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*MCDONNELL CENTER  
AMENDED SPECIFIC PLAN*

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*City of Cypress*  
Adopted • October 11, 1994



**PC-3**

### **III. DEVELOPMENT PLAN**

The McDonnell Center Specific Plan is a planning tool to implement the proposed development. The project area is currently partially developed through an earlier planning document; as an amended specific plan, this plan incorporates and replaces the previous Specific Plan and focuses on the land uses and improvements for the new development, remaining consistent with the existing uses. Existing business park development includes:

- Planning Area 1: Office
- Planning Area 2: Industrial/Warehouse
- Planning Area 3: Office
- Planning Area 4: Commercial (restaurant and hotel)/Office
- Planning Area 5: Office

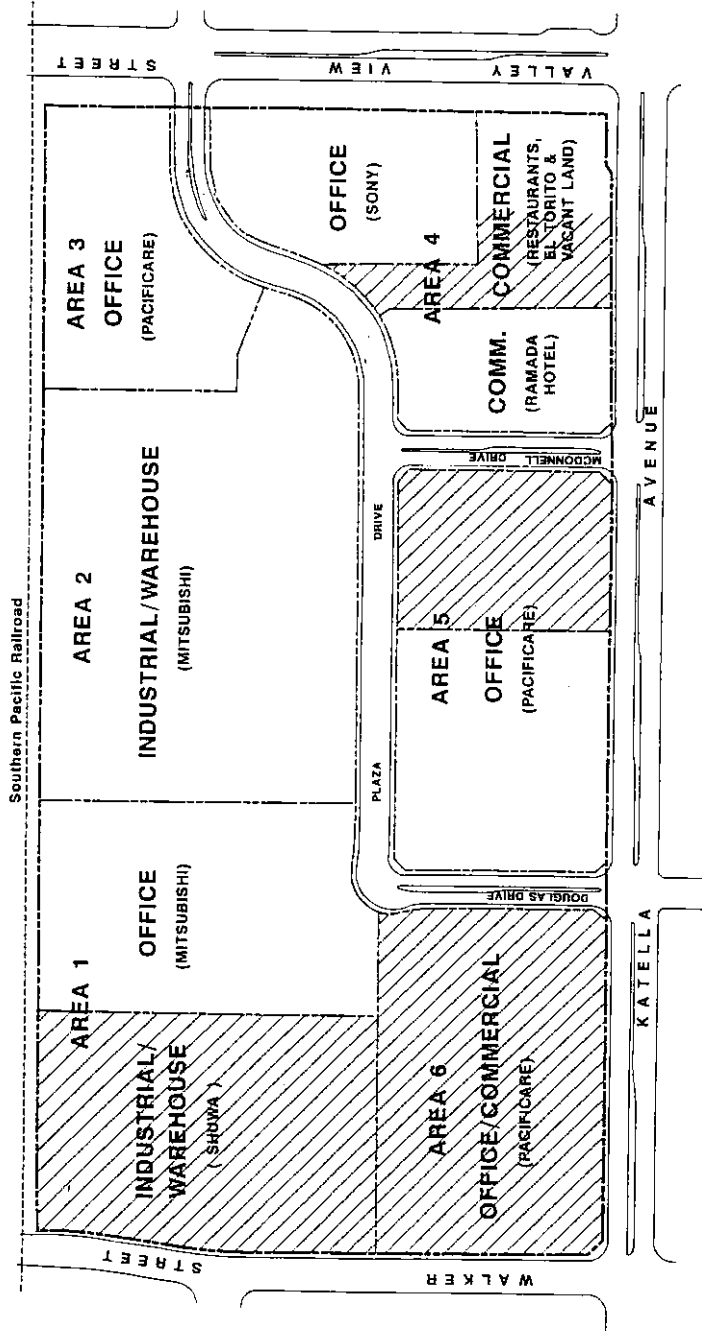
The development plan provides a comprehensive description of the components of the proposed development, including goals, land uses, infrastructure, circulation, and public utilities and services.

#### **A. Goals**

The following are goals of the McDonnell Center project which are implemented through development of the plans and provisions of the Specific Plan. The project is intended to:

- Provide opportunity for a variety of high quality office, industrial and commercial tenants consistent with the City's General Plan;
- Provide a range of employment opportunities on-site including professional, retail and service, and industrial, thereby widening the employee base of the City of Cypress;
- Result in a positive revenue flow to the City of Cypress;
- Ensure that the development is perceived as a single, cohesive business park complex; design measures encompassing landscaping, signage, setbacks and streetscapes will combine to establish the unique character of the development;
- Establish flexible development guidelines which will accommodate future market trends and tenant needs, without sacrificing the intended high-quality character of the project.
- Provide adequate infrastructure to support the specific plan land uses.

# MCDONNELL CENTER SPECIFIC PLAN

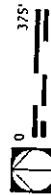


Area	Net Acres	Existing SF	Proposed SF	Ultimate Total
1	16.14	151,000	210,000	361,000
2	15.32	338,653	0	338,653
3	5.02	106,866	0	106,866
4	10.54	219,818	9,000	228,818
5	9.18	208,895	150,000	358,895
6	8.47	0	368,000*	368,000*
<b>Total (net)</b>	<b>64.67</b>	<b>1,023,230</b>	<b>737,000</b>	<b>1,760,230</b>
<b>Roads</b>	<b>6.56</b>			
<b>Total (gross)</b>	<b>71.23</b>	<b>1,023,230</b>	<b>737,000</b>	<b>1,760,230</b>

\* Includes 10,000 square foot child care facility

Approved Specific Plan (1982) 1,564,100 square feet  
 Proposed Specific Plan Amendment 1,760,230 square feet  
 Increase 206,130 square feet

Areas of Proposed New Development



CRP  
 Robert Barr, William Frost & Associates  
 INCORPORATED

Source: Howard F. Thompson Associates, Inc.

**TABLE 4  
ZONING MATRIX**

Use	Professional Office	General Commercial	Office/Commercial	Industrial/Warehouse
1. Accessory structures and uses located on the same site as a permitted or conditionally permitted use.	P	P	P	P
2. Architectural, engineering, research and testing firms, and laboratories.	P	P	P	C
3. Artist and photographic studios, excluding the sale of supplies and equipment.	P	-	P	-
4. Business supply-retail sales and services	-	-	-	P
5. Business support services	-	-	-	P
6. Car rental agency (no car storage on site).	-	P	P	P
7. Car rental agency	-	-	-	C
8. Child care/nursery schools	C	C	C	C With Office Administrative uses only
9. Cocktail Lounges in conjunction with a hotel use.	-	C	-	-
10. Commercial, trade or vocational schools	C	C	C	C

P: Permitted Use

C: Conditional Use

Use	Professional Office	General Commercial	Office/ Commercial	Industrial/ Warehouse
11. Conference facilities.	-	C	C	-
12. Corporate headquarters.	P	-	P	-
13. Communication services	-	-	-	P
14. Custom manufacturing	-	-	-	P
15. Financial institutions, including banks, brokerage firms, mortgage companies.	P	P	P	-
16. Full service restaurants which include outdoor seating or the sale of alcoholic beverages	C	C	C	C
17. General/retail commercial uses such as stationery stores, florists, gift shops.	-	P	P	-
18. Governmental facilities.	P	-	P	-
19. Health spas and clubs.	-	C	-	-
20. Hotel/motel.	-	C	-	-
21. Industries engaged in storage and warehousing	-	-	-	P
22. Light manufacturing	-	-	-	P

P: Permitted Use

C: Conditional Use

Use	Professional Office	General Commercial	Office/Commercial	Industrial/Warehouse
23. 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.	P	-	P	-
24. Office Uses	P	P	P	P
25. Office/commercial uses such as employment agencies, escrow and real estate companies, engineers, architects, planners, and advertising agencies	P	P	P	P
26. Parking facilities (no structures)	P	P	P	P
27. Parking structure	C	C	C	C
28. Photocopy businesses.	-	P	P	-
29. Prescription pharmacies, when located within a building also containing the offices of 5 or more medical practitioners.	P	-	P	-
30. Printing, duplicating and secretarial facilities	P	-	P	-
31. Printing, lithography.	C	-	C	-
32. Post offices and post terminals.	C	-	C	-

P: Permitted Use

C: Conditional Use

Use	Professional Office	General Commercial	Office/ Commercial	Industrial/ Warehouse
33. Public storage	-	-		P
34. Public utility service yards	C	-	C	-
35. Public utility service offices	P	-	P	-
36. Recycling Centers	-	-	-	C
37. Regional insurance offices	P	-	P	-
38. Repair services	-	-	-	P
39. Research and Development	-	-	-	P
40. Restaurants and sandwich shops which do not include the sale of alcoholic beverages.	P	P	P	-
41. Restaurants and sandwich shops which include a drive-through window	C	C	C	-
42. Service Stations.	C	C	C	C
43. Temporary use of bulk cargo containers and other similar temporary storage facilities.	C	C	C	C
44. Warehousing and distribution plants	-	-	-	C

P: Permitted Use

C: Conditional Use

- 4) Child care facilities in conjunction with office and administrative uses.
- 5) Commercial, trade or Vocational Schools
- 6) Parking structures.
- 7) Recycling Centers.
- 8) Service stations
- 9) Temporary use of bulk cargo containers and other temporary storage facilities
- 10) Wholesale distribution plants
- 11) 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.

#### **D. Setback Requirements**

1. Setbacks noted here are minimum requirements.
2. All setbacks shall be measured from the measurement points indicated in the Building and Parking Setback Table (see Table 5).
3. Building heights (where indicated on Table 5) are measured from finished grade to roof top.
4. The first 30 feet of the building setback on Katella Avenue shall be landscaped. Setback areas shall be fully landscaped in a manner complementary to the on-site architecture and right-of-way landscape design concepts.

**TABLE 5  
BUILDING AND PARKING SETBACKS**

Street	Distance from Property Line to Surface Parking	Distance from Property Line to Building	Distance from Property Line to Parking Structure
Katella Avenue	20 feet	Up to 45' in height: 40 feet  Up to 85' in height: 100 feet  Up to 99' in height: 200 feet	40 feet
Walker Street	20 feet	30 feet	30 feet
Valley View Street	30 feet beyond Property Line	0 feet	0 feet
Douglas Drive McDonnell Drive	10 feet	30 feet	30 feet
Plaza Drive	10 feet	30 feet	15 feet
Rear Lot Line	5 feet	5 feet	5 feet

5. Raised planters not exceeding three feet (3'-0") in height shall observe an eighteen inch (1'-6") setback from street frontage property lines. Raised planters over three feet (3'-0") in height shall observe parking setback requirements. In all cases, safe sight lines for pedestrian and vehicular traffic must be maintained.
6. Flag poles and banner mounts shall observe parking setback requirements.
7. Screen walls and fences shall observe parking setback requirements.
8. A two foot (2'-0") parking overhang into landscape areas, in lieu of concrete wheel stops, is encouraged, however, this two foot overhang is in addition to the required landscaped area.
9. The minimum side yard setback shall be five feet (5'-0") as specified in Sect. 10 of the City of Cypress Zoning Ordinance for the Office Professional (OP) Zone.

#### **E. Structure Height**

1. The maximum total building height, excluding roof-mounted mechanical equipment and architectural ornamentation, shall not exceed ninety-nine feet (99').

Ultimately, building heights shall be subject to City design review and the review and determination of the Federal Aviation Administration (FAA) 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 heights may vary per specific project location and configuration.

2. Unoccupiable ground mounted structures (flag poles, towers, etc.) shall not exceed sixty feet (60') in height. These structures will be subject to both the City and FAA height review.

#### **F. Lot Coverage and Intensity**

1. Site coverage, defined as the building-ground contact area divided by the total net lot area shall not exceed 60% (sixty percent) if surface parking is provided, and 70% (seventy percent) with parking structures providing all or part of the parking spaces.
2. In no case shall the Floor Area Ratio (FAR) exceed 1.0 : 1 for any lot within the project area.

3. Light standards (streetlights) adjacent to streets shall not exceed thirty-five (35) feet in height and be of a consistent and high-quality design.

## **N. Signage**

### **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 the design review procedures 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 signs and their supporting structures shall comply with the City building and electrical codes.
- f. Individual signage for Business Park uses shall either be a monument sign or wall-mounted sign. Pylon signs may be permitted for commercial uses only in certain instances in accordance with the City sign ordinance subject to design review. Pole signs are not permitted.
- g. The following signage standards do not apply to any existing signs for the McDonnell Center; existing signage may be relocated or altered subject to design review. However, if an existing sign is revised or altered, the altered sign should comply with the provisions of the Specific Plan to the extent feasible.
- h. 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 (such as 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.

- i. 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", "future site", or "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 complies 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.

## 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.

## 3. Ground Signs

One ground sign shall be permitted per building. Ground signs shall not exceed four feet (4') above the 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 frontage. Frontage shall be defined as the face of a building which fronts the street. If a building fronts on two streets, a single sign may be placed on the corner, with the size of the sign determined by the lineal footage of the longest

building frontage. However, no sign shall exceed 150 square feet in area. No sign may block the view of vehicles turning, 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 is permitted. Frontage shall be defined as the face of a building which fronts the street. If a building fronts on two streets, a single sign may be placed on the corner, with the size of the sign determined by the lineal footage of the longest building frontage. However, no such sign shall exceed twenty-five feet (25') in overall height or 150 square feet in area.

**5. Vehicular and Pedestrian Signs**

Number, location and area: Subject to Design Review Committee approval vehicular and pedestrian directional freestanding signs shall be permitted, wherever necessary and subject to approval of the total number of such signs by the Planning Department. Vehicular directional signs shall not exceed 3 feet in height and 15 square feet in size per face on each sign. Pedestrian signs shall not exceed 5 feet in height and 15 square feet in size per face on each sign. Locations are subject to review and approval.

**6. Prohibited Signs**

The following signs are not allowed in the Specific Plan Area:

- Inflatable signs or balloons.
- Inflatable animals, symbols, etc.
- Rooftop signs.
- Signage in or on windows.
- Signs on trailers or painted on the sides of large disabled or parked vehicles.
- Signage painted directly onto windows or exterior walls.
- Projecting signs.
- Magnetic signs.
- Rotating or moving signs.
- Flashing signs.
- Outdoor advertising signs.
- Pole signs.