

Cypress Business & Professional Center Specific Plan

APPROVED • April 17, 1990

Prepared for:

The City of Cypress

Prepared by:

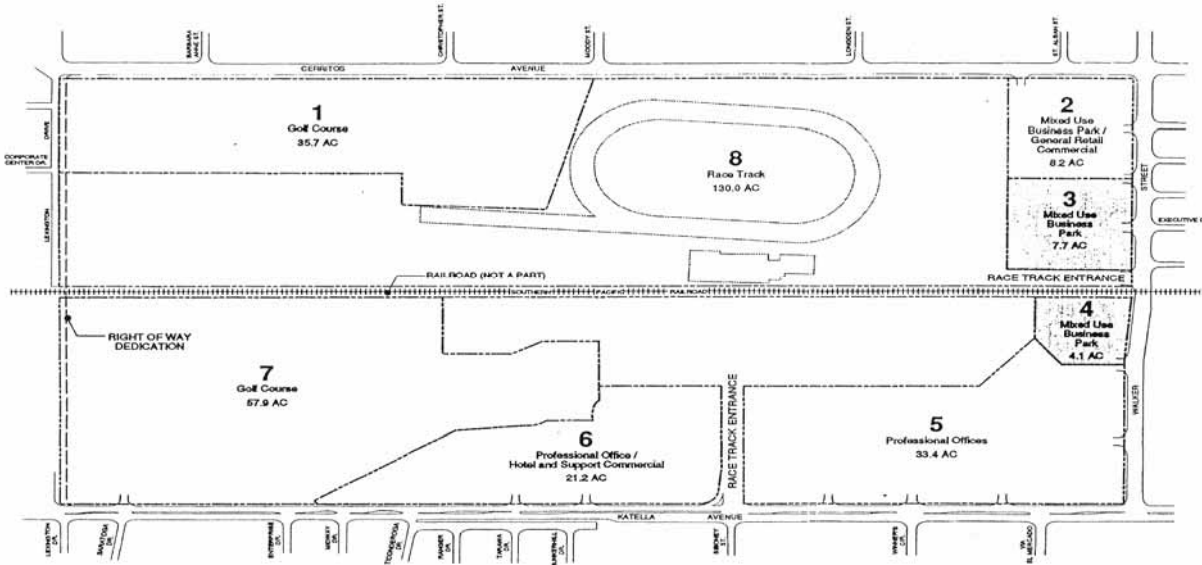


Robert Bein, William Frost & Associates
JN 26008-2830

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CYPRESS BUSINESS & PROFESSIONAL CENTER

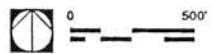
— CITY OF CYPRESS —



PLANNING AREA LAND USE DESIGNATION	ACRES	BUILDING S.F.
Mixed-Use Business Park and/or General Retail Commercial	8.2	160,736
Mixed Use Business Park	11.8	239,935
Professional Offices & Hotel and Support Commercial	21.2	554,083
Professional Offices	33.4	873,000
TOTAL	74.6	1,827,754

STATISTICAL SUMMARY			
AREA	ACRES	BUILDING S.F.	AVERAGE DENSITY
1	35.7	Golf Course	—
2	8.2	160,736	.45
3	7.7	150,935	.45
4	4.1	89,000	.50
5	33.4	873,000	.60
6	21.2	554,083	.60
7	57.9	Golf Course	—
8	130.0	Race Track	—
TOTAL	298.2	1,827,754	

Source: Langdon Wilson



RB Robert Bein, William Host & Associates
290 JN 26008-2830

Land Use Plan
Exhibit 1

CYPRESS BUSINESS & PROFESSIONAL CENTER

E. SPECIFIC PLAN SITE WIDE DEVELOPMENT STANDARDS

1. Front Yard and Street Side Yard Setbacks

The entire project area shall comply with the following street setbacks.

All setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way, or property line, to the foundation point of the closest structure. The minimum front yard setback and the minimum exterior side yard setback shall comply with the following requirements:

- a. The following setback requirements pertain to Planning Areas 5 and 6 only:
 - 1) All buildings less than or equal to forty-five (45) feet in height shall have a minimum forty (40) foot setback;
 - 2) All buildings greater than forty-five (45) feet in height, but less than eighty-five (85) feet in height, shall have a minimum one hundred (100) foot setback;
 - 3) All buildings greater than eight-five (85) feet in height shall have a minimum two hundred (200) foot setback; and,
 - 4) No building shall exceed ninety-nine (99) feet in height.
- b. Katella and Cerritos Avenues shall have a minimum front and street side yard building setback of 40 feet. The first 30' for Katella Avenue and the first 20' for Cerritos Avenue, of the 40 foot building setback, shall be landscaped as per Section VII herein.
- c. Any internal private roadways shall have a minimum front and street side yard building setback of 30 feet. The first 20 feet of this setback, adjacent to the retail/commercial areas, shall be landscaped as per Section VII herein.
- d. Adjacent to Cerritos Avenue, all buildings shall have a minimum 40 foot setback. The first 20 feet adjacent to the street must be landscaped.
- e. Along property lines that separate mixed use business park or commercial uses there shall be a setback of five (5) feet, which may be reduced to zero (0) feet, subject to Design Review.
- f. On a major, primary, or secondary highway, or on a local street, front yard and street side yard setbacks shall be measured from back of sidewalk. On local streets if there is no sidewalk, front yard and street side yard setbacks shall be measured from back of curb, otherwise, the front yard and street side yard setbacks shall be measured from back of sidewalk.

2. Waste Disposal

- a. No waste material or refuse shall be dumped, placed, or allowed to remain on the property outside a permanent structure.
- b. Waste disposal shall be in accordance with all state laws and local codes and ordinances.
- c. Trash areas. All trash areas shall be shielded from view within a building or area enclosed by a solid wall not less than six (6) feet in height. No such area shall be located within one hundred feet (100') of any residential area.

3. Off-Street Parking

The requirement for parking shall conform to Section 14 of the City of Cypress Zoning Ordinance (see requirements cited on page IV-8 herein), except as modified herein.

4. Truck and Loading Requirements

- a. Truck and loading facilities are subject to approval at the time of site plan review and shall be subject to the following provisions:
 - 1) Truck loading, rail loading, loading well dock facilities, or doors for such facilities shall not face a public street or residential area, or encroach into the required front and street side yard setbacks.
 - 2) Loading facilities are discouraged from facing residential uses; however, trucking and loading facilities may face a local public street or adjacent residential neighborhood subject to the approval of a Conditional Use Permit application to the City of Cypress Planning Department. Truck and loading facilities are specifically prohibited from facing an arterial roadway.
- b. In reviewing such application, the City Planning Department shall be governed by the following:
 - 1) Any loading facility shall be set back a minimum of one hundred feet (100') from the property line.
 - 2) Any loading facility shall be located within a fully enclosed structure, with doors of a color compatible with the main building. Entrances to all loading facilities shall be screened from view.
 - 3) Installation of the loading facility will not create an over concentration of such facilities on any one street, and the City Planning Agency shall endeavor to achieve variations in the street scene.
 - 4) Adequate area shall be provided for the safe operation of trucks in loading areas.

- 5) Any landscaping which is displaced by construction of loading facilities shall be provided elsewhere, or waived by appropriate authority of the City.
- 6) Trucking areas shall be adequately paved for the type of operation intended.

5. **Landscaping**

Landscaping shall be required as provided for in Section VII.D Design Guidelines contained herein.

6. **Signs**

Signage shall be permitted in accordance with the Design Guidelines Section VII.C contained herein.

7. **Fencing**

Fences or walls may be located on a portion of the lot as follows:

- a. Fences or walls which do not exceed thirty-six inches (36") in height may be located on any portion of the lot.
- b. Subject to design review, fences or walls exceeding thirty-six inches (36") but not exceeding eight feet (8') in height may be located in the required rear and side yards to the front building line, but may not exceed thirty-six inches (36") in height within fifteen feet (15') of the intersection of a driveway and street right-of-way (public or private).
- c. Earth berms and landscaping are encouraged to reduce the apparent height of screen walls.

8. **Lighting**

- a. Adequate lighting shall be provided for all automobile parking areas, trucking and loading area, and all pedestrian and vehicle access points.
- b. Parking lots shall be lighted. All lighting, interior and exterior, shall be designed and located to minimize power consumption and to confine direct illumination to the premises.

9 **Building Materials**

All structures erected within the Project area shall conform to the Specific Plan Design Guidelines contained in Section VII herein.

10. Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts and exhaust shall be screened in a material consistent with the building and screened from view from any abutting street or highway and any

abutting residential area. All such mechanical equipment shall be designed as an integral part of the building, and be maintained in a clean and proper condition to prevent a collection of litter and filth and to avoid the emission of unnecessary noise, dust or fumes.

11. Temporary Uses

The following temporary uses may be permitted subject to review and approval of the Planning Director, upon filing of a temporary use permit application, plot plan, and payment of fees as determined by resolution of the City Council at least 30 days prior to the event:

- a. Circuses, carnivals, fairs on vacant property only.
- b. Outdoor sale of Christmas trees on vacant property only.
- c. Temporary outdoor exhibits and/or sales of equipment, goods or services, provided there shall be no more than four such displays or sales in a calendar year and that no one display or sale be conducted for a period of more than four consecutive days.
- d. Temporary construction facilities.

12. Limitations Upon Uses

The following limitations shall apply to all uses:

- a. All uses shall be conducted within a completely enclosed building, except for temporary uses as permitted above.
- b. No overnight parking of vehicles other than those used in conjunction with a permitted use.
- c. Storage shall be permitted only within an entirely enclosed structure, and shall be limited to accessory storage of commodities sold or utilized in the conduct of a permitted use on the premises, limited to the rear two-thirds of the property.

VI. LAND USES

A. INTRODUCTION

These regulations will serve as the primary mechanisms for implementation of the land uses for Cypress Business and Professional Center Specific Plan. The guidelines set forth in this section will ensure that future development of the project site is planned and implemented in a manner consistent with the goals, objectives and policies of the Specific Plan.

The regulations contained herein provide an appropriate amount of flexibility to anticipate future needs and to achieve compatibility between land uses. Principal land use designations for Cypress Business and Professional Center Specific Plan shall be as follows:

Golf Course/Race Track
Mixed Use Business Park
Professional Office
Hotel and Support Commercial
General Retail Commercial

The golf course and race track shall continue to be zoned PS Public/Semipublic. All Business Parks, Offices, and Commercial uses shall be zoned Planned Business Park (PBP).

The location of these land use designations are indicated on Exhibit 1, Land Use Plan.

B. GOLF COURSE AND RACE TRACK

The permitted uses and development Standards for the Golf Course and Race track are identical to those of Section 12.4 of the Cypress City Code. It is repeated here for ease of use.

1. Purposes

In addition to the objectives prescribed in Section 1, "Purposes and Scope," the PS-1A Public/Semipublic Zone is included in the zoning regulations to permit adequate identification of areas reserved and developed for public uses other than street rights-of-way, to provide for expansion of their operations or change in use, and to identify and preserve areas of historic and community significance for the enjoyment of future generations.

2. Permitted Uses

a. Agricultural uses

- 1) Farms or ranches for orchards, tree crops, field crops, truck gardening, berry and bush crops, flower gardening, and growing of nursery plants. The sale of products raised on the premises shall be permitted.
- 2) Raising of horses, sheep, goats, or cattle; provided that no animal shall be kept on a site of less than one acre.

a. Accessory uses and structures incidental to permitted or conditional uses.

b. Commercial uses incidental, accessory or in conjunction with the above permitted or conditional uses.

c. Temporary uses

- 1) Temporary uses as prescribed in Section 13.1 (3.17.220) of the Cypress City Code.

d. Satellite dish antennas (Ord. No. 668, 11, 10-1480; Ord. No. 707, 2, 5-9-83; Ord. No. 721, 5, 1-23-84 of the Cypress City Code)

3. **Uses Permitted Subject to a Conditional Use Permit**

- a. Agricultural Uses
 - 1) Keeping of animals except as prescribed in subsection A2 of this section; dairies and feeding lots.
- b. Agricultural experimental facilities
- c. Animal shelters
- d. Cemeteries, crematories and columbarium's, and related facilities
- e. Maintenance yards operated by a public agency
- f. Flood control facilities
- g. Historical landmarks
- h. Horse race tracks
- i. Hospitals
- j. Public buildings and grounds
- k. Public or private nonprofit schools and colleges
- l. Public or private parks, golf courses, golf driving ranges, zoos, swim clubs, and other recreation facilities
- m. Public utility installations
- n. Riding academies or stables
- o. Fairgrounds and accessory uses and entertainment
- p. Day nurseries and nursery schools
- q. Churches
- r. Clubs and lodges, including YMCA and YWCA, veteran organizations, and other nonprofit group users
- s. Public libraries and museums
- t. Affordable elderly residential developments

4. **Property Development Standards**

The following regulations shall apply to the site of a permitted or conditional use; these requirements are minimums unless otherwise noted:

- a. Minimum Site area: One acre
- b. Minimum Site width: 160 feet
- c. Minimum Site depth: 160 feet
- d. Minimum Front yard: 30 feet
- e. Minimum Side yard: 25 feet
- f. Minimum Rear yard: 25 feet
- g. Maximum coverage's: 40 percent

5. **Screening and Landscaping**

Screening and landscaping for a conditional use shall be specified in the use permit.

6. **Off-Street Parking**

Off-street parking facilities shall be provided for each use as prescribed in Section 14 of the Cypress City Code, "Off-Street Parking," except as modified herein.

C. *MIXED USE BUSINESS PARK*

1. **Purpose and Intent**

This land use category is intended to accommodate uses involved in research and development, testing activities, development laboratories, compatible light manufacturing and contemporary commercial business with support retail. Other complimentary uses include administrative and accessory facilities necessary to serve employees and surrounding properties. The following uses shall be permitted, subject to the approval of a site plan, as specified in Section VIII herein. In addition, all uses of the PS zoning as referred to in Section VI.B herein shall be permitted.

2. **Permitted Uses**

- a. Administrative or executive offices of a business or industrial establishment; such as the following:

Advertising agencies

Artist and photographic studios, not including the sale of equipment or supplies

Clerical and professional offices

Corporate headquarters

Employment agencies

Engineers, architects, planners

Escrow and real estate companies

Financial institutions

Governmental facilities

Interior Design and Decorating Businesses

Office and Business Machine Stores

Political or philanthropic headquarters
Printing, duplicating and secretarial facilities
Public utility service offices
Regional insurance offices
Telegraph offices
Travel agencies

- b. Manufacture, processing, blending, and packaging of food and kindred products, such as the following:

Confectionery products
Cereal breakfast foods
Bakery products
Drugs
Beverages (except fermenting and distilling)
Pharmaceuticals
Prepared food specialties
Dehydrated and instant foods
Extracts, spices and dressings and similar products

- c. Manufacture, processing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials.

- d. Manufacture, processing, assembling and packaging of precision components and products, such as precision machine shops for products such as:

Radio and television equipment
Business machine equipment
Home appliances
Scientific, optical, medical, dental
Phonography records and prerecorded audiovisual
Measurement and control devices
Sound equipment and supplies, personal accessories, and products of similar character.

- e. Manufacturing, assembly and repairing of products components, devices, equipment, systems and parts such as, but not limited to, the following examples:

Ceramic products, but not including bricks, or building drain, or conduit tile
Communication transmission and reception equipment
Control equipment and stems
Data processing equipment and systems
Electrical appliances
Electronic instruments, devices and components
Glass edging, beveling and silvering
Graphics and art equipment
Guidance equipment and systems

Jewelry, including products from precious, or semiprecious stones, or metals
Medical or dental equipment
Metering instruments
Optical devices, equipment and systems
Photographic equipment and supplies
Radios, phonographs and televisions, including small parts such as coils, tubes, and semiconductors
Scientific and mechanical instruments
Testing equipment (indoors)

3. **Uses Permitted Subject to a Conditional Use Permit**

Those special uses including but not limited to the following, and as specified in Section 11.1 of the Zoning Code, may be permitted subject to approval of a Conditional Use Permit, in accordance with the aforementioned Section 11.1, provided that any conditional use permit is found to be consistent with the goals and objectives of this Specific Plan.

- a. Warehousing and distribution
- b. Auto Rental Agencies
- c. Catering Establishments
- d. Cocktail lounges and bars (in association with a restaurant)
- e. Health spas, gyms
- f. Parking facilities where fees may or may not be charged
- g. Restaurants
- h. Furniture stores, repair and upholstery
- i. Commercial, trade or vocational schools
- j. Other similar uses which the Planning Director finds to be consistent with the purpose and intent of this chapter are similar to the listed permitted uses and which would be compatible with these uses, subject to review or appeal to the City Council.

4. **Site Development Standards**

- a. Minimum Lot Area: The minimum lot area shall be 20,000 square feet in area.
- b. Minimum Lot Depth: No minimum.
- c. Minimum Lot Width: 100 feet along a street frontage.

5. **Building Site Coverage**

The following shall apply:

- a. Site coverage, defined as the building ground contact area divided by the total net lot area, shall not exceed 60% if surface parking is provided and 70% with parking structures providing all or part of the parking spaces; and
- b. The maximum Floor Area Ratio (FAR) for each Planning Area, expressed as a proportion of building Gross Floor Area, shall not exceed the density specified on the Land Use Plan (Exhibit 1) and on Table 1; however, the FAR for any individual building may reach a maximum of 1.0 FAR. Floor area devoted to parking within a building shall not be considered in determining the total floor area allowed.

6. **Building Heights**

Maximum building height shall not exceed 50 feet excluding any roof mounted equipment and/or architectural details. In Planning Area 2, the maximum building height shall be 40 feet. Ultimately, building heights shall be subject to City design review and the review and determination of Federal Aviation Administration, under Part 77 of the Federal Aviation Regulations, which evaluates development projects in the vicinity of the Los Alamitos Armed Forces Reserve Center. As a result of these reviews, the permitted building height may be reduced. No buildings will be allowed which penetrate the imaginary surfaces pertaining to hazards or obstructions, per FAR Part 77 and other applicable FAA standards, such as the Terminal Instrument Procedures (TERPS). Roof top mechanical equipment and screening shall be set back fifteen feet (15') (unless the screening is an integral part of the facade) from an exterior building edge and shall not project above the equipment which it is designed to shield from view.

D. PROFESSIONAL OFFICE

1. **Purpose and Intent**

This land use designation is intended to accommodate the development of professional and administrative offices that complement the Hotel Center within the Specific Plan area. Permitted uses within this land use designation are consistent with those outlined in the City of Cypress Zoning Code Section 10. The following uses shall be permitted, subject to the approval of a site plan, as specified in Section VIII herein. In addition, all uses of the PS zoning as referred to in Section VI.B herein shall be permitted.

2. **Permitted Uses**

- a. Administrative and Executive offices.
- b. Artist and photographic studios, excluding the sale of supplies and equipment.

- c. Clerical and professional offices.
- d. Financial institutions.
- e. Medical, dental and related health services for humans, including laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted.
- f. Regional insurance offices
- g. Engineers, architects, planners
- h. Corporate headquarters
- i. Escrow and real estate companies
- j. Advertising agencies
- k. Governmental facilities
- l. Employment agencies
- m. Printing, duplicating and secretarial facilities
- n. Prescription pharmacies, when located within a building also containing the offices of 5 or more medical practitioners.
- o. Public utility service offices.
- p. Banks, brokerage firms, mortgage companies.
- q. Travel agencies
- r. Accessory structures and uses located on the same site as a permitted use.

3. **Uses Permitted Subject to a Conditional Use Permit**

Those special uses including but not limited to the following, and as specified in Section 11.1 of the Zoning Code, may be permitted subject to approval of a Conditional Use Permit, in accordance with the aforementioned Section 11.1, provided that any Conditional Use Permit is found to be consistent with the goals and objectives of this Specific Plan.

- a. Commercial, trade or vocational schools
- b. Printing, lithography
- c. Restaurants
- d. Service Stations
- e. Post offices and post terminals
- f. Public utility pumping stations, electric generating stations and substations, equipment buildings and installations
- g. Public utility service yards

Other similar uses which the Planning Director finds to be consistent with the purpose and intent of this chapter are similar to the listed permitted uses and which would be compatible with these uses, subject to review or appeal to the City Council.

4. **Site Development Standards**

- a. Minimum Lot Area: The minimum lot area shall be 20,000 square feet in area.
- b. Minimum Lot Depth: No minimum.
- c. Minimum Lot Width: 100 feet along a street frontage.

5. **Building Site Coverage**

The following shall apply:

- a. Site coverage, defined as the building ground contact area divided by the total net lot area, shall not exceed 60% if surface parking is provided and 70% with parking structures providing all or part of the parking spaces; and
- b. The maximum Floor Area Ratio (FAR) for each Planning Area, expressed as a proportion of building Gross Floor Area, shall not exceed the density specified on the Land Use Plan (Exhibit 1) and on Table 1; however, the FAR for any individual building may reach a maximum of 1.0 FAR. Floor area devoted to parking within a building shall not be considered in determining the total floor area allowed.

6. **Building Heights**

Maximum building height shall not exceed 99 feet excluding any roof mounted equipment and/or architectural details. Ultimately, building heights shall be subject to City design review and the review and determination of the Federal Aviation Administration, under Part 77 of the Federal Aviation Regulation, which evaluates development projects in the vicinity of the Los Alamitos Armed Forces Reserve Center. As a result of these reviews, the permitted building height may be reduced. No buildings will be allowed which penetrate the imaginary surfaces pertaining to hazards or obstructions, per FAR Part 77 and other applicable FAA standards, such as the Terminal Instrument Procedures (TERPS). Roof top mechanical equipment and screening shall be set back fifteen feet (15') (unless the screening is an integral part of the facade) from an exterior building and shall not project above the equipment which it is designed to shield from view.

E. HOTEL AND SUPPORT COMMERCIAL

1. Purpose and Intent

The Hotel Center and Support Commercial designations is designed to provide a core area with a hotel surrounded by ancillary uses which will be a transition between the Hotel site and the Professional Office designation. This combination of uses is intended to support other business park uses and to capitalize on a key location central to the City's employment concentration.

This land use designation is intended to accommodate a hotel and support commercial uses that are normally incidental to a hotel site. The following uses shall be permitted subject to the approval of a site plan, as specified in Section VIII herein.

2. Permitted Uses

Apparel shops*
Barber and beauty shops*
Conference facilities*
Drug stores and pharmacies*
Gift shops and stores*
Banks
Travel agency
Car rental agency (no car storage on site)

*Integrated into the hotel facility.

3. Uses Permitted Subject to a Conditional Use Permit

Those special uses including but not limited to the following, and as specified in Section 11.1 of the Zoning Code, may be permitted subject to approval of a Conditional Use Permit, in accordance with the aforementioned Section 11.1, provided that any Conditional Use Permit is found to be consistent with the goals and objectives of this Specific Plan.

- a. Restaurants
- b. Cafes
- c. Cocktail Lounges
- d. Health Studios, Spas, Clubs
- e. Hotels/Motels

Other similar uses which the Planning Director finds to be consistent with the purpose and intent of this section are similar to the listed permitted uses, and which would be compatible with these uses, subject to review or appeal to the City Council.

4. Site Development Standards

- a. Minimum Lot Area: The minimum lot shall be 20,000 square feet in area.
- b. Minimum Lot Depth: No minimum.
- c. Minimum Lot Width: 100 feet along a street frontage.

5. Building Site Coverage

The following shall apply:

- a. Site coverage, defined as the building-ground contact area divided by the total net lot area, shall not exceed 60% if surface parking is provided and 70% with parking structures providing all or part of the parking spaces; and

- b. The maximum Floor Area Ratio (FAR) for each Planning Area, expressed as a proportion of building Gross Floor Area, shall not exceed the density specified on the Land Use Plan (Exhibit 1) and on Table 1 ; however, the FAR for any individual building may reach a maximum of 1.0 FAR. Floor area devoted to parking within a building shall no be considered in determining the total floor area allowed.

6. Building Heights

Maximum building height shall not exceed 99 feet excluding any roof mounted equipment and/or architectural details, provided that a higher limit for a hotel is permissible with council approval subject to Design Review. Ultimately, building heights shall be subject to City Design Review and the review and determination of the Federal Aviation Administration, under Part 77 of the Federal Aviation Regulations, which evaluates development projects in the vicinity of the Los Alamitos Armed Forces Reserve Center. As a result of these reviews, the permitted building height may be reduced. No buildings 1l be allowed which penetrate the imaginary surfaces pertaining to hazards or obstructions, per FAR Part 77 and other applicable FAA standards, such as the Terminal Instrument Procedures (TERPS). Roof top mechanical equipment and screening shall be set back fifteen feet (15') (unless the screening is an integral part of the facade) from an exterior building edge and shall not project above the equipment which it is designed to shield from view

F. GENERAL RETAIL COMMERCIAL

1. Purpose and Intent

The general retail commercial designation is intended to provide for a potential neighborhood level shopping center designed as an integrated center, as well as similar retail commercial, service commercial and office professional uses at appropriate locations within the Specific Plan area.

The following uses shall be permitted subject to the approval of a site plan, as specified in Section VIII herein.

2. Permitted Uses

Those uses specified below and in Section 10.1 of the Zoning Code (CG-10000 classification) shall apply.

- a. Architectural, engineering, research and testing firms, and laboratories.
- b. Financial institutions.
- c. General office uses.
- d. General retail commercial uses in an existing shopping center.
- e. Professional office uses.

Those standards regulating signage, as contained in Section 10.4 of the Zoning Code, shall apply to retail commercial uses, and shall supercede any other standards regarding signage which are contained within this Specific Plan.

3. Uses Permitted Subject to a Conditional Use Permit

- a. Hotel/motel.
- b. Restaurants/Cafes/Food establishments.
- c. Shopping centers.
- d. General/retail commercial uses not contained within a shopping center, and when not an accessory use.
- e. Temporary use of bulk cargo containers and other similar temporary storage facilities.
- f. Other similar uses which the Planning Director finds to be consistent with the purpose and intent of this chapter are similar to the listed permitted uses, and which would be compatible with these uses, subject to review or appeal to the City Council.

4. Site Development Standards

- a. Minimum Lot Area: The minimum lot area shall be 20,000 square feet in area.
- b. Minimum Lot Depth: No minimum.
- c. Minimum Lot Width: 100 feet along a street frontage.

5. Building Site Coverage

The following shall apply:

- a. Site coverage, defined as the building around contact area divided by the total net lot area, shall not exceed 60% if surface parking is provided and 70% with parking structures providing all or part of the parking spaces; and,
- b. The maximum Floor Area Ratio (FAR) for each Planning Area, expressed as a proportion of building Gross Floor Area, shall not exceed the density specified on the Land Use Plan (Exhibit 1) and on Table 1 ; however, the FAR for any individual building may reach a maximum of 1.0 FAR. Floor area devoted to parking within a building shall not be considered in determining the total floor area allowed.

6. Building Heights

Maximum building height shall not exceed 50 feet including any roof mounted equipment and architectural details. In Planning Area 2, the maximum building height shall be 40 feet. Ultimately, building heights shall be subject to City Design Review and the review and determination of the Federal Aviation Administration, under Part 77 of the Federal Aviation Regulations, which evaluates development projects in the vicinity of the Los Alamitos Armed Forces Reserve Center. As a result of these reviews, the permitted building height may be reduced. No buildings will be allowed which penetrate the imaginary surfaces pertaining to hazards or obstructions, per FAR Part 77 and other applicable FAA standards, such as the Terminal Instrument Procedures (TERPS). Roof top mechanical equipment and screening shall be set

back fifteen feet (15') (unless the screening is an integral part of the facade) from an exterior or building edge and shall not project above the equipment which it is designed to shield from view.

7. Application

The general retail commercial uses may be established anywhere within the Specific Plan area so long as the development site has arterial highway frontage and is adequately integrated into the adjacent, existing or planned development as determined by site plan review. Considerations in establishing acceptable design integration include:

- Consistent application of design guidelines
- Coordinated access and parking
- Logical combination of uses

In the event an electrical transformer is located outdoors on any site, it shall be screened from view with a wall or solid landscaping and cannot be located in the front yard setback area. Positioning of the transformers shall be consistent with Southern California Edison Company requirements.

All fire or other sprinkler pipes shall enter buildings at the lowest possible point and shall be screened with landscaping. Positioning and visibility of fire standpipes shall be consistent with Orange County Fire Department requirements.

Any changes to the exterior of any buildings or yards except for minor modifications as determined by the Planning Director must have prior approval of the Planning Department.

The recommended building materials are provided to maintain a visual quality throughout the phasing of the development and to provide criteria for the review of the development.

C. SIGNAGE

Adequate signage for the identification and promotion of race track activities will be located and maintained at the major entry subject to design review. The following signage standards do not apply to any existing signs for the race track and support facilities; race track signage may be relocated subject to design review.

Signage guidelines are necessary in order to achieve a visually coordinated, balanced and appealing signage program throughout the Specific Plan area. The following guidelines are designed to promote compatibility with the architectural controls and overall landscape concepts within the development.

The overall goal for implementation of the sign program is to be compatible with the visual image and architectural design within the Specific Plan site, to achieve this goal, signage shall identify with substantial authority, the following elements:

Entry points

Vehicular and pedestrian direction guidance
The individual buildings by number and name

Signage for individual buildings shall not be allowed to conflict or interfere visually with other signage. In partial support of this, a “human scale” shall be maintained.

Signage shall contain only that information necessary to identify the primary elements on the lot on which the signs are located.

1. General Provisions

- a. No sign shall be installed or constructed until it has been approved by the Planning Department in accordance with the provisions of this Specific Plan.
- b. A sign shall be defined as including all parts, materials, frames and backgrounds, measured to the nearest geometric configuration.
- c. Logos or identification symbols shall be considered signs. Sign information will be limited to tenant's trade name, logo and/or logo type. The use of advertising or brand names will not be allowed unless specifically approved by the Planning Department.
- d. All signs and their supporting structures shall be enclosed, structurally safe, and maintained in good condition.
- e. All freestanding permanent monument signage structures shall be cast in concrete or a substitute material approved by the Design Review Committee with the design approach being one of monolithic permanence. Lighting for these signs can utilize flood lights located at their base to provide a wash of light over the structure. Signage lettering and numbering may be case letter (cast into structure or raised-case letters fixed to the face of the structure), self-lit type, sandblasted into wall surface or onto wood. Wall signs shall be composed of wood, metal, plastic (Plexiglas or Fiberglass), paint or comparable weather-resistant material subject to review and approval of the Planning Department. All cabinets, conductors, transformers or other equipment must be concealed from public view.
- f. All signs and their supporting structures shall comply with the City building and electrical codes.
- g. The following limitations shall apply to temporary signage:

On-site unlighted signage shall be allowed for the purpose of designating real estate, 'for sale', 'for lease', or 'future site', 'coming sites'. This signage shall be a maximum of 48 square feet total sign area. All temporary signage shall be approved by the Planning Department and shall require a sign permit. Banners and other non-exempted temporary signs announcing openings, etc., shall be allowed for a non-renewable period of thirty (30) days, subject to approval of a

temporary sign permit from the Planning Department if the sign and/or banner comply with the general standards for review above. No more than one (1) temporary sign permit may be issued per business per year. Temporary sign permits should only be issued for grand openings, open houses, or special events, as approved by the Planning Department.

- h. The following limitations shall apply to Individual Business signage:

Individual Business signage shall either be a monument sign or wall-mounted sign. Pole signs may be permitted only in certain instances in accordance with the City sign ordinance subject to design review but are not encouraged.

- i. Race track signage may be renovated or relocated subject to Design review.

2. Wall Signs

- a. No wall sign will exceed an area equal to one and one-half (1 1/2) square feet of sign for each one foot (1') of lineal frontage of the building or store, fronting on a street or parking lot. No sign shall exceed 150 square feet of area nor comprise more than 10 percent (10%) of the area of the elevation upon which the sign is located.
- b. In multi-tenant industrial buildings, each individual industry may have a wall sign over the entrance to identify the tenant. Said signs will be oriented toward the street, parking or pedestrian area for that building and shall not exceed one (1) square foot of sign area for each lineal foot of building frontage up to a maximum of twenty (20) square feet.
- c. Restaurants may have one wall sign for each building face not to exceed a total of three wall signs. The front sign shall not exceed one square foot of sign area for each linear foot of front building elevation. Side or rear signs shall not exceed one square foot of sign area for every two linear feet of the side or rear elevation. All signs shall be subject to approval by the Design Review Committee.

3. Ground Signs

Ground signs shall not exceed four feet (4') above grade in height nor more than one and one-half (1 1/2) square feet in area for each one foot (1') of lineal footage of the building or store. However, no sign shall exceed 150 square feet in area. No sign may block the view of vehicles turning, etc. as determined by the City Engineer.

4. Freestanding Signs

For commercial uses, in lieu of a ground sign, one (1) freestanding identification sign not exceeding one (1) square foot in area for each lineal foot of property frontage. However, no such sign shall exceed twenty-five feet (25') in overall height or 150 square feet in area.