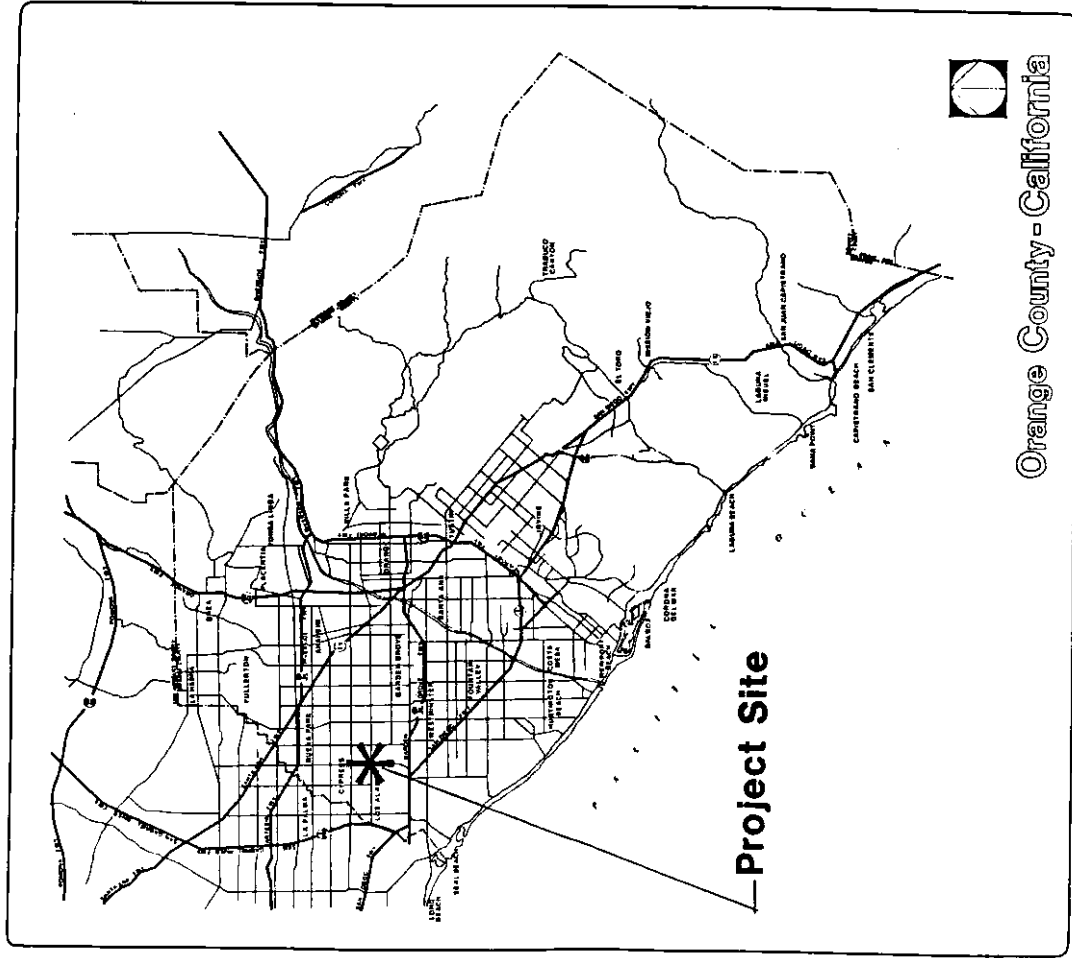


**WARLAND/CYPRESS
BUSINESS CENTER**

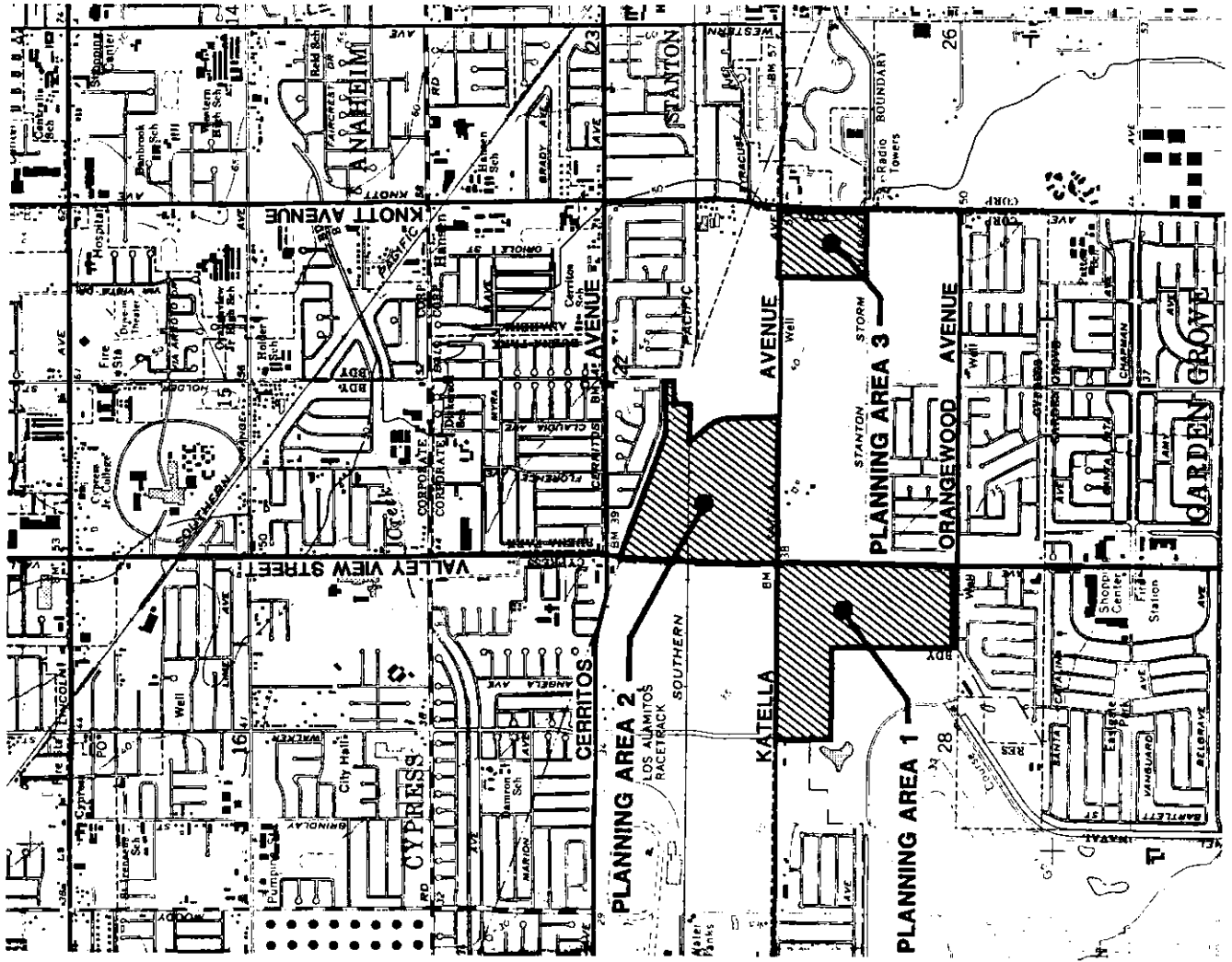
SPECIFIC PLAN

PC-4



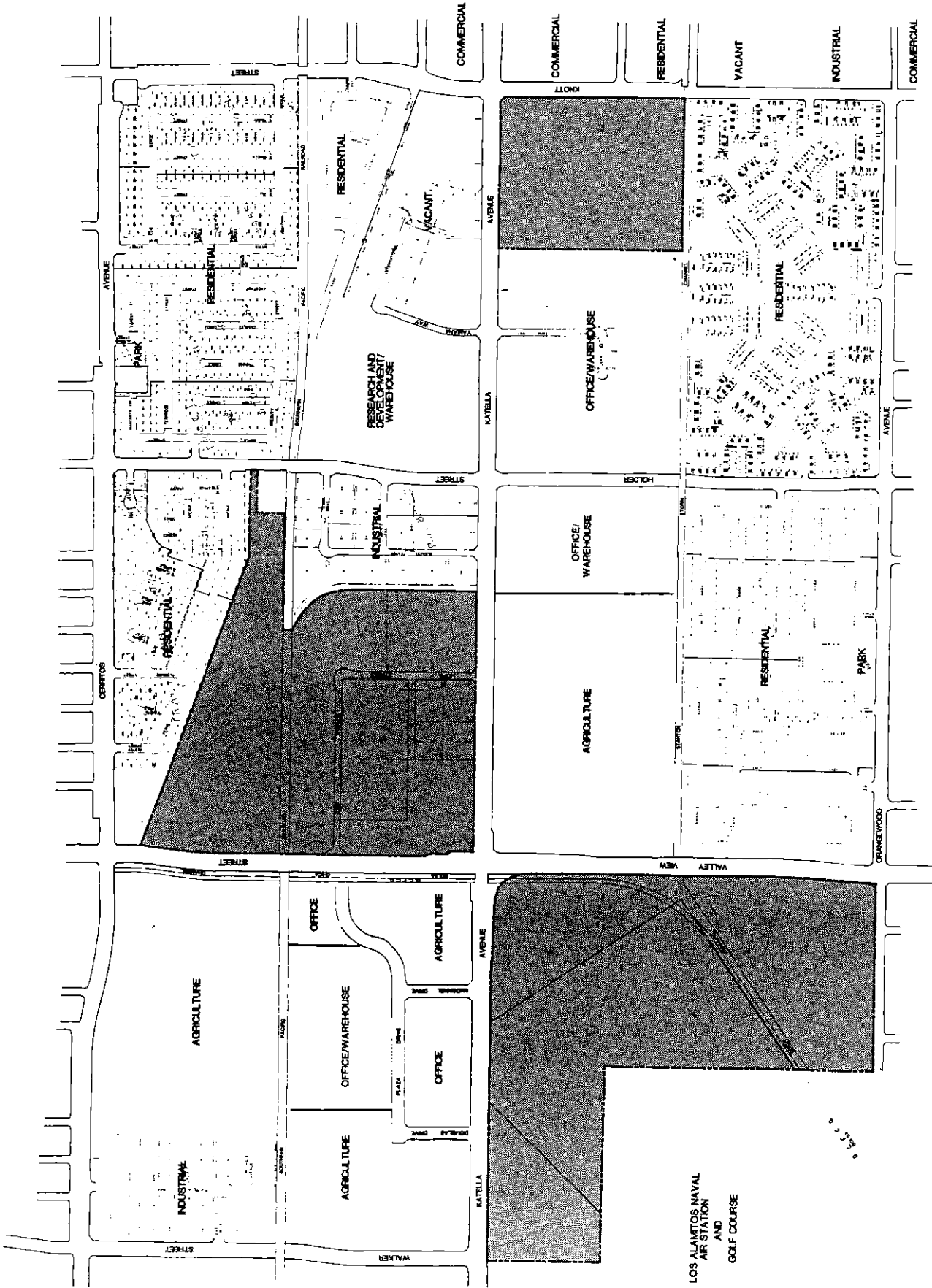
Regional Location
WARLAND/CYPRESS BUSINESS CENTER
CITY OF CYPRESS





Site Vicinity
WARLAND/CYPRESS BUSINESS CENTER
City of Cypress





Surrounding Land Use WARI AND/OR PRESS BUSINESS CENTER

SECTION III: LAND USE AND DEVELOPMENT REGULATIONS

A. Business Park Uses and Standards

1. Purpose and Intent

These regulations act as a principal part of the controlling mechanisms for implementation of the Warland/Cypress Business Center. The standards set forth in this section will ensure that future development within the Business Park classification proceeds in a consistent and aesthetic manner. Future review of site plans by the City of Cypress will provide assurance that these standards are realized.

The land use regulations contained herein are intended to result in a development of a general business-office character which complements surrounding, existing and planned land uses. Regulations provide an appropriate amount of flexibility to anticipate future conditions and to properly integrate a mixture of office and retail/service commercial uses.

Principal land uses for the Business Park classification shall be limited to office, corporate office, light industrial, and limited commercial uses in three project areas. The general locations of these plan areas are shown on Exhibit 5, Land Use Development Map.

2. Permitted Uses

a. Principal Uses: The following uses shall be permitted, subject to the approval of a Site Plan, as specified in Section VIII, herein:

- 1) All general, administrative, and professional offices.
- 2) Banks, savings and loans, and other financial facilities.
- 3) Medical and dental offices, clinics and related laboratory facilities.
- 4) General research facilities and laboratories including, but not limited to product testing, development, manufacturing or processing.
- 5) Corporate offices and related facilities.
- 6) Light manufacturing plans and facilities, as further defined in Section 11.1 of the Zoning Code.
- 7) Assembly plants and facilities.
- 8) Service industries including but not limited to the following:
 - a) Repair, maintenance or servicing of appliance, component parts, etc.
 - b) Testing shops.
 - c) Photofinishing and photographic processing facilities.
 - d) Blueprinting, reproduction and copying services, photo-engraving, printing, publishing and bookbinding.
 - e) Drycleaning and laundry plants.
 - f) Any other similar use which is found compatible with the purpose and objectives of this section, and which is indicated on an approved Site Plan, according to the provisions of Section VIII, herein.
- 9) Industries engaged in storage and warehousing.
- 10) Construction industries such as general contractors and specialty contractors, etc., together with their accessory and incidental office uses, and when entirely contained within a structure.
- 11) Storage facilities, including but not limited to the following, and when conducted entirely within an enclosed structure:
 - a) Boat storage.
 - b) Recreation vehicle storage.
 - c) Mini-warehouse storage facilities.
 - d) New automobile storage.

b. Accessory Uses: The following uses shall be permitted, subject to approval of a Site Plan as specified in Section VIII, herein, and when clearly incidental or necessary to the proper functioning of the above-stated principal uses:

- 1) Retail and service commercial uses within an existing approved shopping center unless a C.U.P. is required.
- 2) Public utilities building, structures, and facilities.
- 3) Other uses which are clearly incidental to the proper functioning of a principal use.

c. Uses Permitted Subject to a Conditional Use Permit

Those special uses, and 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, provided that any conditional use permit shall be found to be consistent with the goals and objectives of this Specific Plan.

- 1) Hotel, motel
- 2) Restaurants and retail food establishments
- 3) Trade schools
- 4) Shopping centers
- 5) Machine shop or other metal working shops
- 6) Service station
- 7) Wholesale distributing plants
- 8) General retail commercial uses not contained within a shopping center, and when not an accessory use
- 9) Other uses consistent with the intent of Section 1, Purpose and Intent, subject to the approval of a conditional use permit application by the City.

d. 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:

- 1) Circuses, carnivals, fairs on vacant property only.
- 2) Outdoor sale of Christmas trees on vacant property only.
- 3) 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.

- 3) Adjacent to a Business Park or Commercial parcel. Along property lines that separate Business Park or commercial uses there shall be a setback of five (5) feet, or which may be reduced to zero (0) feet, subject to Design Review.
- 4) Adjacent to a residential parcel. Abutting a residential parcel there shall be setback a minimum of forty (40) feet or a distance equal to the height of the building, whichever is greater.
- e. Site coverage. Sixty percent (60%) maximum; with parking structure, seventy percent (70%) maximum.
- f. Off-street parking. Except as otherwise stated herein, all provisions and standards contained within Section 14 the Zoning Code shall apply.
 - 1) In computing required parking any fraction over a whole number shall be computed as a whole.
 - 2) No more than forty (40) percent of the required parking spaces in retail commercial areas and no more than thirty (30) percent of the required parking space in business park areas, shall be designed for compact cars subject to all provisions of Section 11 of the Zoning Code.
 - 3) Parking spaces may be located in the following manners:
 - a) On the lot(s) with the building use served.
 - b) On a contiguous lot or lots, provided that access is convenient, subject to review by the Site Plan Review Committee, and as specified in Section 11 of the Zoning Code and providing that a legal instrument is recorded to commit the parcel to off-street parking until the City may release the contiguous lot;
 - c) Within a parking structure (individual or common), and in a conveniently located manner.
- g. Signs. Signs shall be permitted in accordance with Section VII, herein.
- h. Lighting. 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.
- i. Loading. All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets, highways, and residential. The required number of spaces shall be provided as specified in an approved site plan. The specific requirements for size, location, treatment, and maintenance of loading spaces shall be in conformity with Section 11 of the Zoning Code.

4) Temporary construction facilities.

e. Limitations Upon Uses:

The following limitations shall apply to all uses:

- 1) All uses shall be conducted within a completely enclosed building, except for temporary uses as permitted above.
- 2) No overnight parking of vehicles other than those used in conjunction with a permitted use.
- 3) 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.

3. Property Development Standards

- a. Building site area. Twenty-thousand (20,000) square feet minimum.
- b. Building site dimensions. One-hundred (100) feet along a street frontage; no minimum lot depth.
- c. Building height and size.
 - 1) Building heights shall be subject to the limitations imposed by the Federal Aviation Administration, Part 77 of the Federal Aviation Regulations, which governs flight patterns of the Los Alamitos Armed Forces Reserve Center. Roof-top mechanical equipment shall be set back fifteen feet (15') from all exterior building edge and shall not project above the equipment which it is designed to shield from view.
 - 2) The floor area ratio expressed as a proportion of building Gross Floor Area to Building Site Area shall not exceed 1.0, provided, however, that any floor area devoted to parking within a building shall not be considered in determining the total floor area allowed.
- d. Building setbacks. All setbacks shall be measured from the ultimate right-of-way line and interior property lines.
 - 1) Adjacent to an arterial highway. Along any highway abutting a planning area, buildings shall be setback a minimum of thirty (30) feet from the ultimate right-of-way line, except for Katella Avenue, which shall have a forty-foot (40') setback.
 - 2) Adjacent to a local street. Along any local street buildings shall be setback a minimum of thirty (30) feet from the ultimate right-up-way line.

- m. Environmental pollution control. Any permitted use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: radio frequency interference, sound, vibration, electromagnetic disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or nontoxic odors, or toxic or non-toxic matter. Further, any permitted use shall meet the performance standards specified in Section 11.3 of the Zoning Code.

B. Retail Commercial Uses and Standards

1. Purpose and Intent

These regulations provide for implementation of the commercial classification as a neighborhood-level commercial shopping center. Designed as an integrated center, intended uses are anticipated to include retail outlets, service commercial uses and restaurant and dining facilities.

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 contained within a 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 within Planning Area 3A, and shall supersede any other standards regarding signage which are contained within this Specific Plan.

c. LIGHTING

- Exterior building lighting (spot or flood lights concealed in landscaping).
- Onsite roads/parking light standards.
- Pedestrian pathways (bollard lights).
- Pedestrian plaza/courtyards (bollard lights).
- Landscape lighting (spot or flood lights concealed in landscaping).
- Signage lighting (self-contained or concealed in landscaping).

6. Signage

The intent of this subsection is to provide the guidelines and regulations necessary to achieve a visually coordinated, balanced and appealing signage system throughout the Warland/Cypress Business Center, particularly one that promotes compatibility with the architectural controls and landscape concepts contained within this Specific Plan.

a. GENERAL PRINCIPLES FOR REVIEW BY DESIGN REVIEW COMMITTEE

- 1) Signage shall be compatible with the visual image and architectural design within the Specific Plan site and shall identify with substantial authority the following elements:
 - Entry signs as conceptually shown on Exhibit 22.
 - Vehicular and pedestrian directional signage.
 - The individual buildings by number and name.

- 2) "Human scale" shall be maintained.
- 3) Signage for individual buildings shall not be allowed to conflict or interfere visually with other signage.
- 4) Signage shall contain only that information necessary to identify the primary elements on the lot on which the signs are located.

b. GENERAL PROVISIONS

- 1) No sign shall be installed or constructed until it has been approved by the Design Review committee in accordance with the provisions of this Specific Plan.
- 2) A sign includes all parts, materials, frames and backgrounds.
- 3) Logos or identification symbols shall be considered signs. Sign information will be limited to tenant's tradename, logo and/or logo type. The use of advertising or brand names will not be allowed unless specifically approved by the Design Review committee.
- 4) All signs and their supporting structures shall be enclosed, structurally safe, and maintained in good condition.
- 5) All freestanding permanent signage structures shall be cast in concrete 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 cast 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. Alternative materials, consistent with architectural plans may be used, but are subject to Site Plan Review. Wall signs shall be composed of wood, metal, plastic (plexiglass or fiberglass), paint or comparable weather-resistant material subject to review and approval of the Design Review committee. All cabinets, conductors, transformers or other equipment must be concealed from public view.

c. PRIMARY ENTRY SPECIFICATIONS

- 1) Number, location and area: Primary and secondary project entry shall be permitted adjacent to the project entries specified in Exhibit 6, Circulation Plan (one sign per entry). Primary entry signs shall not exceed 4 feet in height and 40 square feet in size per face on each sign. Secondary entry signs shall not exceed 2.5 feet in height and 15 square feet in size per face on each sign. Examples of primary signs are shown on Exhibit 22.

d. VEHICULAR AND PEDESTRIAN DIRECTIONAL SIGNAGE

- 1) Number, location and area: Vehicular and pedestrian directional freestanding signs shall be permitted, wherever necessary and subject to approval of the total number of such signs by the Design Review committee. 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 Design Review committee review and approval.

e. BUILDING SIGNAGE

- 1) 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. However, no sign shall exceed 150 square feet or area nor comprise more than ten 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.

2) 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 frontage 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.

3) 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.

C. Architectural Concept

Architectural guidelines are established to create an overall theme for the physical design of Warland/Cypress Business Center. It is intended that architectural and landscape consistency be maintained throughout the Specific Plan Area.

1. Building Form

- Building facades abutting streets shall not have the appearance of excessive massing or shading.
- Buildings clustered around a pedestrian area, such as a courtyard/ plaza shall be designed to minimize excessive shading and maximize light exposure. Facades which are in excess of two stories and oriented onto courtyards/plazas should be stepped back to minimize the appearance of excessive massing.
- The juxtaposition and configuration of building forms shall be given careful attention so as not to create a venturi or wind tunnel effect.
- Orientation, configuration and location of building masses shall emphasize visual corridors.
- Special consideration shall be given to emphasize pedestrian areas architecturally such as entryways, walkways, and courtyards/ plazas (e.g., concrete trellis, low parapet walls, extended roof or patio overhangs).