

**IMPARTIAL ANALYSIS BY CITY ATTORNEY  
CITY OF CYPRESS  
MEASURE L**

Measure L, if approved by the voters, would amend the Cypress Business & Professional Center Specific Plan, the Cypress General Plan, and the Cypress Zoning Map in the manner explained in this analysis, and is placed on the ballot in compliance with the requirements of a prior 1987 voter initiative, commonly known as "Measure D", which is set forth in Sections 5.28.020 and 5.28.050 of the Cypress Zoning Ordinance. Measure L would do the following:

1. Amend the 1990 Cypress Business & Professional Center Specific Plan. The amended Specific Plan would create a new Planning Area 9, which consists of 33.2 acres of the former Cypress Golf Club, which closed permanently in 2004, and 0.3 acre of land in adjacent Planning Area 6, for a total of 33.5 acres. The land taken from the former golf course is currently located in the PS-1A (Public and Semi-Public) Zone, which, as set forth in the existing Specific Plan, permits uses such as hospitals, cemeteries, churches, public buildings, schools and colleges and affordable senior housing.

The amended Specific Plan would expand the allowed uses in new Planning Area 9, which borders Katella Avenue, to include most of the commercial uses that are permitted or conditionally permitted in the CG (Commercial General) Zone, including medical and other professional offices and point-of-sale businesses, as well as market-rate senior housing and so-called "continuum of care" facilities that incorporate independent living units, assisted living facilities and medical care for senior citizens into a single facility. The amended Specific Plan also includes a new low-impact alternative for managing storm runoff and would update and clarify the text, figures and graphics in the document.

2. Amend the General Plan. The initiative measure would also amend the Cypress General Plan to change the land use designation for 33.2 of the 33.5 acres of land in Planning Area 9 from "Community Services and Facilities (Golf Course (Privately-Owned))" (27.9 acres) and "Community Services and Facilities (Race Track (Privately-Owned))" (5.3 acres) to "Specific Plan". The text of the General Plan would also be amended to conform to the amended Specific Plan.

3. Amend the Zoning Map. The Cypress Zoning Map would be amended to change the zoning designation for 33.2 of the 33.5 acres of land within new Planning Area 9 from "PS-1A (Public and Semi-Public)" to "PBP-25A (Planned Business Park)".

A "**Yes**" vote means you support amending the Cypress Business & Professional Center Specific Plan, the Cypress General Plan, and the Cypress Zoning Map in the manner set forth in this initiative. A "**No**" vote means you oppose amending the Cypress Business & Professional Center Specific Plan, the Cypress General Plan, and the Cypress Zoning Map in the manner set forth in this initiative at this time. This measure would take effect only if a majority of those voting on the ballot measure cast a "Yes" vote at the June 5, 2012 election.

**The above statement is an impartial analysis of Measure L. If you desire a copy of the measure, please call the Cypress City Clerk's office at (714) 229-6683 and a copy will be mailed at no cost to you.**

Date: March 9, 2012

s/ William W. Wynder,  
City Attorney

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