

APPROVED
CYPRESS
COMMUNITY DEVELOPMENT
DEPARTMENT

DATE RECEIVED NOV 25 1985

BY _____

CYPRESS
VIEW
LIMITED
SPECIFIC PLAN

CITY OF CYPRESS
AND
CYPRESS VIEW
LIMITED

PC-5

NOVEMBER 1985



1.0 INTRODUCTION

1.1 Purpose and Intent

This Specific Plan provides the City of Cypress with a comprehensive set of plans, regulations, conditions and programs for guiding the orderly development of the Cypress View Limited property. The Specific Plan implements each applicable Element of the City of Cypress General Plan. It assures development of the project area as a coordinated project involving a mixture of light industrial/research and development, offices and commercial uses.

The Cypress View Limited Specific Plan has been prepared in accordance with the requirements of California Government Code Sections 65450 through 65507, and addresses all issues and topics specified in that code.

After adoption, the Specific Plan will have an effect similar to the local Zoning Code. Tentative and final tract maps must be consistent with applicable Specific Plan provisions. Future development proposals on the Cypress Valley View Limited site cannot be approved unless the Cypress City Council determines that the proposed development is consistent with the Cypress General Plan and this Specific Plan, or approves an amendment to these plans consistent with the proposed development.

An important function of this Specific Plan is to reduce the need for detailed planning and environmental review procedures related to subsequent development of the project area. This Specific Plan and the accompanying Environmental Impact Report (EIR) provide the necessary regulations and environmental documentation so that future development proposals consistent with the provisions contained in this Specific Plan may proceed with Site Plans, Tentative Tract Maps and other approvals without a requirement for new environmental documentation.

1.2 Specific Plan Objectives

The City has identified a number of planning objectives to be implemented in the Cypress View Limited Specific Plan. These include:

- Implement the City General Plan with respect to improving the physical characteristics of the area.
- Allow for a well designed business park; one which can respond to changing future market conditions.
- Provide for a physical mix of land uses, including commercial, within the project area.
- Establish a development program through which a quality business environment may be realized, providing a range of employment opportunities.

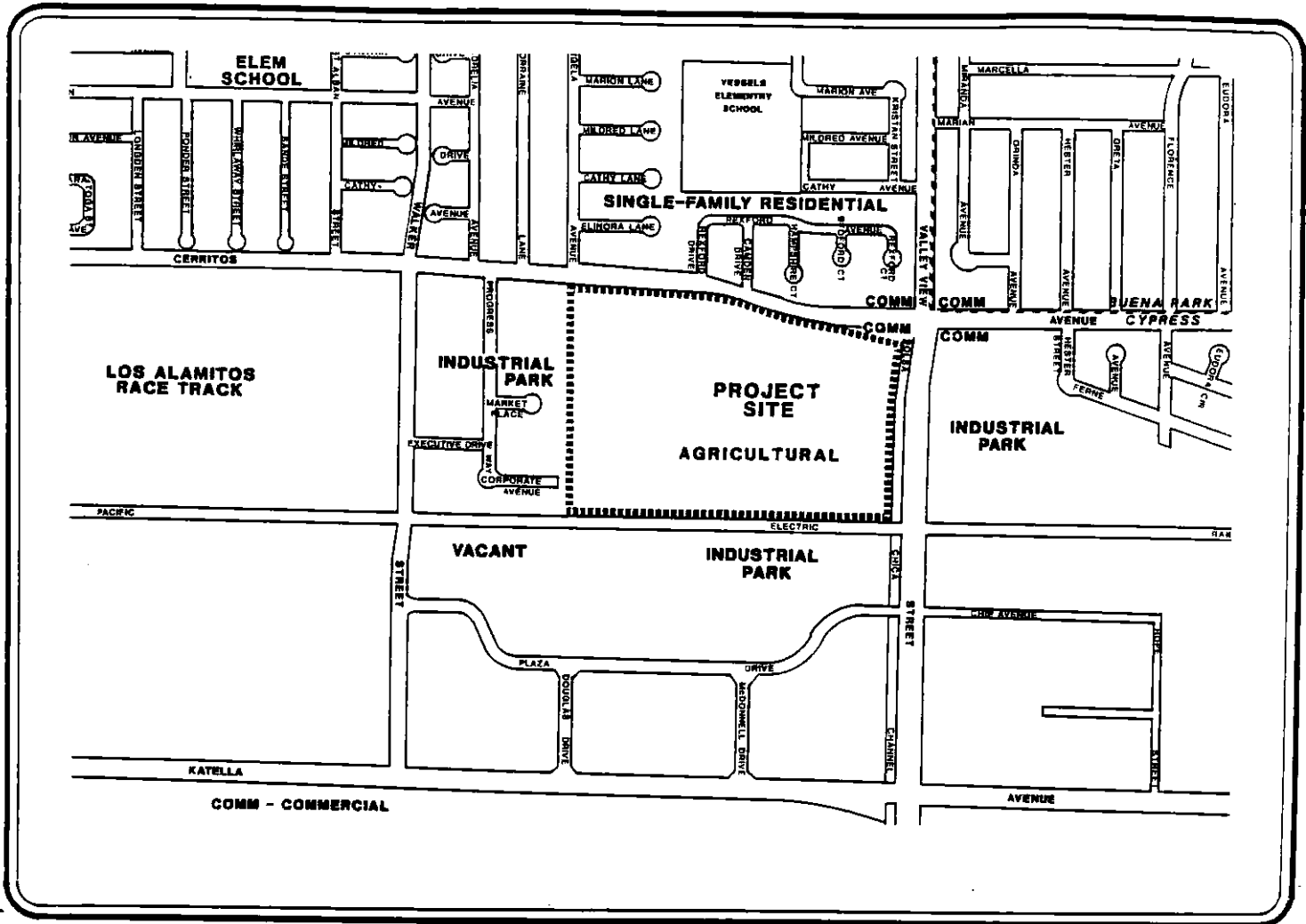
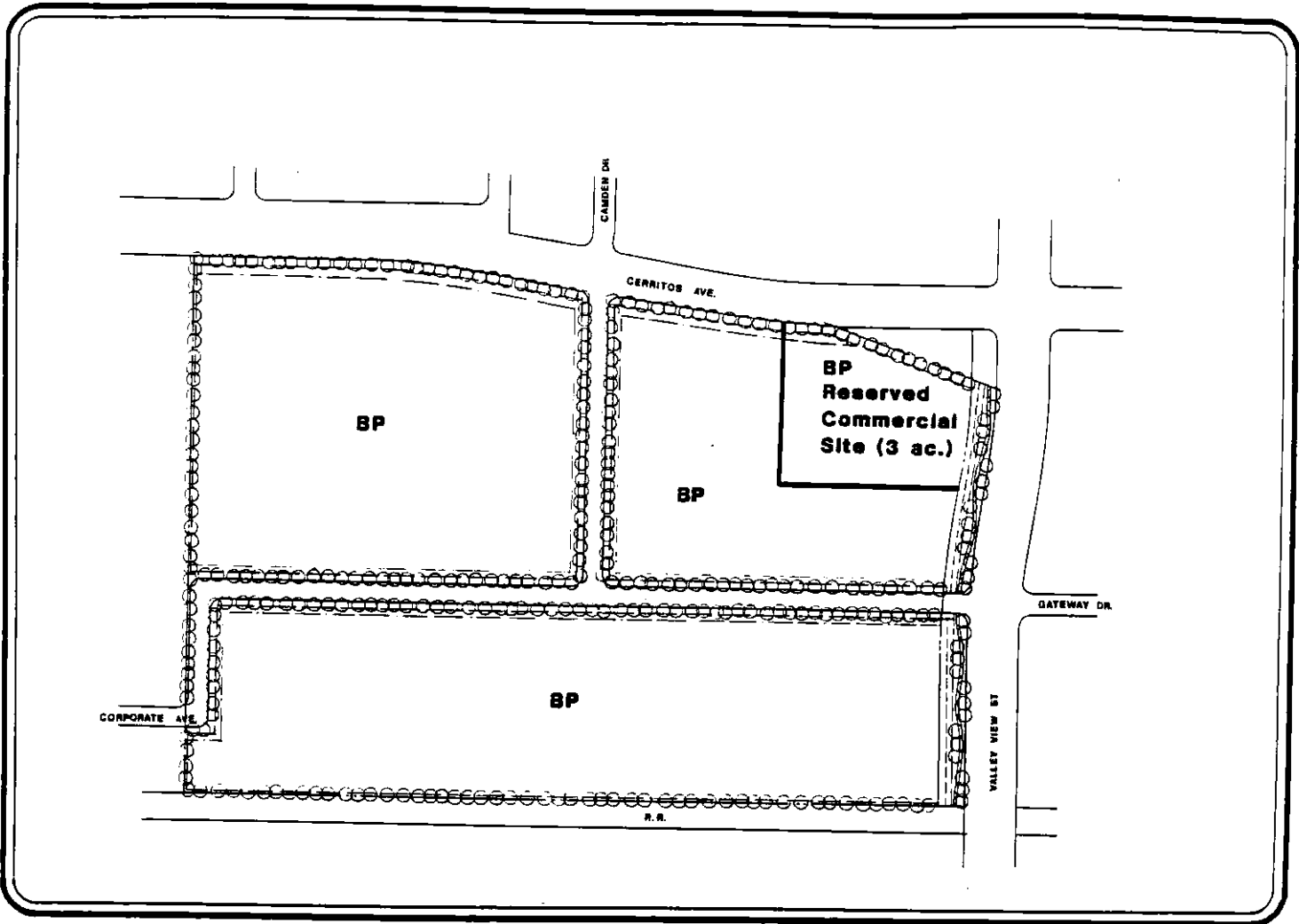


FIGURE 4
 EXISTING LAND USE MAP
 CYPRESS VIEW LIMITED SPECIFIC PLAN



SOURCE: EBERTING INTERNATIONAL

LEGEND

BP - BUSINESS PARK

BCL



1" = 400'



FIGURE 6
 LAND USE AND CIRCULATION MASTER PLAN
 CYPRESS VIEW LIMITED SPECIFIC PLAN

3.0 LAND USE AND DEVELOPMENT REGULATIONS

3.1 Business Park Uses and Standards

3.1.1 Purpose and Intent

These regulations act as a principal part of the controlling mechanisms for implementation of the Cypress View Limited project. 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 with a general light industrial/office/retail 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 light industrial/office and support commercial land uses.

Principal land uses for the Business Park classification shall be limited to light industrial, office, and support commercial uses on the project site. The locations of these land uses on the project site will depend upon the needs of the future developer(s) of the property.

3.1.2 Permitted Uses

a. Principal Uses. The following uses shall be permitted, subject to the approval of a site plan, as specified in Section 8.0, 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 plants 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 8.0, 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 automotive storage.

b. Accessory Uses. The following uses shall be permitted, subject to approval of a Site Plan as specified in Section 8.0, 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, 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.

- 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) Temporary use of bulk cargo containers, trailers and other similar temporary storage facilities
- 10) 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.
 - 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.

3.1.3 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 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.
 - 2) Roof-top mechanical equipment shall be set back a minimum of fifteen feet (15') from all exterior building edges and shall not project above the equipment which it is designed to shield from view.
 - 3) 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 Valley View Street, the building setback from the property line may be 0, since the 60-foot wide Bolsa Chica Channel separates the subject site from the Valley View Street right-of-way. The project proposes the undergrounding of this channel which will allow landscaping, surface parking and access roads to be located over the channel, subject to the approval of the Orange County Flood Control District. The setback standards at this edge would provide a 68-foot building and parking structure setback (from curb), and a 38-foot surface parking setback (from curb), which would be landscaped.
 - 2) Adjacent to Cerritos Avenue, all buildings less than 40-feet in height shall have a minimum 40-foot setback.
 - 3) For buildings exceeding forty (40) feet in height, the following setbacks from the ultimate Cerritos Avenue right-of-way will apply:

<u>Building Height</u> (feet)	<u>Building Setback</u> (feet)
85	250
75	200
65	150
55	100
45	50

- 4) Adjacent to a local street. Along any local street, buildings shall be set back a minimum of thirty (30) feet from the ultimate right-of-way line.
- 5) 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, which may be reduced to zero (0) feet, subject to Design Review.
- 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 of 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 spaces 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 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 7.0 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) Trucking and loading requirements. Truck loading, rail loading, loading well deck facilities, or doors for such facilities shall not face a public street, or encroach into the required front and street side yard setbacks as follows:
 - 1) Trucking and loading facilities may face a local public street subject to the approval of a Conditional Use Permit application by the Planning Commission.
 - 2) In reviewing such application, the Planning Commission shall be governed by the following:
 - a) Any loading facility shall be set back a minimum of forty-five (45) feet from the property line.

abutting residential area. All such mechanical equipment shall 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.

1. Landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover or hardscape, shall be installed and maintained subject to the following standards:
 - 1) Boundary landscaping abutting Cerritos Avenue is required to a minimum depth of twenty (20) feet (see Figure 15).
 - 2) Boundary landscaping abutting Valley View Street is required to a depth of 38 feet, including a 10-foot wide bicycle/pedestrian path (see Figure 16).
 - 3) Boundary landscaping along public streets, other than arterial highways, is required to a minimum depth of fifteen (15) feet.
 - 4) Boundary landscaping abutting residential parcels shall be designed to create a visual buffer between said areas. Landscape plans submitted with Site Plans shall indicate the species, plant size, location and number of trees to be planted which will meet this requirement, and shall be consistent with the provisions contained in Section 7.0, Design Guidelines, herein.
 - 5) Side and rear setback areas. All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
 - 6) An additional amount of landscaping, equal to at least five (5) percent of the gross building area, is required and a minimum of fifty (50) percent of such landscaping shall be located in parking areas.
 - 7) Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area or in some manner shall be protected from vehicular damage.
 - 8) Watering. Permanent automatic watering facilities shall be provided for all landscaped areas.
 - 9) Maintenance. All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
- 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, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, emission of toxic or nontoxic odors, or toxic or nontoxic matter. Further, any permitted use shall meet all performance standards specified in Section 11.3 of the Zoning Code, which do not conflict with any of the provisions of this Specific Plan.

3.2 Retail Commercial Uses and Standards

3.2.1 Purpose and Intent

These regulations apply to potential commercial and professional office uses, as well as the potential implementation of a neighborhood-level commercial shopping center, designed as a integrated center. Potential uses include retail outlets, service commercial uses and restaurant and dining facilities.

3.2.2 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, and shall supercede any other standards regarding signage which are contained within this Specific Plan.

3.2.3 Site Development Standards

For building setbacks see Section 3.1.3.d. The following landscaping requirements shall apply for commercial uses:

- a. Cerritos Avenue setback: Twelve (12) feet minimum, fully landscaped.
- b. Valley View Street setback: See Section 3.1.3.1.(2) of this Specific Plan.

3.2.4 Reserved Commercial Acreage

Three (3) acres have been reserved in the northeast corner of the site, as shown in Figure 6, for the development of approximately 60,000 square feet of commercial/retail development.

The three (3) acre site shall be that portion of the Subject Property presently identified in the City's Zoning Ordinance as commercial land use, through December 31, 1991. If the Developer develops other space within the Subject Property as commercial/retail, then the area reserved will be reduced by the equivalent amount of the alternative area so developed. The City will prepare or have prepared a market study in 1988 and again in 1990 (the specific time during the subject years to be selected by the City) at the Developer's expense to determine the present and future commercial/retail potential of the Subject Property, if the Subject Property is not yet developed as commercial/retail. If the 16-acre parcel at the southeast corner of Katella and Valley View is developed as commercial/retail, then this condition shall be released. The Developer will use all reasonable diligence to develop the reserved land for commercial retail uses.

Paving:

- Concrete, integrally colored, rock salt, exposed aggregate finish with brick or wood edges, or stamped concrete.
- Paving brick.
- Paving brick tile.
- Textured concrete.
- Precast rough-textured pavers, integrally colored.
- Quarry tile in earth tones.
- Rough textured granite.
- Rough textured marble.
- River washed stones/cobblestones.

Lighting:

- Exterior building lighting (spot or flood lights concealed in landscaping).
- On-site 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).

7.2.6 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 Cypress Valley View Limited project site, particularly one that promotes compatibility with the architectural controls and landscape concepts outlined 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.
 - 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 the 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.
- 6) All signs and their supporting structures shall comply with all local building and electrical codes.
- 7) The following limitations on temporary signs shall apply:
 - On-site unlighted subdivision signs shall be allowed for a non-renewable period of one (1) year, provided that one sign is allowed per project, the sign area per face does not exceed 100 square feet, it is erected only for the purpose of announcing the subdivision and sale or rental of the property where located, and that it is approved by the Administrative Committee.
 - Unlighted political signs shall be allowed for a period of up to sixty (60) days prior to an election and up to five (5) days after the same election provided that no sign is located on any public right-of-way or property.
 - Banners, flags, aerial signs, and other non-exempted temporary signs shall be allowed for a non-renewable period of thirty (30) days, subject to approval of a temporary sign permit from the Design Review committee if the committee finds that the sign and/or banner complies with the general standards for review above. No more than two (2) temporary sign permits 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 Design Review committee.

- 8) One (1) unlighted real estate sign per frontage, not exceeding 20 square feet in size, pertaining only to the sale, lease, or rental of the particular commercial or office building or property.
- 9) One (1) unlighted construction sign per job site, not exceeding 32 square feet containing the name of the project, and the names and addresses of the contractors, architects, engineers, landscape architect, project or leasing agent, financing company, or developer.
- 10) Sign area shall be measured by circumscribing a rectangle around the main body of the sign.

c. Project Entry Specifications

- 1) Number, location and area: Subject to design review, the proposed project entries may be permitted to install a project entry monument sign (one sign per entry), as per Figure 6, Land use and Circulation Plan, off of Valley View Street and Cerritos Avenue. Entry signs shall not exceed four (4) feet in height and 40 square feet in size per face on each sign.

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 three feet in height and 15 square feet in size per face on each sign. Pedestrian signs shall not exceed five 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, fronting on a street or parking lot. However, there shall be no more than two such signs per use. 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, subject to design review.

- 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 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.
- 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.

7.3 Architectural Concept

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

7.3.1 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).
- Long, uninterrupted exterior walls shall be avoided on all structures, if possible. Walls shall incorporate relief features to create an interesting blend with the landscaping, other buildings and the casting of shadows.
- Architectural design shall take full advantage of energy-efficient concepts, such as natural heating and/or cooling, sun and wind exposure, and solar energy opportunities.
- Solar collectors, if used, shall be oriented away from public view or made as an integral part of the roof structure.
- Particular consideration as to color and material shall be given to the design and treatment of roof because of their potential visual impact.