

# LINCOLN AVENUE SPECIFIC PLAN

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## **LEAD AGENCY:**

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Amended November 13, 2006  
**Amended October 26, 2009**

JN 34793

## **4.0 DEVELOPMENT CRITERIA**

**(Including Specific Plan Amendment No. 2009-01, Effective 12/9/2009)**

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## 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 seven land use districts, as indicated on Exhibit 3, 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, 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. 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.

### **4.3 Land Use Character**

General character of each of the seven land use districts 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.

Exhibit 3  
Lincoln Avenue Specific Plan Land Use Map

### 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. 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.

## **4.4 Land Use Matrix**

A detailed list of permitted and conditionally permitted uses have 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 <sup>1</sup>	X <sup>1</sup>	X
Appliance Store - Small	P	P	P <sup>2</sup>	C <sup>2</sup>	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) <sup>3</sup>	C	C	C	X	X
Automobile Rental Agency (office with no vehicles on site)	P	P	P	P	X
Automobile Repair Garage <sup>4</sup>	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

Table 1  
PERMITTED LAND USE MATRIX -- CONTINUED

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
Book Store	P	P	P	P	X
Bowling Alley	C	C	C	X	X
Candy/Confectionary Store	P	P	P	P	X
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 <sup>5</sup>	P <sup>5</sup>	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 <sup>6</sup>	C	X	X	X	X
Dry Cleaning Service (may include retail plant) <sup>6</sup>	P	P	P	C	X
Educational Institution, public or private	X	X	C	C	X
Emergency Shelter	P <sup>10</sup>	X	X	X	X
Financial Institution	P	P	P <sup>7</sup>	P <sup>7</sup>	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

**Table 1  
PERMITTED LAND USE MATRIX -- CONTINUED**

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
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
Hotel or Motel <sup>4</sup>	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 <sup>4</sup>	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

**Table 1  
PERMITTED LAND USE MATRIX -- CONTINUED**

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
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
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	C	C	C	X
Residential: High Density	C	X	C	P	P
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 <sup>4</sup>	C	C	C	C	X
Retail Sales, General	P	P	P <sup>4</sup>	P	X
Reverse Vending Machine and Storage	X	X	X	X	X
Satellite Dish Antenna <sup>4</sup>	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 <sup>8</sup>	C	X	C	X	X

**Table 1  
PERMITTED LAND USE MATRIX -- CONTINUED**

Use	Commercial Mixed Use	Downtown	Campus Village	Residential Mixed Use	Residential (30 DU/Acre)
Skateboard Park	C	C	C	X	X
Skating Rink	C	C	C	X	X
Sporting Goods Store, with firearms <sup>9</sup>	C	C	C	X	X
Sporting Goods Store, no firearms	P	P	P <sup>5</sup>	P <sup>5</sup>	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
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 <sup>5</sup>	C	X
Temporary Storage Facility <sup>10</sup>	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
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

**Table 1**  
**PERMITTED LAND USE MATRIX -- CONTINUED**

KEY AND FOOTNOTES

**Key:**

X = not permitted

P = permitted

C = conditional use permit required

**Footnotes:**

- 1 - large appliance stores greater than 5,000 square feet
- 2 - small appliance stores up to 5,000 square feet
- 3 - subject to adequate parking for both rental vehicles and required parking spaces for on-site uses
- 4 - subject to additional special use standards in the Cypress Zoning Code
- 5 - 5,000 sq. feet or less is permitted; for over 5,000 sq. feet, conditional use permit is required
- 6 - subject to Air Quality Management District (AQMD) permit requirements
- 7 - 2,500 square feet or less is permitted; for over 2,500 square feet, conditional use permit is required
- 8 - subject to additional single-room occupancy standards in the Cypress Zoning Code
- 9 - subject to additional standards and review by Cypress Police Department
- 10 - subject to additional standards in the Cypress Zoning Code

## 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 below.

**Table 2  
DEVELOPMENT STANDARDS MATRIX**

General Requirements	Campus Village	Commercial Mixed Use	Residential Mixed Use	Downtown	Industrial Light	Public & Semi-Public	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	0.5:1	0.5:1	0.5:1	0.5:1	0.5:1	0.5:1	N/A
Maximum FAR with Density Bonus	1:1 [1]	1:1 [2]						N/A
Maximum Building Height (feet)	50	50	50	35	35	50	35	50
Minimum Building Façade located within Landscape Setback Area (%) [3]	25%		N/A	50%				N/A
Maximum Lot Coverage (%)	—	—	—	60%	60%	40%	75%	—
Minimum Front Setback (feet)	2 [4]	10	10	2	10	30	6 [5]	10
Maximum Front Setback (feet)	10 <sup>[6]</sup>	—	—	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	100	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	100	—	20	—
Maximum Dwelling Units (D.U.) Per acre (net)							7	
<ul style="list-style-type: none"> <li>• Mobile Home Park</li> <li>• Residential Mixed Use High Density</li> <li>• Residential High Density</li> <li>• Residential Medium Density</li> </ul>	<ul style="list-style-type: none"> <li>*</li> <li>*</li> </ul>	<ul style="list-style-type: none"> <li>*</li> <li>*</li> </ul>	<ul style="list-style-type: none"> <li>30 D.U. [7]*</li> <li>30 D.U. [7]*</li> <li>*</li> </ul>	<ul style="list-style-type: none"> <li>*</li> </ul>				30 D.U. [7]*
Dwelling Unit Size for High Density Residential								
<ul style="list-style-type: none"> <li>• Residential Mixed Use High Density</li> <li>• Residential High Density</li> <li>• Residential Medium Density</li> </ul>	<ul style="list-style-type: none"> <li>*</li> <li>*</li> </ul>	<ul style="list-style-type: none"> <li>*</li> <li>*</li> </ul>	<ul style="list-style-type: none"> <li>*</li> <li>*</li> <li>*</li> </ul>	<ul style="list-style-type: none"> <li>*</li> </ul>				
Minimum Private – Open Space [8]			200 S.F./Unit					200 S.F./Unit

**Table 2  
DEVELOPMENT STANDARDS MATRIX**

General Requirements	Campus Village	Commercial Mixed Use	Residential Mixed Use	Downtown	Industrial Light	Public & Semi-Public	Mobile Home Park	R30 [9]
Setback between Parking Area and Property 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			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.
- [3] 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.
- [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.
- [5] 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.
- [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).

[8] 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.

- ❖ **General Downtown and Campus Village Guidelines.** Within the Downtown and Campus Village districts, buildings may be located within the 10-foot landscape setback area to strengthen the relationship between the building and pedestrian way. However, in no instance shall any building be located closer than 2 feet to the right-of-way. Whenever a building extends more than 4 feet into the landscape setback, the required row of street trees should be omitted and replaced with 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. Alternately, within the Campus Village and Downtown districts, decorative paving may be installed in lieu of groundcover bed and wall vines. 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.
  
- ❖ **General Guidelines – All Districts.** 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.

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.

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.

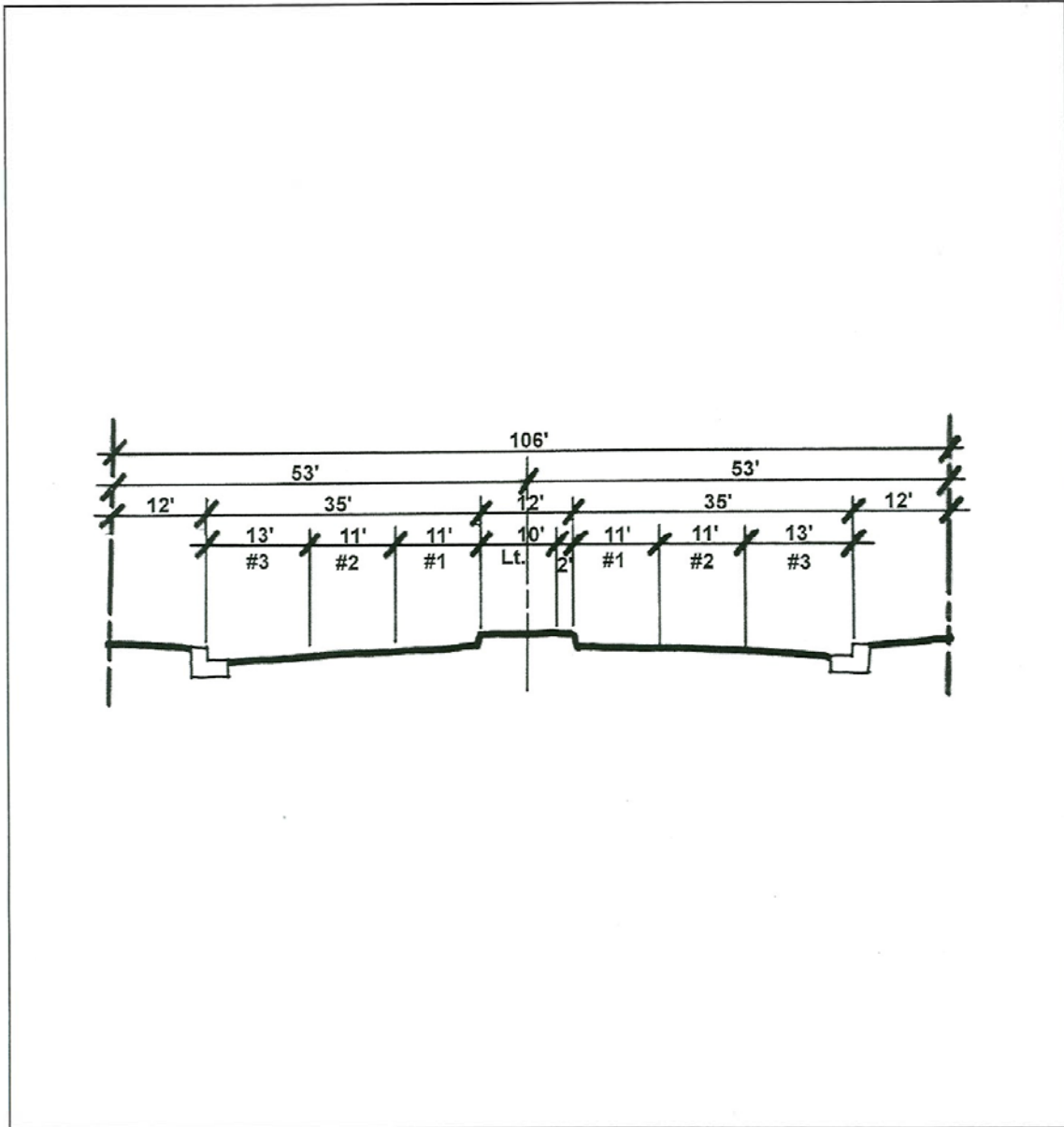
Lincoln Avenue is a major east-west arterial, currently configured with four travel lanes divided by a raised landscaped median. Typical intersections along Lincoln Avenue operate below capacity. The General Plan indicates there is an average of 23,000 trips per day, with a capacity for 37,500 trips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

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 of the City of Cypress Zoning Ordinance. Parking waivers, as specified in 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.

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 25.17 of the City of Cypress Zoning Ordinance.

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 Section 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.