA") as set forth in the Public Resources Code Section 21000 et seq., Title 14, Division 6, Chapter 3 of the California Code of Regulations ("CEQA Guidelines"). On July 8, 2024, the City Council adopted Resolution No. 6983, to certify the PEIR as complete and adequate, inclusive of all required findings, a statement of overriding considerations, and a mitigation monitoring reporting program. The City Council hereby finds that the action to adopt this Resolution approving the GPA was considered within the PEIR.

SECTION 3. Table LU-8 Cypress Business and Professional Center Specific Plan of the Land Use Element of the Cypress General Plan is hereby revised as follows (additions in bold underline; deletions in ~~bold strikethrough~~):

Table LU-8

CYPRESS BUSINESS AND PROFESSIONAL CENTER SPECIFIC PLAN

Planning Area	Area (Acres)	Land Use Designation	FAR ¹	Potential Development Capacity (sq.ft.)
1	35.7	Golf Course	--	--
2	8.2	Mixed-Use Business Park And/or General Retail Commercial	0.45	165,736 ³
3	7.7	Mixed-Use Business Park	0.45	155,935 ³
4	4.1	Mixed-Use Business Park	0.5	108,000 ²
5	33.4	Professional Office	0.6	844,000 ^{2,3}
6	2.2	Professional Office Hotel and Support Commercial	0.6	554,083
7	57.9	Golf Course	--	--
8	130.6	Race Track	--	--
Total	298.2 91.3			1,827,754

Notes:

1. The maximum intensity allowed on any site is 1.0 FAR.
2. Total reflects the transfer of 19,000 square feet of building floor area from Planning Area 5 to Planning Area 4. The transfer was approved in conjunction with the City Council approval of Design Review Committee Permit No. 96-18.
3. Total reflects the transfer of 10,000 square feet of building floor area from Lots 7, 8 and 9 of Parcel Map 96-121 (Planning Area 5) to Planning Areas 2 and 3. The transfer was approved by the Community Development Director on December 28, 1998.

Source: Cypress Business and Professional Center Specific Plan, 1990.

SECTION 4. A new Table LU-9 Cypress Town Center and Commons Specific Plan of the Land Use Element of the Cypress General Plan is hereby added immediately after Table LU-8, and renumbering the remaining, tables as follows:

Table LU-9

CYPRESS TOWN CENTER AND COMMONS SPECIFIC PLAN

<u>Land Use District</u>	<u>Area (Acres)</u>	<u>FAR⁽¹⁾</u>	<u>Residential Units</u>	<u>Potential Development Capacity (sq. ft.)</u>
<u>Public Park</u>	<u>18.2⁽²⁾</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Mixed-Use (Town Center/HDR)</u>	<u>24.1</u>	<u>0.6:1</u>	<u>1,926 (aggregate total for Residential, Senior Housing/Medium-Density Residential, Medium-Density Residential and Mixed-Use Districts)</u>	<u>629,878</u>
<u>Mixed-Use (Town Center/MDR)</u>	<u>9.5</u>	<u>0.6:1</u>		<u>248,292</u>
<u>Residential</u>	<u>46.2</u>	<u>N/A</u>		<u>N/A</u>
<u>Senior Housing/Medium-Density Residential</u>	<u>23.1</u>	<u>N/A</u>		<u>N/A</u>
<u>Medium-Density Residential</u>	<u>20.7</u>	<u>0.6:1</u>		
<u>Roads</u>	<u>9.6</u>	<u>N/A</u>		<u>N/A</u>
<u>Total:</u>	<u>151.4</u>		<u>1,926⁽³⁾</u>	<u>879,170</u>

Note:

- (1) This development restriction on floor area ratio (FAR) does not apply to residential development or the residential component of a mixed-use development. The maximum (FAR) allowed on any development parcel is 1.0:1.**
- (2) The minimum amount of public park space within the Specific Plan Area shall be 20 acres. In addition to the 18.2 acres of public park space within the Public Park District, a 2-acre public park has been designated as a land use overlay within the Mixed-Use (Town Center/HDR) District, provided that this additional required public park space may be located (a) in any Land Use District or multiple Land Use Districts and (b) adjacent to one or both of the Public Park Districts in order to increase the size of the public parks that will be developed there.**
- (3) The aggregate total of 1,926 residential units includes the 135 residential units previously developed as the Melia Project. Therefore, an additional 1,791 residential units are allowed in these districts that permit residential uses.**

SECTION 5. Table LU-10 Land Use Policy Implications of the Land Use Element of the Cypress General Plan is hereby revised as follows (additions in **bold underline**; deletions in **bold strikethrough**):

Table LU-~~10~~11

LAND USE POLICY IMPLICATIONS

Land Use Category and Maximum Permitted Density/Intensity	Average Density or Intensity Factor ¹	Net Acreage	Potential Dwelling Units	Population Forecast	Potential Square Footage
Low Density Residential (0 – 5 du/gross acres)	6	1,162	7,555	25,309	-
Medium Density Residential (5.1 – 15 du/gross acre)	16	240	3,840	10,752	-
High Density Residential (15.1 – 20 du/gross acre)	21.5	192	4,130	10,325	-
Mobile Home Park (0 – 12 du/gross acre)	12	30	380	768	-
General and Neighborhood Commercial (0.5:1 FAR)	0.5:1	103	-	-	2,100,000
Business Park (1.0:1 FAR)	0.5:1	18	-	-	400,000
Light Industrial (0.5:1 FAR)	0.5:1	6	-	-	112,000
Specific Plan	0.5:1 ²	815	840 <u>3,890</u> ² 700	2,025 <u>9,725</u> 2,345	15,000,000
Education	0.4:1	273			4,800,000
Government		11			192,000
Total	-	-	17,415	51,524 <u>59,224</u>	22,604,000

Notes:

1. Projected overall levels of development on a citywide basis at General Plan buildout. Because much of the City is already developed at residential densities at or above those permitted by the plan.
2. Lincoln Avenue Specific Plan, **Cypress Town Center and Commons 3.0 Specific Plan, and Cypress Business and Professional Center Specific Plan residential build out.**
3. **This development restriction on floor area ratio (FAR) does not apply to residential development or the residential component of a mixed-use development.**

PASSED, APPROVED and ADOPTED by the City Council of the City of Cypress at a regular meeting held on the __ day of ____, 2025.

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 Resolution was duly adopted at a regular meeting of the said City Council held on the __ day of ____, 2025, by the following roll call vote:

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

CITY CLERK OF THE CITY OF CYPRESS

ORDINANCE NO. 2025-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CYPRESS, CALIFORNIA, AMENDING SELECTED PROVISIONS OF THE LINCOLN AVENUE SPECIFIC PLAN RELATED TO MULTI-FAMILY HOUSING DEVELOPMENT AND DESIGN STANDARDS, AND MULTI-FAMILY PERMITTING PROCEDURES IN SUPPORT OF HOUSING ELEMENT IMPLEMENTATION

WHEREAS, the City's 2021-2029 Housing Element was certified by the California Department of Housing and Community Development on September 9, 2022; and

WHEREAS, the 2021-2029 Housing Element commits the City to implementing programs and policies to remove constraints to housing development in the City, including amendments to the Lincoln Avenue Specific Plan and the Zoning Ordinance to modify standards and procedures related to housing development; and

WHEREAS, the City Council desires to update the City's regulations to be consistent with State law and the City's Housing Element; and

WHEREAS, the City Council finds that the Ordinance is consistent with the goals, policies, and objectives of the General Plan. Housing Element Goal HOU-5 is to "mitigate any potential governmental constraints to housing production and affordability". The Ordinance furthers this goal by ensuring that the Lincoln Avenue Specific Plan and the City's zoning regulations are consistent with State laws intended to facilitate and incentivize the development of multi-family housing, including affordable housing; and accessory dwelling units; and

WHEREAS, on March 10, 2025, the City Council held a duly noticed public hearing and considered testimony on the Ordinance.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CYPRESS DOES ORDAIN AS FOLLOWS:

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

SECTION 2. CEQA The Housing Element Implementation Final PEIR (SCH No. 2023040560) was prepared for the 6th Cycle Housing Element Implementation (also referred to as the "Project") in compliance with the California Environmental Quality Act ("CEQA") as set forth in the Public Resources Code Section 21000 et seq., Title 14, Division 6, Chapter 3 of the California Code of Regulations ("CEQA Guidelines"). On July 8, 2024, the City Council adopted Resolution No. 6983, to certify the PEIR as complete and adequate, inclusive of all required findings, a statement of overriding considerations, and a mitigation monitoring reporting program. The City Council hereby finds that the proposed amendments to the Land Use Element of the City of Cypress General Plan and

the Lincoln Avenue Specific Plan are consistent with the project description within the PEIR, thus the potential environmental effects of these proposed actions have already been evaluated. Furthermore, there are no new significant environmental effects, changes in circumstances, or new information of substantial importance not previously examined or discussed which would require revisions to the EIR; therefore, City Council hereby finds that no further documentation is necessary.

SECTION 3. The Lincoln Avenue Specific Plan, Section 4.0 (Development Criteria) is repealed and replaced in its entirety with a new Section 4.0 (Development Criteria), attached as “Exhibit A”.

SECTION 4: The Lincoln Avenue Specific Plan, Section 5.1 (Purpose) shall be amended to read as follows (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

5.1 Purpose

The purpose of these design guidelines is to provide design concepts and policies for quality development throughout the Specific Plan area. The design guidelines contained herein are applicable whenever any of the following occur:

- ❖ Any new **nonresidential** development for which a building permit is required.
- ❖ Any addition to or enlargement of an existing **nonresidential** structure or use.
- ❖ Any change of use or reuse where City approval is required and established after a vacancy of 6 months or more.

In the event that proposed modifications affect more than 60 percent of any facade visible from a public parking area or public right-of-way, the applicant shall be required to comply with all portions of the design guidelines for the entire facade and all landscaping, parking, and signs on the site. An applicant changing only a portion of an existing building facade (e.g., door, awning, window, etc.) need only comply with the guidelines and standards related to the portion changed and to directly related portions. In addition, activities not required to apply for a building permit, such as, repairs, are encouraged to follow the guidelines to the greatest degree possible.

Residential development shall not be subject to the design guidelines of this Section. Residential development within the Specific Plan area shall comply with the applicable requirements of Section 3.17.310 (Objective standards for multi-family dwellings) of the Zoning Ordinance, except as otherwise (a) required or permitted by State law or (b) provided under this Specific Plan.

SECTION 5: The Lincoln Avenue Specific Plan, Section 7.1.1 (Design Review Procedures) shall be amended to read as follows: (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

Within the Lincoln Avenue Corridor Specific Plan boundaries, all new development and remodels shall be subject to the City of Cypress Design Review procedures, as described in Section 35 of the City Zoning Ordinance. The Design Review Committee will review planned improvements to ensure compatibility with the guidelines and standards of the Specific Plan.

For residential development, the scope of Design Review is limited to compliance with the applicable objective development standards provided in this Specific Plan and the Zoning Ordinance, including Section 3.17.310 (Objective standards for multi-family dwellings).

SECTION 6: The Lincoln Avenue Specific Plan, Section 7.3.1 (Development Incentives) shall be amended to read as follows: (additions in **bold underline**; deletions in ~~**bold strikethrough**~~):

7.3.1 Development Incentives for Lot Consolidation

The existence of small, substandard lots throughout the Specific Plan area is often a hindrance to efficient contemporary development. Small lots have difficulty providing ample parking, circulation areas, areas of significant landscaping and other amenities. In order to encourage the consolidation of smaller lots into larger development sites, the City will offer development incentives to projects that include lot consolidation. The incentives provided shall be in proportion to the number and size of lots. Consistent with the goal of this Specific Plan to enhance the visual image and economic vitality of the Lincoln Avenue Corridor, the City will consider offering development incentives for developments that provide amenities beyond those required, including the provision of pedestrian archways, colonnades, and vehicular archways. Applications for Provision of development incentives will be considered finalized in conjunction with the discretionary or ministerial review required for the project. through the Conditional Use Permit process.

Development incentives offered by the City ~~may~~ **will** include one or a combination of the following:

- ❖ No fee processing
- ❖ **Priority project review**
- ❖ **Priority placement on agendas**
- ❖ **Increase in compact parking spaces by 15%**

- ❖ For lot consolidation projects only which qualify for a density bonus pursuant to state law, park fee waivers for the affordable units
- ❖ ~~Reduction of parking or landscaping requirements~~
- ❖ Left-turn ingress/egress
- ❖ ~~Redevelopment Agency assistance~~
- ❖ Street furnishing amenities
- ❖ ~~Density bonus~~
- ❖ ~~Increased floor area ratio and lot coverage~~

SECTION 7: The Lincoln Avenue Specific Plan, Section 7.3.4 Redevelopment shall be deleted in its entirety and subsequent sections renumbered accordingly.

SECTION 8. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or application, and to this end the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

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 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 _____, 2025.

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 said City Council held on the ____ day of _____, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

CITY CLERK OF THE CITY OF CYPRESS

EXHIBIT A
SECTION 4.0 DEVELOPMENT STANDARDS
LINCOLN AVENUE SPECIFIC PLAN

4.0 DEVELOPMENT CRITERIA

~~(Including Specific Plan Amendment No. 2009-01, Effective 12/9/2009 and
Specific Plan Amendment No. 2016-01, Effective 12/28/2016)~~ **March 2025**

4.0 DEVELOPMENT CRITERIA

This chapter establishes the land use districts within the Lincoln Avenue Specific Plan area and the development standards that apply within each district. Together, the land use districts and the development criteria provide the development provisions for the Specific Plan area. The development criteria, together with the design guidelines (following chapter) implement the goals of the Specific Plan. They are consistent with the goals and policies of the General Plan and, in most cases, with the requirements of the Zoning Ordinance.

4.1 General Provisions

Relationship to Zoning Ordinance

The land use regulations and development standards contained herein constitute the primary zoning provisions for the Lincoln Avenue Specific Plan area. These regulations are in addition to the current Zoning Ordinance provisions of the City of Cypress Municipal Code. Where there is a conflict between the regulations of the Zoning Ordinance and this Specific Plan, the regulations provided herein shall prevail. Where direction is not provided in this Specific Plan, the provisions of the Zoning Ordinance shall prevail.

The development standards contained herein are minimum requirements. In reviewing individual projects requiring discretionary approval, the City Council may impose more restrictive standards or conditions as it deems necessary to accomplish the goals and objectives of this Specific Plan.

Interpretation

The Director of Community Development shall have the responsibility to interpret the provisions of this Specific Plan.

If an issue or situation arises that is not sufficiently provided for or is not clearly understandable, those regulations of the Cypress Zoning Ordinance that are most applicable shall be used by the Director as guidelines to resolve the unclear issue or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Specific Plan or the Zoning Ordinance.

Definitions

Words, phrases and terms not specifically defined herein shall have the same definition as provided for in the Cypress Zoning Ordinance. When used in this Specific Plan, the term "Director" shall mean the Director of Community Development or an appointed representative.

Development Review

To ensure compliance with all applicable policies, land use provisions, development criteria and design guidelines contained in this Specific Plan area, projects will be reviewed in compliance with Section 7.1 of the Lincoln Avenue Specific Plan. The Specific Plan provides regulatory and policy direction for the approval of discretionary permits in addition to the requirements set forth in the Zoning Ordinance.

Installation of Public Improvements

Project developers are responsible for providing adjacent public improvements (e.g., curbs, gutters, sidewalks, street lighting, parkway landscaping, street trees, and other similar items) in compliance with Section 7.2 of the Lincoln Avenue Specific Plan and the standards of the City at the time of development.

Amendments

This Specific Plan, including the Land Use Map, may be amended in compliance with Section 7.1.3 of the Lincoln Avenue Specific Plan.

Violations

Any persons, firm, or corporation, whether a principal, agent, employee, or otherwise, violating any provisions of these regulations shall be subject to the penalties and provisions of the Cypress Municipal Code.

4.2 Specific Plan Land Uses

The Specific Plan components articulate a vision for the Lincoln Avenue Corridor as an attractive, high quality, pedestrian friendly, mixed use activity center. As stated in the Land Use Element of the Cypress General Plan, the Specific Plan is intended to provide development flexibility within the Lincoln Avenue Corridor and provide economic inducements for revitalization. The Specific Plan provides incentives for the development of uses and design features to facilitate upgrading of the area. The development of larger scale uses, such as furniture, appliance and retail outlets, theaters and entertainment is encouraged, as are groupings of complementary uses, such as restaurants and specialty retail. Multi-family residential is encouraged as a means of stimulating commercial activity on the corridor.

Development of the Lincoln Avenue Corridor will have a mixed use character. Commercial and residential land uses are intended to be integrated. Master planning and lot consolidation are encouraged to achieve larger and better integrated

development projects. Design guidelines and development standards provided in the Specific Plan promote pedestrian orientation and linkages within and between uses, including plazas and covered entry spaces; and shared parking with satellite parking facilities serving multiple uses.

The Lincoln Avenue Specific Plan area is comprised of eight land use districts and two overlay zones, as indicated on Exhibit 3, *Lincoln Avenue Specific Plan Land Use Map*. Central to the vision for the Lincoln Avenue Corridor is the creation of mixed use categories that accommodate both commercial and multi-family uses. The land use districts include Commercial Mixed Use, Residential Mixed Use, Residential (30 DU/Acre), Campus Village and Downtown. Industrial Light, Public/Semi-Public and Mobile Home Park land use districts are also included in the Plan. The Plan also provides for a Quasi Public Overlay in the Commercial Mixed Use category. A Commercial Preservation Overlay is provided at ~~major the~~ intersections of Lincoln Avenue and Valley View Street in the Lincoln Specific Plan area. Each planning area is distinguished by variations in type and intensity of land use, and/or development standards; yet linked by common streetscape design elements and similar mixed use characteristics.

Table 2 lists the maximum and anticipated average floor area ratios for each district. Average development intensities within the area are anticipated to demonstrate a floor area ratio (FAR) of 0.5:1, consistent with the General Plan, Table LU-4 "Land Use Policy Implications." ~~Floor area ratio bonuses of up to 1:1 may be allowed within the Campus Village and Commercial Mixed Use districts in order to encourage mixed use development containing multi-family residential over ground floor commercial subject to the requirements specified in Table 2. Residential development is excluded from FAR requirements and is subject to the minimum and maximum density standards specified in Table 2.~~

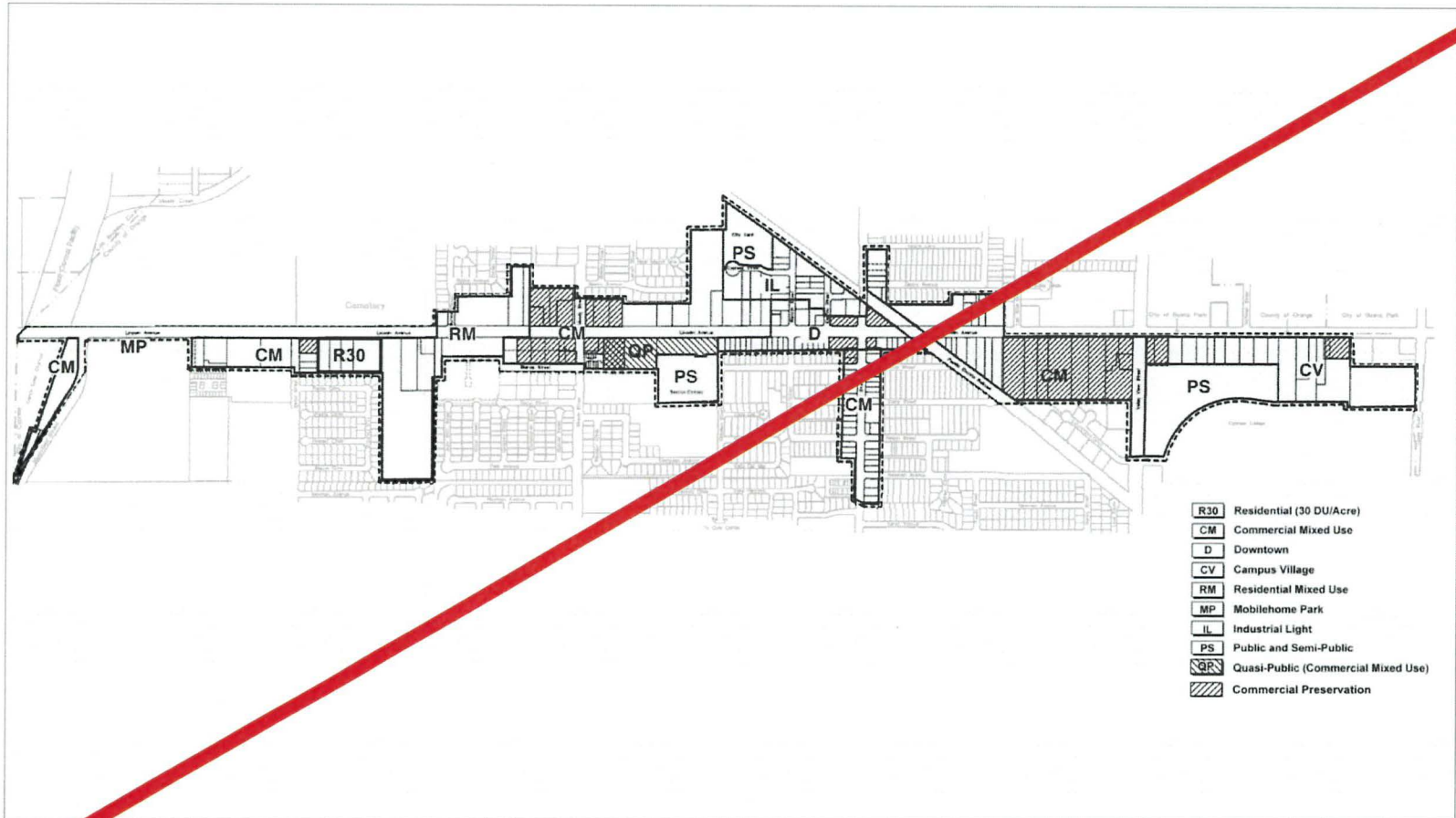
4.3 Land Use Character

The general character of each of the eight land use districts and two overlay zones is described below:

Campus Village

Campus Village, located east of Valley View Street and bounded by the City limits, is envisioned as a high density activity center, linking to and encompassing portions of Cypress College. The Campus Village District is primarily commercial while also allowing for residential mixed use and high density residential. Primary permitted land uses within this district included entertainment, cultural, retail, restaurant, multi-family, and other uses oriented toward a college student population. Regional commercial uses may occur if the consolidation of parcels is feasible, and the use is compatible with the adjacent area. Special design

treatments and development standards distinguish Campus Village as a focal point along the Corridor.



- R30** Residential (30 DU/Acre)
- CM** Commercial Mixed Use
- D** Downtown
- CV** Campus Village
- RM** Residential Mixed Use
- MP** Mobilehome Park
- IL** Industrial Light
- PS** Public and Semi-Public
- QP** Quasi-Public (Commercial Mixed Use)
- CP** Commercial Preservation

NOT TO SCALE



12-28-2016
Lincoln Avenue Specific Plan Land Use Map

Exhibit 3

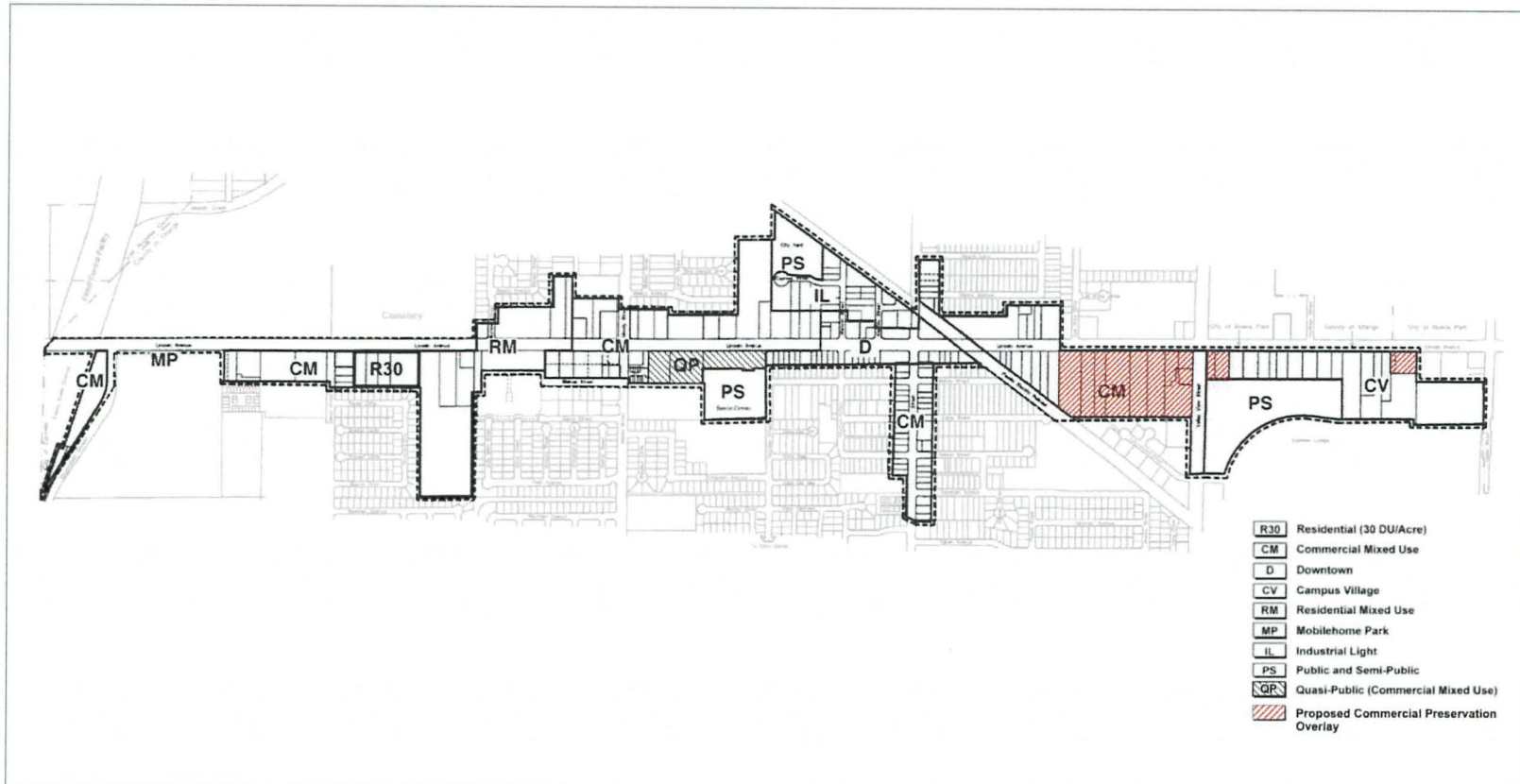


FIGURE 2.3

NO SCALE
 SOURCE: RBF
 E:\CUP1602\GMND\Proposed SPLU.cdr (8/31/2016)

2025 Lincoln Avenue Specific Plan Amendment
 Proposed Specific Plan Land Uses

Commercial Mixed Use

Commercial Mixed Use is a medium density category, located on the north and south sides of Lincoln Avenue, west of Valley View Street, and extending to the westerly project limits. This designation also encompasses portions of Walker Street that have been identified within the City General Plan for inclusion in the Lincoln Avenue Corridor Specific Plan. The commercial Mixed Use District offers the widest range of commercial uses. Both community serving retail and multifamily residential uses are accommodated. Primary permitted land uses include retail, restaurant, office, personal services, and multi-family residential uses.

Residential Mixed Use

The residential mixed use district is primarily for residential development (medium density, high density or mixed use), while also allowing for limited commercial development. The planning area encompasses segments of the corridor west of Moody Street and east of Denni Street. Other uses permitted in this district include various neighborhood serving uses such as beauty shops, gift shops and general retail. Conditional uses include grocery stores, furniture sales, theaters and video stores.

Residential (30 DU/Acre)

The residential district encompasses three designated parcels (totaling 4.8 acres) located on the south side of Lincoln Avenue, east of Denni Street. These sites are intended for exclusively high density residential development (20-30 dwelling units per acre) by right. (Specific Plan Amendment No. 2009-02)

Downtown

Downtown is a medium density commercial mixed use district, located at Walker Street and Lincoln Avenue. This district emphasizes a historically envisioned Downtown for Cypress and establishes an intimate feel in the Downtown. The Downtown district is primarily a commercial category with more limited uses due to small lot sizes. Primary land uses within the Downtown are similar to the Commercial Mixed Use planning area. Many of the special design treatments and development standards of the Campus Village are repeated within the Downtown to distinguish it as a focal point along the Corridor. Key design factors focusing on pedestrian access includes enhanced pavement areas, landscaping and a clock tower as a focal point near the intersection of Walker Street and Lincoln Avenue.

Industrial Light

The Industrial Light District is bounded by Walker Street, Grindlay Street and the Southern Pacific Rail line, and is immediately south and southeast of the existing City Yard. Allowable land uses for the Industrial Light District are those listed in the Cypress Zoning Code for the ML Industrial Light Zone which allows for light industrial and complementary service commercial businesses, **and the residential uses permitted in the Residential Mixed Use District, as outlined in Table 1.** Pedestrian linkages between this planning area and the adjacent Commercial Mixed Use Area fronting Lincoln Avenue are strongly encouraged.

Public and Semi-Public

Public and Semi-Public locations within the planning area includes the City Yard, the Senior Center west of Grindlay Street and property east of Valley View Street, adjacent to Cypress College and the Campus Village District. Allowable land uses for the Public and Semi-Public District are per the Cypress Zoning Code for the Public and Semi-Public zone which allows for public uses.

Mobile Home Park

The Mobile Home Park District is situated at the southeast corner of Lincoln Avenue and Bloomfield Street. Allowable land uses for Mobile Home Park are per the Cypress Zoning Code for the Mobile Home Park zone which is intended exclusively for mobile home parks.

Quasi Public Overlay

This overlay is associated with a commercial mixed use area located adjacent to the existing Senior Center and fronting onto Lincoln Avenue. Allowable land uses for the Quasi Public Overlay of the commercial mixed use category are those listed in the Public and Semi-Public zone in addition to those listed in the commercial mixed use category.

Commercial Preservation Overlay

This overlay is associated with **the** commercial mixed use ~~and downtown~~ areas located adjacent to **the** intersections ~~of along~~ Lincoln Avenue **and Valley View Street** in the planning area. Parcels within this overlay zone are restricted to commercial uses only. Residential uses are not permitted within this overlay zone. (Specific Plan Amendment No. 2016-01)

4.4 Land Use Matrix

A detailed list of permitted and conditionally permitted uses has been identified for the Commercial Mixed Use, Downtown, Campus Village and Residential Mixed Use Districts within the Lincoln Avenue Corridor Specific Plan. These land uses are presented in Table 1, Permitted Land Use Matrix. Within the matrix, permitted land uses are noted by "P" and conditionally permitted uses are noted by "C". Exceptions to specific land use types are noted as footnotes to the matrix.

Table 1
PERMITTED LAND USE MATRIX

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
Acupuncture Clinic	P	P	P	P	X
Ambulance Substation	C	X	X	X	X
Antique Sales	P	P	P	C	X
Appliance Store - Large	P	P	C ¹	X ¹	X
Appliance Store - Small	P	P	P ²	C ²	X
Arcade	C	C	C	X	X
Artist Studio	P	P	P	P	X
Auction House	C	C	C	X	X
Automobile Rental Agency (with vehicle on site) ³	C	C	C	X	X
Automobile Rental Agency (office with no vehicles on site)	P	P	P	P	X
Automobile Repair Garage ⁴	C	X	X	X	X
Automobile Service Station	C	X	X	X	X
Automobile/Truck Sales, new and used (no vehicles on site)	P	P	P	P	X
Automobile/Truck Sales, New and Used (vehicles on site)	C	X	X	X	X
Automobile Painting	C	X	X	X	X
Automobile Parts and Supply Store	P	P	C	X	X
Bakery, Retail	P	P	P	C	X
Bar	C	C	C	X	X
Barber or Beauty Shop	P	P	P	P	X
Bicycle Shop	P	P	P	P	X
Billiard Hall	C	C	C	X	X
Bingo Game Operations (Non-profit organizations)	X	X	X	X	X
Book Store	P	P	P	P	X
Bowling Alley	C	C	C	X	X
Candy/Confectionary Store	P	P	P	P	X

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
Car Wash	C	X	X	X	X
Catering Service	C	C	C	C	X
Check Cashing Service	X	X	X	X	X
Church, Convent, Monastery, or other religious institution	X	X	X	X	X
Clothing Sales and Rental	P	P	p ⁵	p ⁵	X
Club or Lodge	C	C	C	C	X
Coin Shop	P	P	P	P	X
Community Care Facility	P	P	P	P	P
Convalescent Home or Hospital	C	C	C	C	X
Dairy Products Store, Drive-in	C	C	C	X	X
Dance or Karate Studio	P	P	P	C	X
Day Care Center	C	C	C	C	X
Department Store	P	P	C	C	X
Drug Store	P	P	P	C	X
Dry Cleaning Plant or Laundry Service ⁶	C	X	X	X	X
Dry Cleaning Service (may include retail plant) ⁶	P	P	P	C	X
Educational Institution, public or private	X	X	C	C	X
Emergency Shelter	p ¹⁰	X	X	X	X
Financial Institution	P	P	p ⁷	p ⁷	X
Florist Shop	P	P	P	P	X
Fortune Telling Business	X	X	X	X	X
Furniture Sales, Rentals, or Repairs	P	P	P	C	X
Garden Supply Store	P	P	P	C	X
Gift Shop	P	P	P	P	X
Grocery Store, Retail	P	P	P	C	X
Hardware Store	P	P	P	C	X
Health Club	P	P	P	C	X
Hobby Supply Shop	P	P	P	P	X

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
Hotel or Motel ⁴	C	C	C	X	X
Interior Decorating or Drapery Shop	P	P	P	P	X
Janitorial Service and Supplies	P	P	P	X	X
Jewelry Sales	P	P	P	P	X
Laundromat	P	P	P	C	X
Library	C	C	C	C	X
Liquor Store ⁴	C	C	C	X	X
Massage Parlor	X	X	X	X	X
Medical/Dental Office or Clinic	P	P	P	P	X
Mini-Market	C	C	C	X	X
Mortuary	C	C	C	X	X
Motorcycle Sales and Service	C	C	C	X	X
Museum	C	C	C	C	X
Nursery School - see Day Care Center	C	C	C	C	X
Nursery	C	C	C	X	X
Office Equipment/Supply Store	P	P	P	P	X
Parking Garage, Private	C	C	C	C	X
Pawn Shop	X	X	X	X	X
Pet Shop	P	P	P	C	X
Pharmacy	P	P	P	C	X
Photocopy Business	P	P	P	P	X
Photographic Studio	P	P	P	P	X
Playland Associated with a Restaurant	C	C	C	X	X
Pool Sales, Service and Supplies	C	C	C	C	X
Post Office Branch	C	C	C	X	X
Printing and Publishing	C	C	C	X	X
Professional Office	P	P	P	P	X
Public Storage Facility (Mini-warehouse)	C	C	C	X	X
Public Utility Service Office	P	P	P	P	X

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
Public Utility Substation, Reservoir, or Pumping Plant, not including office	X	X	X	X	X
Recording Studio	C	C	C	X	X
Recreation Facility, public or private	C	C	C	C	X
Recreational Vehicle Sales, Service, and Storage	C	X	X	X	X
Residential: Mixed Use High Density	C/X ¹¹	C/X¹¹	C/X ¹¹	C	X
Residential: High Density	P¹³C /X ¹¹	P¹³X	P¹³C /X ¹¹	P ¹³	P ¹³
Residential: Supportive Housing	<u>P¹⁴/X¹¹</u>	<u>P¹⁴</u>	<u>P¹⁴/X¹¹</u>	<u>P¹⁴</u>	<u>P¹⁴</u>
Residential: Transitional Housing	<u>P¹⁵/X¹¹</u>	<u>P¹⁵</u>	<u>P¹⁵/X¹¹</u>	<u>P¹⁵</u>	<u>P¹⁵</u>
Residential: Medium Density (Small Lot Single Family)	X	X	X	C	X
Restaurant, Drive-through, Fast Food, or with Outdoor Seating - see also "Playland"	C	C	C	X	X
Restaurant, Sit-down	P	P	P	C	X
Restaurant, With Alcohol Sales ⁴	C	C	C	C	X
Retail Sales, General	P	P	P ⁴	P	X
Reverse Vending Machine and Storage	X	X	X	X	X
Satellite Dish Antenna ⁴	C	C	C	C	X
Shoe Repair/Sales	P	P	P	P	X
Sign Painting Shop (within enclosed building - no spray booth)	C	C	C	X	X
Single-Room Occupancy Housing ⁸	C/X ¹¹	X	C/X ¹¹	X	X
Skateboard Park	C	C	C	X	X
Skating Rink	C	C	C	X	X
Sporting Goods Store, with firearms ⁹	C	C	C	X	X
Sporting Goods Store, no firearms	P	P	P ⁵	P ⁵	X
Stamp Shop	P	P	P	P	X
Stationary Sales	P	P	P	P	X
Stone, Rock, and Monument Yard	X	X	X	X	X
Tailor Shop	P	P	P	P	X

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
Tanning Salon	X	X	X	X	X
Tattoo Parlor	X	X	X	X	X
Taxidermist	X	X	X	X	X
Telegraph Office	P	P	P	C	X
Television Repair Shop	P	P	P ⁵	C	X
Temporary Storage Facility ¹⁰	C	C	C	X	X
Temporary Use (see Section 35, Division 10)	P	P	P	P	P
Theater, Entertainment	C	C	C	C	X
Theater, Movie	C	C	C	C	X
Thrift Store ¹²	X	X	C	X	X
Tobacco Shop	P	P	P	P	X
Toy Store	P	P	P	P	X
Travel Agency	P	P	P	P	X
Truck and Trailer Sales, Rentals, and Service	C	X	X	X	X
Upholstery Shop	C	X	X	X	X
Variety Shop	P	P	P	P	X
Vehicular Storage Yard	X	X	X	X	X
Veterinarian Services, including Small Animal Hospital	P	P	P	C	X
Video Store	P	P	P	C	X

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
KEY AND FOOTNOTES					
<p>Key:</p>					
<p>X = not permitted P = permitted C = conditional use permit required</p>					
<p>Footnotes:</p>					
<p>1 - large appliance stores greater than 5,000 square feet</p>					
<p>2 - small appliance stores up to 5,000 square feet</p>					
<p>3 - subject to adequate parking for both rental vehicles and required parking spaces for on-site uses</p>					
<p>4 - subject to additional special use standards in the Cypress Zoning Code</p>					
<p>5 - 5,000 sq. feet or less is permitted; for over 5,000 sq. feet, conditional use permit is required</p>					
<p>6 - subject to Air Quality Management District (AQMD) permit requirements</p>					
<p>7 - 2,500 square feet or less is permitted; for over 2,500 square feet, conditional use permit is required</p>					
<p>8 - subject to additional single-room occupancy standards in the Cypress Zoning Code</p>					
<p>9 - subject to additional standards and review by Cypress Police Department</p>					
<p>10 - subject to additional standards in the Cypress Zoning Code</p>					
<p>11 – residential uses are not permitted on parcels within the Commercial Preservation Overlay Zone) (Specific Plan Amendment 2016-01)</p>					
<p>12 – subject to the following standards:</p>					
<p> a. Project site shall be greater than 1.2 acres</p>					
<p> b. Lease space shall be minimum of 12,000 square feet</p>					
<p> c. Thrift stores shall not be located within one half mile from another thrift store</p>					
<p> d. All drop off/donation areas shall be enclosed</p>					
<p><u>13 – subject to Cypress Zoning Code Section 3.17.310 (Objective standards for multi-family dwellings)</u></p>					
<p><u>14 – subject to Cypress Zoning Code Section 3.17.280 (Supportive housing)</u></p>					
<p><u>15 – subject to Cypress Zoning Code Section 3.17.290 (Transitional housing)</u></p>					

4.5 Development Standards

This section establishes standards and regulations for development in all land use districts within the Specific Plan area. Any standards or regulations not specifically covered by this Specific Plan are subject to the regulations of the City of Cypress Zoning Ordinance. Unless otherwise specifically approved in this Specific Plan, all off-site improvements are subject to the City's policies and standards in effect at the time of approval of development plans.

4.5.1 Development Standards Matrix

Development standards for each land use district (zone) of the Lincoln Avenue Corridor Specific Plan are summarized in Table 2, *Development Standards Matrix*. In instances where these development standards conflict with the Zoning Ordinance, the Specific Plan will prevail. In instances where these development standards remain silent, the Zoning Ordinance will prevail.

4.5.2 Setbacks

Setbacks shall conform to the development standards of the Lincoln Avenue Corridor Specific Plan. Any structures, garden walls, planters, shrubs, trees, columns, signage and archways located within the setback shall be designed to maintain safe lines of sight for pedestrian and vehicular traffic. Monument signs may be located adjacent to the Lincoln Avenue right-of-way in the landscape setback if they conform to the Zoning Ordinance requirements. All setbacks will be measured from the public right-of-way of Lincoln Avenue or intersecting public streets. Setback areas should be fully landscaped in a manner complimentary to the pedestrian area, as well as the on-site architecture and landscape design components.

4.5.3 Landscape Setback Area

A proposed ten-foot wide landscape setback parallels the entire length of Lincoln Avenue immediately adjacent to the right-of-way on both sides of the street. Development within the landscape setback area shall be implemented according to the ~~guidelines~~ standards below.

Table 2
DEVELOPMENT STANDARDS MATRIX

General Requirements	Campus Village [11]	Commercial Mixed Use [11]	Residential Mixed Use	Downtown	Industrial Light	Public & Semi-Public [11]	Mobile Home Park	R30 [9]
Minimum Lot Area (square feet)	20,000	10,000	10,000	10,000	10,000	43,560	871,200	10,000
Minimum Lot Frontage (feet)	300	150	150	100	100	200	250	100
Maximum Floor Area Ratio (FAR)	0.5:1 [1]	0.5:1 [1]	0.5:1 [1]	0.5:1 [1]	0.5:1 [1]	0.5:1	0.5:1	N/A
Maximum FAR with Density Bonus	4:1 [1]	4:1 [2]						N/A
Maximum Building Height (feet)	50/30 [10]	50/30 [10]	50	50/35	50/35	50/30 [10]	35	50
Minimum Building Façade located within Landscape Setback Area (%) [23]	25%		N/A	50%				N/A
Maximum Lot Coverage (%)	—	—	—	— 60%	— 60%	40%	75%	—
Minimum Front Setback (feet)	2 [24]	10	10	2 [2]	10	30	6 [35]	10
Maximum Front Setback (feet)	— 10 [6]	—	—	10	—	—	—	—
Minimum Side Setback (feet)	5	5	5	5	5	—	5	5
Minimum Side Setback Adjacent to a Residential Zone (feet)	20	20	20	20	20/100 [4]	25	20	—
Minimum Rear Setback (feet)	5	5	5	5	0	25	3	5
Minimum Rear Setback Adjacent to a Residential Zone (feet)	20	20	20	20	20/100 [4]	—	20	—
Maximum Residential Density (Ddwelling units (D.U.) Per acre (net)) <ul style="list-style-type: none"> • Mobile Home Park • Residential Mixed Use High Density • Residential High Density • Residential Medium Density 	<u>30</u> *	<u>30</u> *	30 D.U. [7]* 30 D.U. [7]* *	<u>30</u> *	<u>30</u>		7	<u>30</u> D.U. [7]*
Minimum Residential Density (dwelling units per acre (net)) Dwelling Unit Size for High Density Residential <ul style="list-style-type: none"> • Residential Mixed Use High Density • Residential High Density • Residential Medium Density 	<u>20</u> *	<u>20</u> *	<u>20</u> * * *	<u>20</u> *	<u>20</u>			<u>20</u>
Minimum Private – Open Space (square	<u>200</u>	<u>200</u>	200 S.F./Unit	<u>200</u>	<u>200</u>			200 S.F./Unit

General Requirements	Campus Village [11]	Commercial Mixed Use [11]	Residential Mixed Use	Downtown	Industrial Light	Public & Semi-Public [11]	Mobile Home Park	R30-[9]
feet per residential unit) [58]								
Setback between Parking Area and Property Line	10 feet landscape, with 3-foot decorative screen wall located at rear of setback line	10 feet landscaped, with 3-foot decorative screen wall located at rear of setback line	10 feet landscaped, with 3-foot decorative screen wall located at rear of setback line	10 feet landscaped, with 3-foot decorative screen wall located at rear of setback line	10 feet landscaped, with 3-foot decorative screen wall located at rear of setback line			10 feet landscaped, with 3-foot decorative screen wall located at rear of setback line
Minimum Distance between Buildings on Same Parcel (feet) for Non-Residential Uses [9]	*	*	*	*	*	*	N/A	N/A
Minimum Distance between Buildings on Same Parcel (feet) for Residential Uses [9]	*	*	*	*	N/A	*	*	*

* Refer to the City of Cypress Zoning Ordinance.

[1] Within the Campus Village, a floor area ratio bonus allowing a maximum FAR of 1:1 can be achieved only by development projects that contain: [1] a minimum lot area of one acre (net); and [2] a mixed use character consisting of at least two of the following uses: mixed use high density residential, retail, restaurant, cultural/entertainment.

[2] Within the Commercial Mixed Use district, a floor area ratio bonus permitting a maximum FAR of 1:1 can be achieved only by development projects that contain: [1] a minimum lot size of one acre (net); and [2] a mixed use character consisting of mixed use high density residential with commercial.

[1] This requirement does not apply to residential development or the residential component of a mixed-use project.

[23] Landscape Setback Area is the 10' area measured from the Lincoln Avenue public right-of-way. ~~In no instances shall any building be located closer than 24" from the Lincoln Avenue public right-of-way. In the Downtown and Campus Village Districts, buildings may encroach into the landscape setback area, but no closer than 2' from the Lincoln Avenue right-of-way. Such encroachments shall be consistent with Subsection 4.5.3 (Landscape Setback Area), Section 5 (Design Guidelines), and/or Zoning Ordinance Section 3.17.310 (Objective standards for multi-family developments. In no instance shall parking encroach into the landscape setback area.~~

[4] ~~Buildings may encroach into the 10' Landscape Setback Area, but no closer than 24" from the rear of the Lincoln Avenue public right-of-way. Such encroachments shall be consistent with the Design Guidelines, Section 5.0 of the Specific Plan. In no instance shall parking encroach into the 10' Landscape Setback Area.~~

[35] At mobile home parks, an 8' decorative wall shall be provided at the rear of the front setback line, across the full length of the property where it fronts on Lincoln Avenue.

[4] Minimum rear and side setback adjacent to a residential zone is 20 feet for residential uses and 100 feet for all other uses.

[6] — ~~Within the Campus Village District, the maximum 10' front building setback has been eliminated (Amended 11-13-2006).~~

[7] — ~~Minimum 20 DU/Acre (Amended 10-26-2009).~~

[58] Includes private open space or shared open space. A minimum linear dimension of 50 feet shall be required for shared open space ~~(Amended 10-26-2009).~~

[9] — ~~Amended 10-26-2009.~~

[10] — ~~Maximum non-residential and residential building heights are 50 feet and 30 feet, respectively. (Specific Plan Amendment 2016-01).~~

[11] — ~~Amended 12/28/2016. (Specific Plan Amendment 2016-01)~~

A. ❖ ~~General Downtown and Campus Village Guidelines.~~

- 1. ~~Within the Downtown and Campus Village districts, b-~~ Buildings may be located within the 10-foot landscape setback area to strengthen the relationship between the building and pedestrian way, as specified in Table 2 (Development Standards Matrix). However, in no instance shall any building be located closer than 2 feet to the right-of-way.**
- 2. ~~Whenever~~ a building extends more than 4 feet into the landscape setback, the required row of street trees should be omitted and replaced with one of the following:**
 - a. 5 gallon wall vines attached to the building facade and spaced at 6 feet on center. The remaining landscape setback between the right-of-way and building facade shall be planted with a groundcover consistent with the Streetscape Plant Palette identified in Section 6.2.1; or,**
 - b. ~~Alternately, within the Campus Village and Downtown districts,~~ Decorative paving may be installed in lieu of groundcover bed and wall vines within the remaining landscape setback area. In such instances, the developer will be required to install a colonnade along at least 75 percent of the building facade parallel to Lincoln Avenue. Refer also to Section 7.3 regarding development incentives and potential funding mechanisms.**

B. ❖ ~~General Guidelines – All Districts.~~

- 1. Parking areas located adjacent to landscape setbacks shall contain a low garden wall situated at the rear of the setback area. (Refer to "Garden Walls" in this section for requirements.) In these areas, the garden wall shall be foreplanted with a groundcover bed and a single row of 24-inch box street trees consistent with the Streetscape Plant Palette identified in Section 6.2.1 and spaced at 24 feet on center. In no instance shall parking areas encroach into the landscape setback.**
- 2. Landscape setbacks that are bordered by buildings shall be planted with a groundcover bed and 24-inch box street trees consistent with the Streetscape Plant Palette identified in Section 6.2.1 and spaced at 24 feet on center. In addition, a hedge row of 5 gallon shrubs selected from the streetscape landscape palette shall be planted at the rear of the landscape setback.**

3. Building materials for pedestrian archways, vehicular archways and garden walls located within the landscape setback should be constructed of concrete (with a sandblast finish), stucco, cut stone, metal (flat enamel color or natural satin finish) or wood (smooth finish with opaque stain). Colors should be light earth tones. Key elements (wall caps, rafters, beams and bollards plus column shaft, base, and capital) should appear to be monolithic units with no visible attachment to one another (i.e., dowels, pins, bolts, plates, etc.).

4.5.4 Circulation Plan

The Circulation Plan includes the three primary modes of travel within Lincoln Avenue Corridor Specific Plan area:

- ❖ Vehicular Circulation
- ❖ Mass Transit
- ❖ Pedestrian Circulation

Vehicular Circulation

Vehicular access to the Specific Plan area is from Lincoln Avenue and the major arterials which bisect the corridor including; Moody Street, Grindlay Street, Walker Street and Valley View Street.

Lincoln Avenue is a major east-west arterial, currently configured with four travel lanes divided by a raised landscaped median. Typical intersections along Lincoln Avenue operate below capacity. The General Plan indicates there is an average of 23,000 trips per day, with a capacity for 37,500 trips (LOS E). Lincoln Avenue is also a designated truck route.

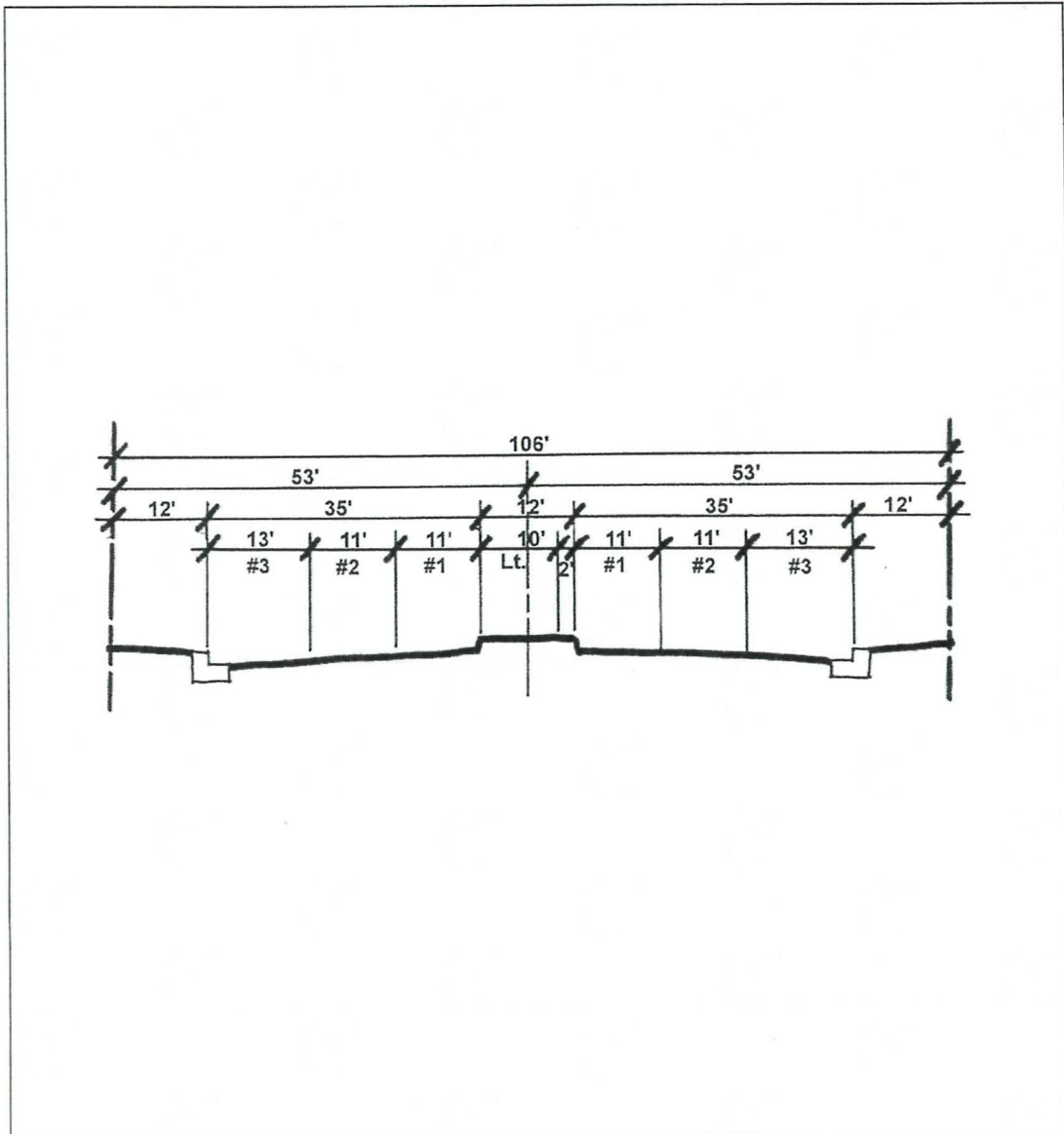
In November, 1997 the Cypress City Council adopted a modification to the Lincoln Avenue cross-section. The modification maintains a 106' foot right of way for a six lane divided roadway, but eliminates a five foot bike lane along each side of the roadway and reduced the width of the center median. Deletion of the bike lanes allow for an extensive streetscape enhancement of Lincoln Avenue wherein the parkways are maintained at a width of twelve (12) feet and no additional right of way is required from adjacent properties. The ultimate cross-section for Lincoln Avenue is depicted in Exhibit 4, *Lincoln Avenue Cross-Section*.

Access Drives

Driveway entry throats and vehicular circulation aisles shall be identified by usage/need, as determined by the City. Parcels shall be permitted one curb cut

per every 150 feet of street frontage, but in no instance shall exceed two curb cuts per street frontage. Curb cuts shall be located a minimum distance of 150 feet from a curb cut located on an adjacent parcel. The Director may modify this requirement for narrow lots.

Dimensions of access drives shall be as required by Section 25 (Off-Street Parking and Loading) of the City of Cypress Zoning Ordinance. In addition, driveways that provide access to parking lots with 100 spaces or more shall



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LINCOLN AVENUE SPECIFIC PLAN
Lincoln Avenue Cross-Section

provide a landscaped median a minimum of 6 feet wide and 20 feet long. Additional improvements may also be required through the discretionary approval process.

Shared Access Incentive

~~Where possible, adjoining developments are encouraged to provide joint use access driveways in order to reduce the number of driveways along Lincoln Avenue. This will reduce the opportunities for turning movements and increase traffic safety.~~

~~In order to encourage the provision of shared access, the City may offer an incentive in the form of a reduced parking requirement of up to 10 percent. An incentive parking reduction may be allowed through the approval of a Conditional Use Permit in compliance with the requirements of the Zoning Ordinance.~~

Lot Consolidation Incentive

~~The existence of small, substandard lots throughout the Specific Plan area is often a hindrance to efficient contemporary development. Small lots have difficulty providing ample parking, circulation areas, areas of significant landscaping and other amenities. In order to encourage the consolidation of smaller lots into larger development sites, the City may provide incentives as outlined in Section 7.3.1 of this Specific Plan. The incentives provided shall be in proportion to the number and size of lots that are consolidated.~~

Public Transit

The Orange County Transportation Authority (OCTA) retains the rights to the Southern Pacific rail line, which bisects the Lincoln Avenue Corridor, as a potential future urban rail line. Although OCTA currently has no plans to move forward with an urban rail line through Cypress, OCTA has initiated pilot open space programs along the rail line right of way. The potential exists for a pilot program site in Cypress which may be linked to the project area.

If in the future OCTA should initiate plans for a rail line through the Lincoln Avenue Corridor, potential train station sites may include areas in proximity to the Campus Village and Downtown districts. These locations are excellent linkages to the pedestrian oriented uses and provide enhanced multi modal options to access the planning area.

The current mass transit system which is expected to remain most active in the coming years is the OCTA bus service along Lincoln Avenue. Service is expected to continue at its current level.

Pedestrian Circulation and Incentive

The Specific Plan is intended to encourage pedestrian activity along Lincoln Avenue with various amenities and design features to enhance pedestrian access and circulation. Clear, safe and convenient pedestrian connections shall be provided between building entries and parking areas, site access locations, adjacent bus stops and public sidewalks.

In order to encourage the provision of amenities within private development sites, the City may offer development incentives as outlined in Section 7.3.1 of this Specific Plan. The following pedestrian amenities are strongly encouraged.

- ❖ Pedestrian courtyards and plazas
- ❖ Benches and trash receptacles
- ❖ Shade trees and other enhanced landscaping
- ❖ Pedestrian level lighting
- ❖ Water features
- ❖ Outdoor dining areas

4.5.5 Parking and Shared Access

A. ~~Parking shall be regulated by the City of Cypress Zoning Ordinance as well as by the following guidelines.~~ Off-street parking shall be provided consistent with Section ~~25-14 (Off-street parking and loading) and Subsection 2.05.050 (Residential off-street parking requirements)~~ of the City of Cypress Zoning Ordinance.

B. ~~Shared Access and Parking waivers~~

- 1. ~~Parking reductions and shared parking arrangements shall be reviewed and permitted,~~ as specified in ~~the Subsection 3.14.070 (Shared parking) of the~~ Zoning Ordinance, ~~shall be permitted subject to review and approval by the City Council. To obtain a parking waiver, the applicant shall clearly demonstrate that adequate parking and circulation will be available on-site. Shared parking arrangements are strongly encouraged and shall be permitted through a Conditional Use Permit, provided the applicant clearly demonstrates that adequate parking will be available.~~**

- 2. Shared Access Incentive.** Where possible, adjoining developments are encouraged to provide joint use access driveways in order to reduce the number of driveways along Lincoln Avenue. This will reduce the opportunities for turning movements and increase traffic safety. In order to encourage the provision of shared access, the City may offer an incentive in the form of a reduced parking requirement of up to 10 percent. An incentive parking reduction shall be reviewed in conjunction with the other discretionary action(s) required for the development.
- C. Landscaping.** Parking shall be designed to minimize the visibility of large paved areas through generous plantings of trees and shrubs. Parking areas shall be landscaped in accordance with Section **13 (Landscaping)**~~25.17~~ of the City of Cypress Zoning Ordinance.
- D. Bicycle parking.** At least one designated bicycle parking area shall be provided for each project. Bicycle parking areas shall be located adjacent to the pedestrian walkway area and contain bicycle racks.

4.5.6 Loading and Storage Areas

The location, number and size of loading spaces required shall be specified by the City through the review of project applications.

Loading areas shall be designed to accommodate complete backing and maneuvering on the site, without impacting the pedestrian walkway area or a public street. All loading and storage areas within clear view from public street and/or open space areas shall be effectively screened whenever possible. Screening shall be with walls and landscaping aesthetically compatible with the site architecture, pedestrian walkway area and landscape setback area.

4.5.7 Refuse Collection and Storage

Outdoor refuse enclosures shall be provided in compliance with the standards provided in Subsection 3.11.120 7.9 of the City of Cypress Zoning Ordinance. ~~The colors and materials used shall be visually compatible with the site's architectural character. Enclosures shall be of sufficient height to completely screen the bins within and should include a painted steel gate to screen all refuse containers from adjacent parcels and the pedestrian walkway areas.~~

4.5.8 Environmental Controls

Any permitted industrial uses shall be performed or carried out entirely within a building or a screened portion of the site so that the enclosed operations and uses do not cause or produce a nuisance or visual distraction or health and safety hazard to adjacent sites or public rights-of-way.

All planned night uses shall take into consideration the site's proximity to nearby residential land uses and arrange proposed site elements and activities to minimize the potential impact of noise and light glare onto nearby residential areas.

4.5.9 Utilities and Mechanical Devices

Exterior on-site utilities including, but not limited to, irrigation and drainage systems, gas lines, water lines and electrical, telephone and communications wires and equipment, shall be installed and maintained underground, appropriately screened from public view, or located in the rear portion of development parcels where they will not be visible from the pedestrian walkway area.

All exterior mechanical equipment, including HVAC, electrical components, storage tanks, and satellite dishes shall be screened from off-site view. Screening elements shall be fully integrated into the architectural character of the site. Roof mounted equipment shall not extend above the parapet and no equipment shall be visible within a horizontal line of sight from adjacent parcels or public rights-of-way.

On-site transformers should not be placed within the building setback, nor where visible from the pedestrian walkway area. Transformers should be screened with screen walls and/or landscaping or located in underground vaults.

4.5.10 Grading and Drainage

Storm water from roof downspouts should not drain into landscape areas. Grades should be designed to minimize warping and abrupt changes. Design efforts should attempt to achieve grades between 1.0 and 2.5 percent whenever possible. Berming is permitted in perimeter parking lot landscape areas.

4.5.11 Height of Unoccupiable Structures

Unoccupiable structures (ground mounted flag poles, towers, etc.) shall not exceed 40 feet in height.

4.5.12 Legal Nonconforming Uses, Structures, Parcels, Signs

All legal uses, structures, parcels and signs in place prior to adoption of the Lincoln Avenue Specific Plan which do not conform shall be deemed nonconforming, and shall be permitted to remain in place subject to the following provisions.

Nonconforming Status

An existing use shall be deemed a "legal nonconforming use" if prior to its establishment, the required permits were obtained (e.g., a Building Permit, Conditional Use Permit, etc.). Structures and uses not having acquired the proper permits shall be considered "illegal" and shall not be afforded the provisions of this section.

Intent and Purpose

This section is established to limit the number and extent of nonconforming

uses within the specific plan area by prohibiting or limiting their enlargement, their re-establishment after abandonment, and the alteration or restoration after destruction of the structure they occupy. While permitting the use and maintenance of existing nonconforming structures, this section is also established to limit the number and extent of nonconforming structures by prohibiting their being moved, altered or enlarged in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this specific plan, and by prohibiting their restoration after destruction.

Continuation and Maintenance

A use lawfully occupying a structure or site that does not conform with the use regulations or the site development standards of this specific plan which is a legal nonconforming use may be continued, except as otherwise provided in this section. A structure that lawfully occupies a site and that does not conform with the development standards for front yards, side yards, rear yards, height, coverage or distances between structures stipulated in this specific plan may be continued, except as otherwise provided in this section. Routine maintenance and repairs may be performed on a structure or site when the use or structure is legal nonconforming.

Nonconforming Statue Tied to Property

Restrictions and conditions affecting nonconforming uses and structures shall apply to existing uses, buildings and structures and shall not be affected by ownership changes.

Revocation of Privileges

Whenever the use, maintenance or continuation of nonconforming conditions or use is granted through the means of Conditional Use Permits, Variances, Design Review, Extensions, Expansions or other approved changes, the same may be revoked by the Planning Agency whenever the Agency finds: 1) that the term or conditions of the approval are being violated; or 2) that the condition or use of the property constitutes a public nuisance; or 3) that the health, safety or general welfare of the surrounding property owners or residents is being threatened by the continuation of said nonconforming use or condition. The revocation process may be initiated by order of the Planning Agency. The property owner shall be notified of the commencement of the revocation process pursuant to Section 25, Division 2 (Notice and Conduct of Public Hearings) of the City of Cypress Zoning Code.

Exceptions – Public Utility Facilities and Uses

Nothing in this section pertaining to nonconforming uses and structures shall be construed or applied so as to require the termination, removal or so as to prevent the modernization, replacement, repair, maintenance, alteration or rebuilding of public service and public utility buildings, structures, uses, equipment and facilities; provided that there is no change or increase of those areas to be used.