



A City of Cypress, Cypress Town Center and Commons Specific Plan 2.0

Shall the measure, approving the “Cypress Town Center and Commons Specific Plan 2.0”, which allows for development of a town center, single-family, senior and multi-family housing and public park space on portions of Los Alamitos Race Course, the former Cypress Golf Club and an adjacent property, with related amendments to the General Plan and the Amended and Restated Cypress Business and Professional Center Specific Plan and zone changes, be adopted?

What your vote means

YES	NO
A “Yes” vote means you approve the New Specific Plan and the related general plan and zoning amendments described above.	A “No” vote means you disapprove the New Specific Plan and the related general plan and zoning amendments described above.

For and against

FOR	AGAINST
<p>Jon Peat Mayor, City of Cypress</p> <p>George Pardon Director, Citizens for Responsible Development</p> <p>David Frias President, Boys & Girls Club of Cypress</p> <p>Jimmy Fuller Assistant Commissioner, AYSO</p> <p>Anna Piercy Former Mayor/Current AUHSD Board Trustee</p>	<p>No argument against this measure was submitted.</p>



Ballot Measures-A

Impartial Analysis City of Cypress Measure A

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

1. Establishes Cypress Town Center and Commons Specific Plan 2.0 with six land use districts: 17.5-acre Town Center District for retail, entertainment, restaurant, commercial and residential uses; 17-acre Public Park District and 3-acre public park overlay; 73.6-acre, single-family Residential District; 24.1-acre Senior Housing/Medium-Density Residential District; 15-acre Mixed-Use (Town Center/MDR) District for additional town center and/or medium-density or senior housing; and 4.2-acre Mixed-Use (Town Center/SFR/MDR) District for additional town center and/or single-family or medium-density housing ("New Specific Plan").
2. Limits non-residential development in the Town Center and Mixed-Use Districts to 959,191 square feet. The Residential, Senior Housing/Medium-Density Residential and Mixed-Use Districts allow a maximum of 1,000 residential units (about 8.5 units/acre). The Town Center District allows a maximum of 250 residential units. Development of the Town Center District and the western Public Park District could proceed before LARC's closure.
3. Amends the Cypress General Plan to change land use designations for most of the land governed by the New Specific Plan from "Community Services and Facilities (Golf Course (Privately-Owned))" (35.7 acres) and "Community Services and Facilities (Race Track (Privately-Owned))" (approximately 111.5 acres) to "Specific Plan"; amends text in the General Plan to conform to the New Specific Plan; and amends the existing Amended and Restated Cypress Business & Professional Center Specific Plan so that it no longer applies to land governed by the New Specific Plan.
4. Amends the Cypress Zoning Map to change the zoning designation for the land governed by the New Specific Plan from "PS-1A (Public and Semi-Public)" and "PBP-25A (Planned Business Park)" to "PC (Planned Community)."

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

A **"Yes"** vote means you approve the New Specific Plan and the related general plan and zoning amendments described above. A **"No"** vote means you disapprove the New Specific Plan and the related general plan and zoning amendments described above. This ballot measure would take effect only if a majority of those voting cast a "Yes" vote at the June 5, 2018 election.

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

Dated: March 9, 2018

s/ Anthony R. Taylor
City Attorney



Ballot Measures-A

Argument in Favor of Measure A

While similar to the initiative proposed in 2016, this Cypress Town Center and Commons 2.0 Initiative includes substantial and beneficial changes in response to community concerns.

This measure would establish a revised "2.0 Specific Plan" for 155 acres of land that includes Los Alamitos Race Course and the former Cypress Golf Club.

The 2.0 Specific Plan features several land use/zoning districts. The 17.5-acre town center district is intended to be a gathering place for the community, with a vibrant mix of entertainment, retail, restaurant and residential uses.

The 2.0 Specific Plan still includes 20 acres for public parks. But, unlike the previous measure, the first 9-acre park, at Cerritos/Lexington, could be developed and enjoyed by the community when the measure passes, rather than after the Race Course closes. And, Dr. Edward Allred has generously agreed to donate all 20 acres of parkland to the City.

The 73.6-acre residential district allows single-family housing, which is limited to a height of two stories, and senior housing has been added to the 24.1-acre, multi-family housing residential district. The 19.2-acre mixed-use districts permit some additional housing (including senior housing) and/or an expanded town center, depending on community needs.

Other positive changes include limiting the City's discretion to expand permitted uses and the removal of all commercial uses along Cerritos Avenue. Any development project would require full discretionary and environmental review by the City with plenty of opportunity for public input. And, voters would have to approve any future change to the plan.

This improved plan will greatly benefit our City. It includes the mix of lower-density housing we prefer and the open space we've asked for. It would also provide millions of dollars in annual revenue to the City and help ensure its financial stability.

We urge your support of Measure A.

s/ Jon Peat
Mayor, City of Cypress

s/ George Pardon
Director, Citizens for Responsible Development

s/ David Frias
President, Boys & Girls Club of Cypress

s/ Jimmy Fuller
Assistant Commissioner, AYSO

s/ Anna Piercy
Former Mayor/Current AUHSD Board Trustee

No argument against this measure was submitted.