

## VICINITY MAP

N.T.S.

### SITE INFORMATION

PROJECT LOCATION: 5302 LINCOLN AVENUE  
CYPRESS, CALIFORNIA

APNS: 244-046-04, 244-046-05, & 244-046-06  
LEGAL DESCRIPTION: LOTS 4-7, BLOCK 461, TRACT NO. 542,  
MAP BOOK 18-10, CITY OF CYPRESS, IN  
THE COUNTY OF ORANGE, CALIFORNIA

LOT AREA: 25,172 SF (0.578 AC.) GROSS  
NO DEDICATIONS

### JURISDICTIONAL INFORMATION

SPECIFIC PLANNING AREA: LINCOLN AVENUE SPECIFIC PLAN -  
DOWNTOWN DISTRICT  
COMMERCIAL MIXED USE

### ZONING

CURRENT ZONING: CYPRESS TOWN CENTER AND COMMONS (PC)

GENERAL PLAN LAND USE: MEDIUM DENSITY COMMERCIAL MIXED USE

PLANNED COMMUNITY ZONE:  
DENSITY:

- GROSS SITE AREA: 25,172 SF (0.578 AC.)
- ALLOWED: 30 U/ACRE RESIDENTIAL = 17.33 UNITS [18 UNITS]
- BONUS CALCULATIONS: 6% BONUS DENSITY (6% X 18 = 1.06 [2] + 18)
- PROPOSED NEW UNITS: 20 UNITS
- REQUIRED MOD. INC. AFF. UNITS 11% X 20 UNITS = 1.98 [2]
- PROPOSED AFFORDABLE UNITS 2 MOD. AFFORDABLE UNITS)
- BUILDING AREA ALLOWED: 0.5:1.0 FAR (OR 1.0/1.0 W/ DENSITY BONUS)
- BUILDING AREA PROPOSED: 21,032.8 SF (0.84/1.0 FAR)

HEIGHT: - ALLOWED: 35'-0"  
- PROPOSED: 33'-6"

STORIES: 3 STORIES ON GRADE  
OCCUPANCY: R-2  
CONSTRUCTION TYPE (NEW): TYPE V-1 (13-D SPRINKLERED)

BONUS DENSITY PROPOSED WITH BASE INCENTIVES AND:

2 REQUESTED WAIVERS:

1. REDUCTION OF REQUIRED 20' REAR SETBACK TO 10'.
2. REDUCTION OF REQUIRED OPEN SPACE

1 REQUESTED CONCESSION: REDUCTION OF INTERIOR GARAGE DIMENSION  
FROM 20' TO 18'-0" IN DEPTH.

NOTE: PER BONUS DENSITY ALL CALCULATIONS OF ALLOWED UNITS (BASE OR BONUS)  
WHICH RESULT IN A FRACTIONAL NUMBER ARE TO BE ROUNDED UP AS SHOWN ABOVE  
IN BRACKETS ([ ]).

### UNIT SUMMARY

TYPE	TYPE	QUANTITY	FLR. AREA	TOTAL AREA
A	3 BDRM	4 (20%)	1619.8 SF	6479.2 SF
B	3 BDRM	8 (40%)	1590.9 SF	3181.8 SF
C	3 BDRM	2 (10%)	1612.8 SF	3225.6 SF
D	3 BDRM	2 (10%)	1448.6 SF	2897.2 SF
E	3 BDRM	2 (10%)	1442.9 SF	2885.8 SF
F	2 BDRM	2 (10%)	1181.6 SF	2363.2 SF

TOTAL RESIDENTIAL AREA: 21,032.8 SF

TOTAL GARAGE AREA: 4,988.2 SF

### AFFORDABLE UNITS

AFFORDABLE UNITS REQUIRED:  
WITH ONE (1) ADDITIONAL ON-MENU INCENTIVE:  
6% BONUS PROPOSED = 0.06 X 18 = 1.08 UNITS  
ROUND UP TO 2 UNITS + 18 BASE UNITS = 20 UNITS  
MODERATE INCOME UNITS REQUIRED:  
11% OF 18 BASE UNITS = 1.98 UNITS  
ROUND UP TO 2 UNITS

TYPE: QUANTITY  
2 BDRM 2

### PARKING

PARKING SPACES REQUIRED:  
18 x 3 BDRM x 0.5 SPACES/UNIT = 27 SPACES  
2 X 2 BDRM X 0.5 SPACES/BDRM = 2 SPACES (NO GUEST SPACES REQUIRED)

PARKING SPACES PROPOSED:  
38 GARAGE PARKING SPACES PROVIDED  
BIKE PARKING:  
1.5 SPACES X 20 UNITS X 5% = 2 SHORT TERM BIKE SPACES  
20 UNITS = 20 SHORT TERM BIKE SPACES IN GARAGES

DENSITY BONUS LAW PARKING REDUCTION  
CALIFORNIA DENSITY BONUS LAW (CA CODE SEC. 65915(P)) ALLOWS A  
REDUCTION IN PARKING STANDARDS. PARKING REDUCTION IS NEITHER A  
WAIVER, NOR A CONCESSION; RATHER, IT IS A SEPARATE PROVISION THE  
DENSITY BONUS LAW INTENDED TO ACCOMMODATE AFFORDABLE HOUSING  
NEEDS IN URBAN AREAS. BASED ON THE APPLICABLE PARKING RATIOS  
FOR THE PROPOSED NUMBER OF BEDROOMS, THE PROJECT REQUIRES 29  
STALLS FOR 20 UNITS. THE PROPOSED PROJECT WOULD EXCEED THE  
STATE'S MINIMUM BY PROVIDING 38 RESIDENTIAL PARKING SPACES.



### PROJECT DESCRIPTION

DEMOLITION OF 3 EXISTING COMMERCIAL BUILDINGS TOTALING 2,170 SF AND A SURFACE PARKING LOT.  
CONSTRUCT 18 MARKET RATE CONDOMINIUM UNITS AND 2 MODERATE AFFORDABLE UNITS.  
THE UNITS WILL CONSIST OF 20 TOWNHOMES IN 3 BUILDINGS.  
THE PROPOSED PROJECT WILL UTILIZE THE CALIFORNIA BONUS DENSITY ALLOWANCE TO ADD AN ADDITIONAL  
3 UNITS OVER THE ALLOWED ZONE DENSITY OF 17 UNITS (UTILIZING A BASE DENSITY OF 30/U/A PER THE  
2025 AMENDMENT TO THE LINCOLN AVENUE SPECIFIC PLAN)

### SETBACKS

(SEE SHEET 3 FOR GRAPHIC REPRESENTATION)

FRONT YARD - LINCOLN AVENUE:  
- REQUIRED: 10'-0"  
- MIN. PROVIDED: 10'-0"

REAR YARD:  
- REQUIRED: 20'-0"  
- MIN. PROVIDED \*\* (WAIVER REQUESTED): 10'-0"

INTERIOR SIDE YARDS:  
- REQUIRED: 5'-0"  
- MIN. PROVIDED: 7'-2"

DISTANCE BETWEEN BLDG.S:  
- REQUIRED: 10'-0"  
- MIN. PROVIDED: 11'-4"

### LANDSCAPING & OPEN SPACE

COMMON AREA ON GRADE LANDSCAPING PROVIDED 2,867 SF (11.4%)

COMMON AREA ON GRADE OPEN SPACE PROVIDED - 2,343 SF  
PRIVATE PATIO AREA ON GRADE OPEN SPACE PROVIDED - 506 SF  
PRIVATE BALCONY OPEN SPACE PROVIDED - 1,384 SF  
TOTAL OPEN SPACE PROVIDED - 4,233 SF (4,000 SF REQUIRED)

### SHEET INDEX

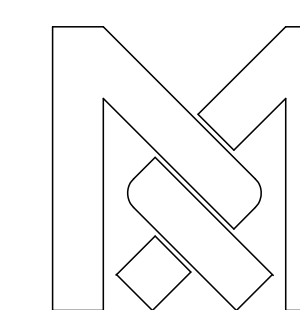
- 1 TITLE SHEET
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- 4 VEHICLE ACCESS PLAN
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- 6 BUILDING 3 FLOOR PLANS
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## CYPRESS VILLAGE RESIDENCES

5302 LINCOLN AVENUE, CYPRESS, CA

### AA5302 LINCOLN LLC

957 BLUE HERON  
SEAL BEACH, CA 90740



RANDY MORRIS ARCHITECT  
76167 VIA AREZZO  
INDIAN WELLS, CA 92210  
T. (310) 809-6745  
E-MAIL rj.morris3@verizon.net

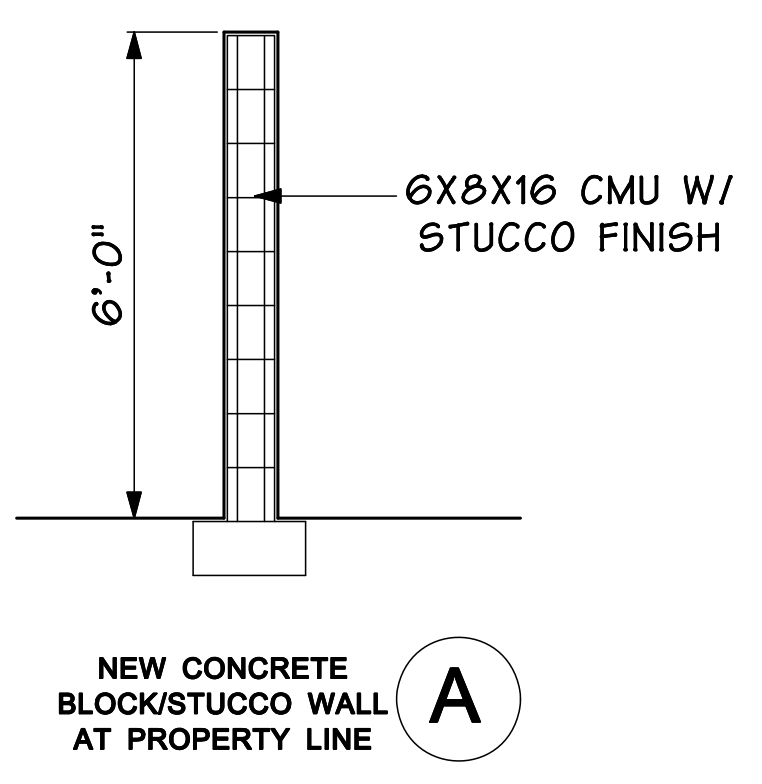
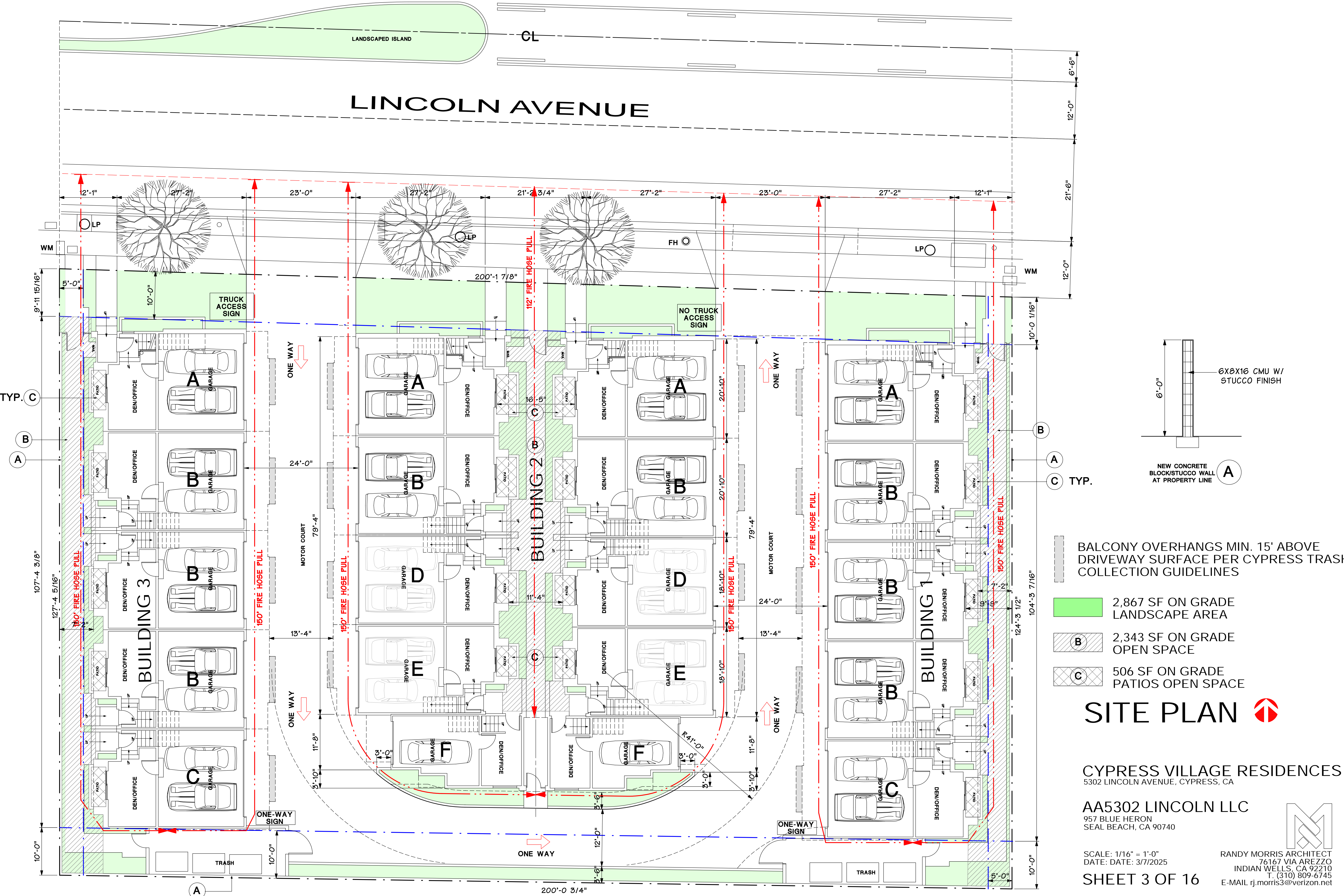
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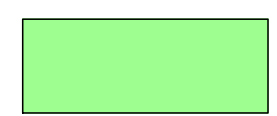
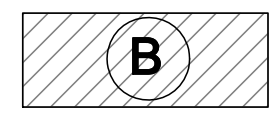
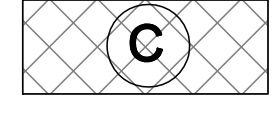
SHEET 1 OF 16

# LINCOLN AVENUE

LANDSCAPED ISLAND

CL



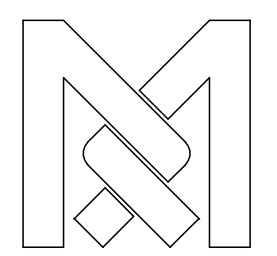
-  BALCONY OVERHANGS MIN. 15' ABOVE DRIVEWAY SURFACE PER CYPRESS TRASH COLLECTION GUIDELINES
-  2,867 SF ON GRADE LANDSCAPE AREA
-  2,343 SF ON GRADE OPEN SPACE
-  506 SF ON GRADE PATIOS OPEN SPACE

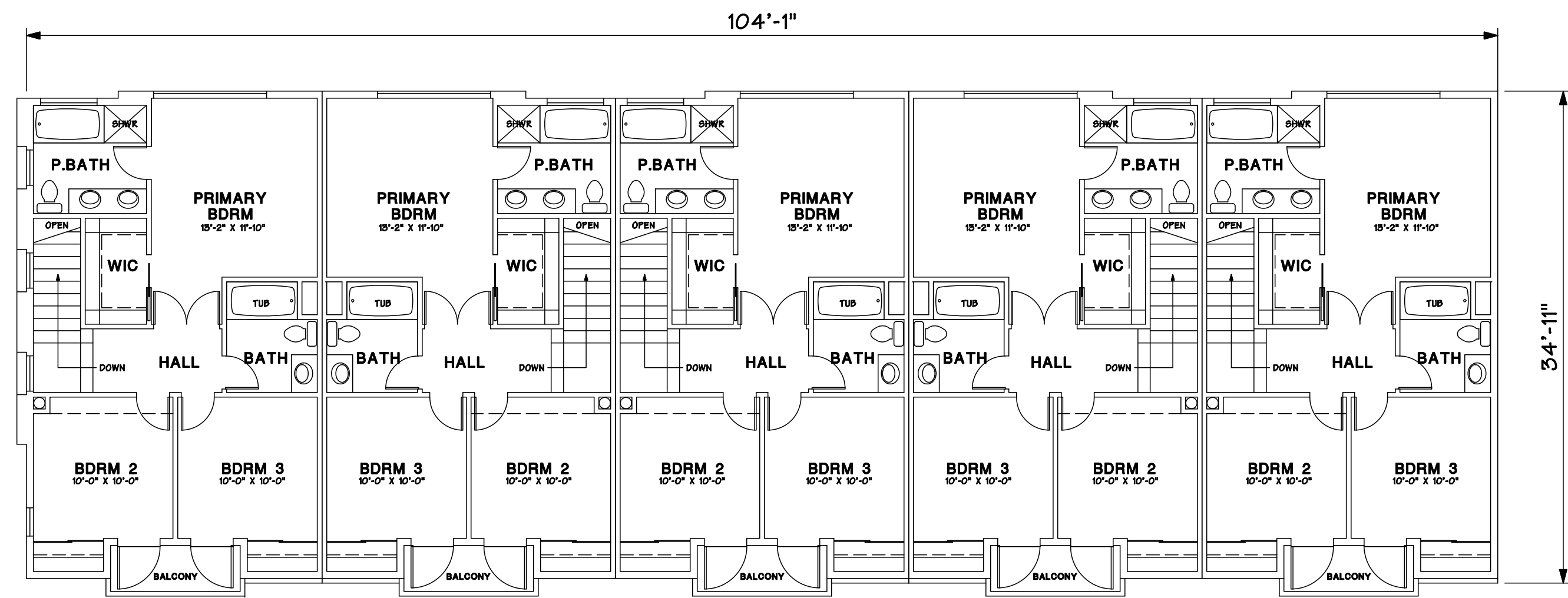
## SITE PLAN

CYPRESS VILLAGE RESIDENCES  
 5302 LINCOLN AVENUE, CYPRESS, CA

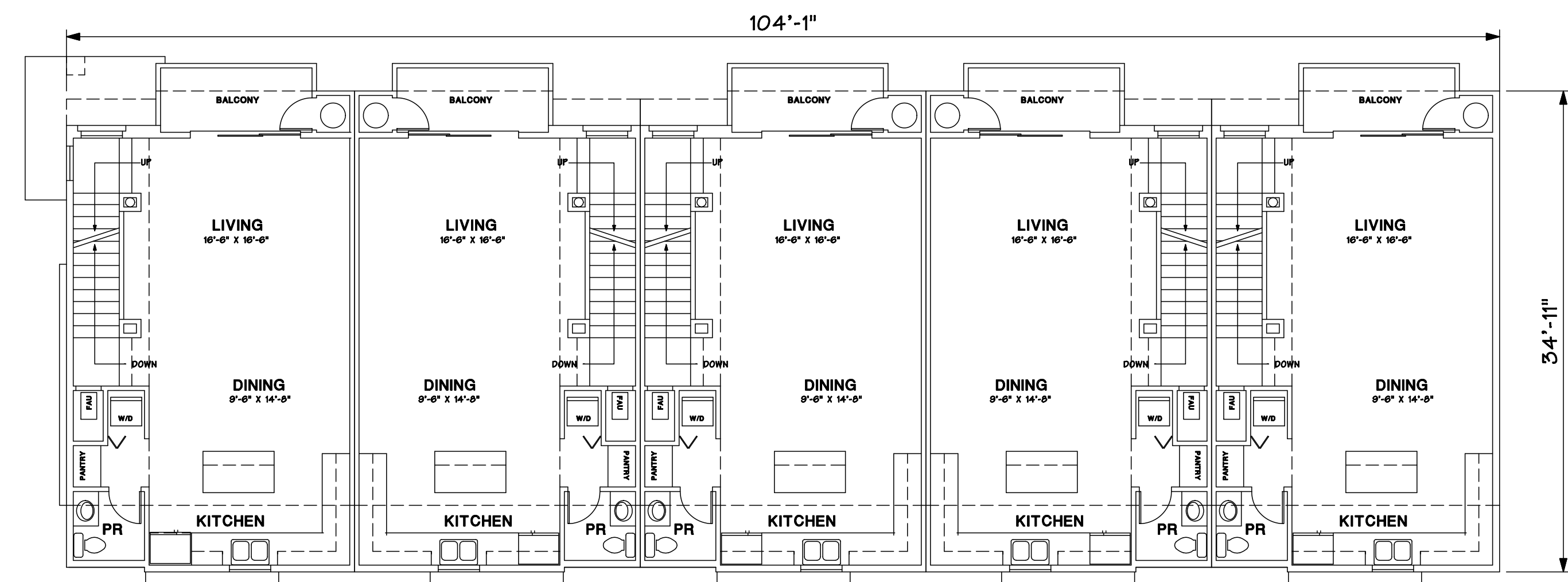
AA5302 LINCOLN LLC  
 957 BLUE HERON  
 SEAL BEACH, CA 90740

SCALE: 1/16" = 1'-0"  
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 SHEET 3 OF 16

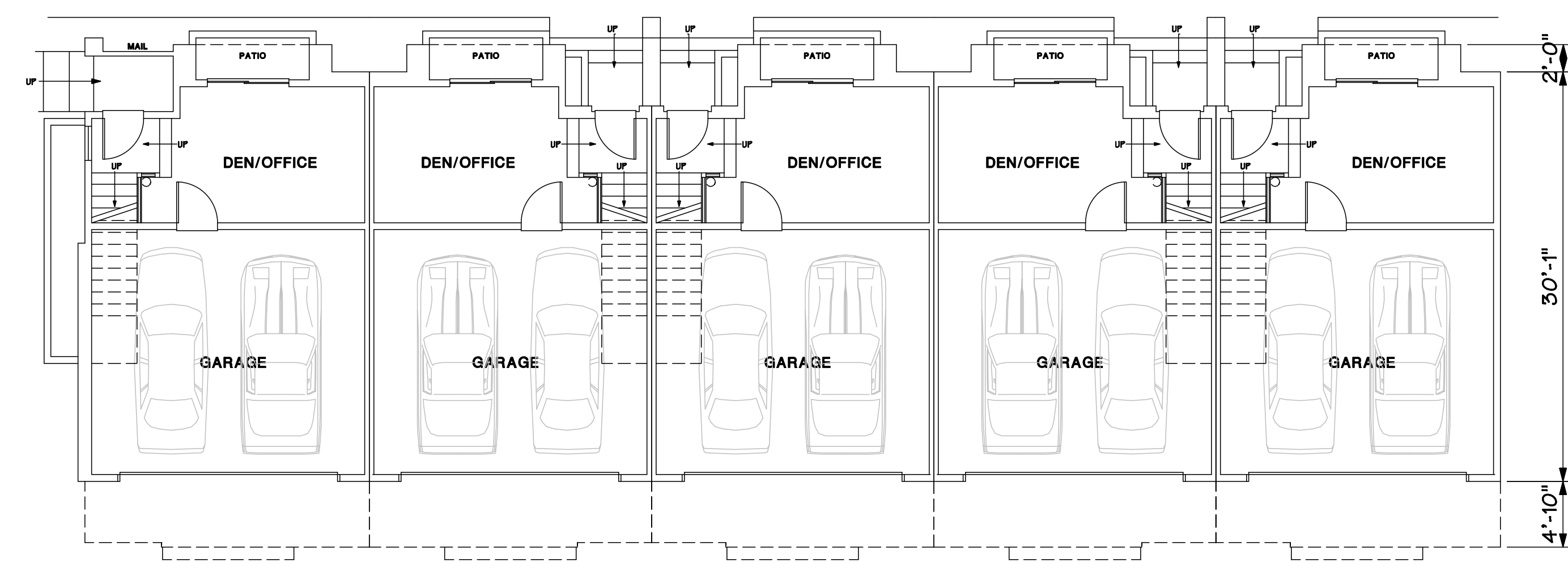
  
 RANDY MORRIS ARCHITECT  
 76167 VIA AREZZO  
 INDIAN WELLS, CA 92210  
 T. (310) 809-6745  
 E-MAIL: rj.morris3@verizon.net



3RD FLOOR PLAN



2ND FLOOR PLAN

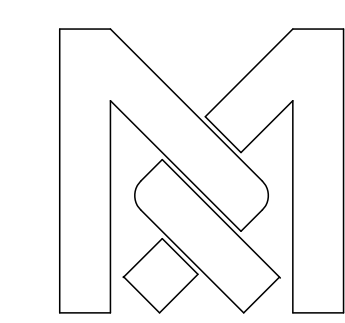


1ST FLOOR PLAN

# BUILDING 1 & 3 TYPICAL FLOOR PLANS

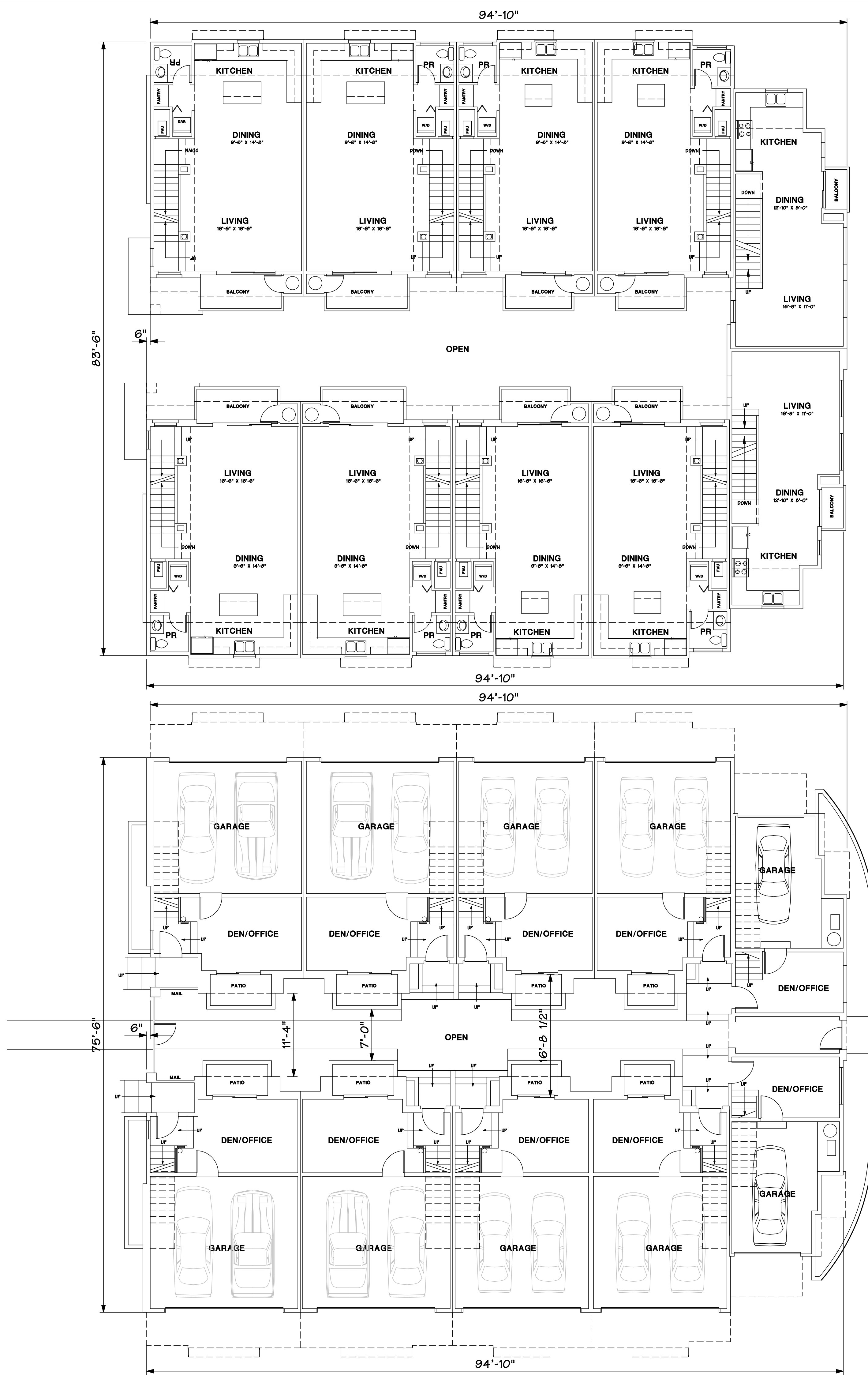
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AA5302 LINCOLN LLC  
957 BLUE HERON  
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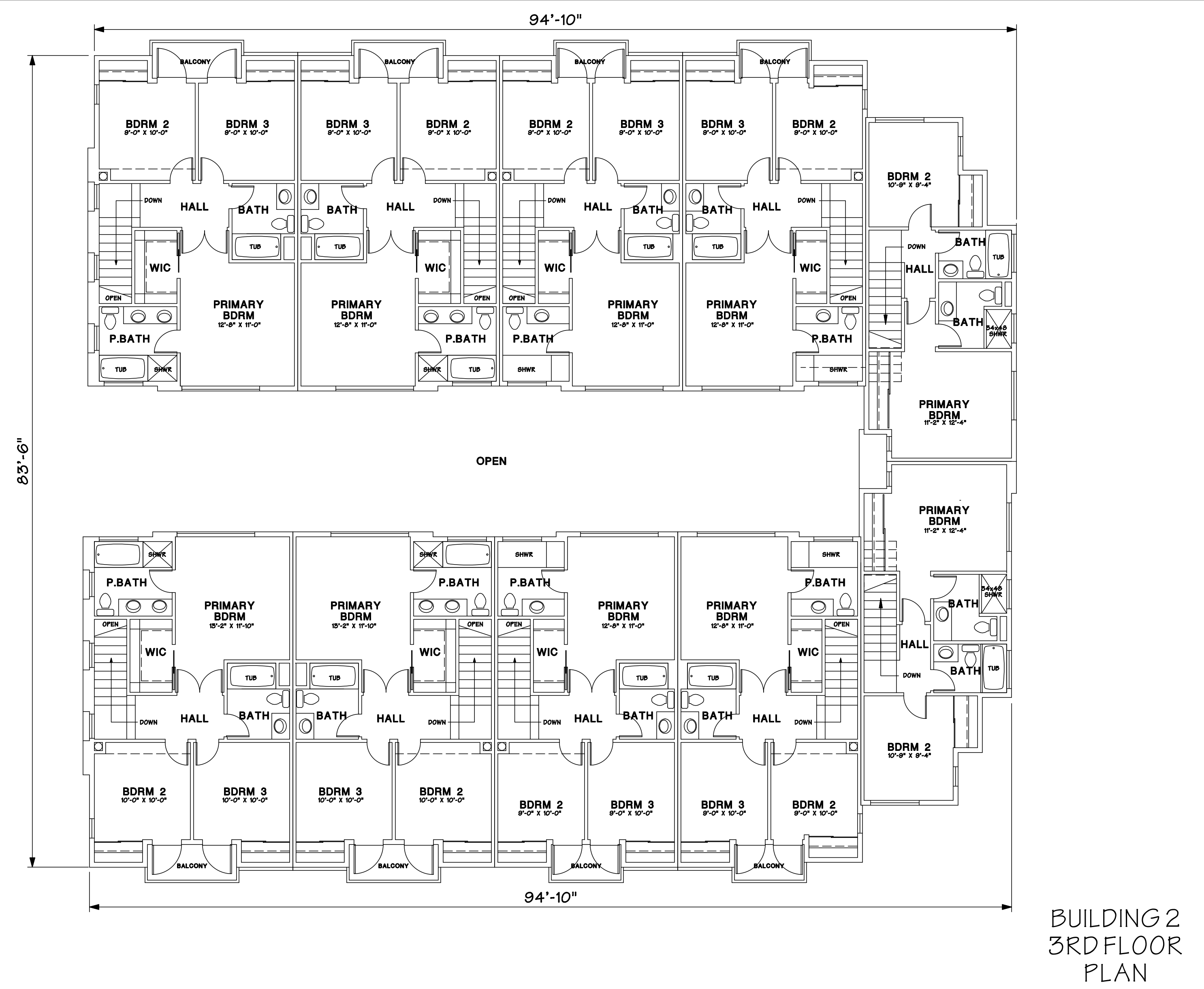
RANDY MORRIS ARCHITECT  
76167 VIA AREZZO  
INDIAN WELLS, CA 92210  
T. (310) 809-6745  
E-MAIL rj.morris3@verizon.net

SCALE: 1/16" = 1'-0"  
DATE: 3/7/2025



BUILDING 2  
2ND FLOOR  
PLAN

BUILDING 2  
1ST FLOOR  
PLAN

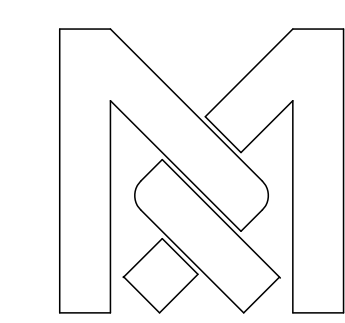


BUILDING 2  
3RD FLOOR  
PLAN

# BUILDING 2 FLOOR PLANS

CYPRESS VILLAGE RESIDENCES  
5302 LINCOLN AVENUE, CYPRESS, CA

AA5302 LINCOLN LLC  
957 BLUE HERON  
SEAL BEACH, CA 90740



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INDIAN WELLS, CA 92210  
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SCALE: 1/16" = 1'-0"  
DATE: 3/7/2025

SHEET 6 OF 16





**WATER EFFICIENT LANDSCAPE CALCULATIONS**

**REFERENCE EVAPOTRANSPIRATION (ET<sub>0</sub>) 46.6**

PLANT DESCRIP.	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF / IE)	LAND. AREA	ETAF X AREA	ETWU
LOW WATER	0.2	DRIP	0.81	0.25	3,522	880.5	25,439 GAL. / YR.
MODERATE WATER	0.5	DRIP	0.81	0.62	90	55.8	1,612 GAL. / YR.
<b>TOTAL</b>					<b>3,612 S.F.</b>	<b>936.3</b>	
						<b>ETWU TOTAL</b>	<b>27,051 GAL. / YR.</b>
						<b>MAWA TOTAL</b>	<b>57,397 GAL. / YR.</b>

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

MAWA = (ET<sub>0</sub>) (0.62) [(ETAF X LA) + ((1-ETAF) X SLA)]

MAWA = (46.6) (0.62) [(0.55 X 3,612) + (0.45 X 0)]

MAWA = 57,397 GAL. / YR.

**ETAF CALCULATIONS**

(AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE .45 OR BELOW FOR NON-RESIDENTIAL AREAS)

TOTAL ETAF X AREA = 936.3

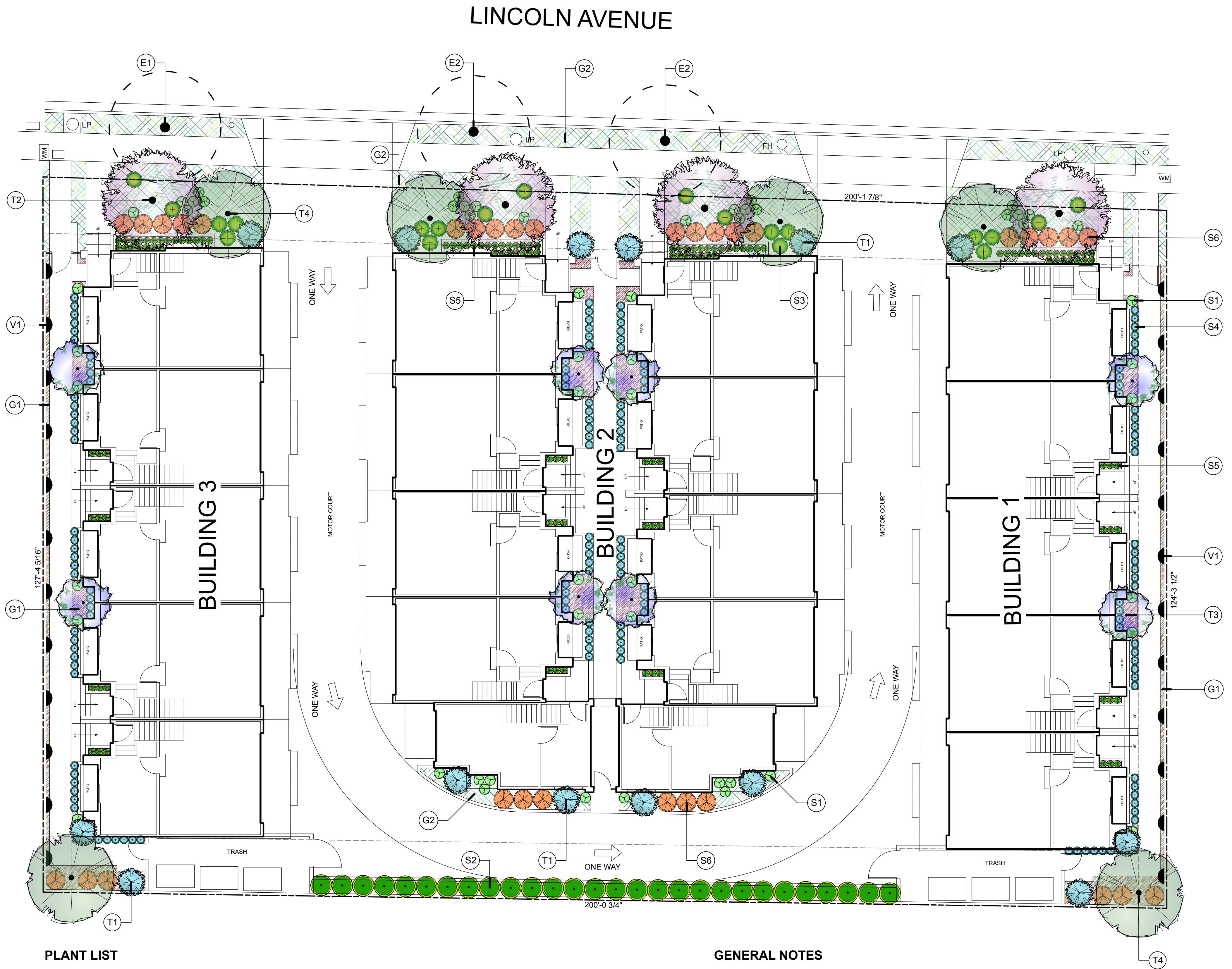
TOTAL AREA = 3,612 S. F.

AVERAGE ETAF = 0.26

**HYDROZONE INFORMATION TABLE**

LOW WATER USE HYDROZONES: 3,522 S.F. = 98% OF LANDSCAPE

MODERATE WATER USE HYDROZONES: 90 S.F. = 2% OF LANDSCAPE



**PLANT LIST**

NO.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS RATING	HEIGHT X WIDTH	REMARKS
<b>EXISTING TREES:</b>							
E1	JACARANDA MIMOSIFOLIA	JACARANDA		1	MODERATE		TO REMAIN, PROTECT IN PLACE
E2	PLATANUS X HISPANICA	LONDON PLANE TREE		2	MODERATE		TO REMAIN, PROTECT IN PLACE
<b>PROPOSED TREES:</b>							
T1	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL.	14	LOW	25-35' X 5-7'	
T2	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	4	MODERATE	30' X 20-30'	STD. TRUNK
T3	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	8	MODERATE	20-30' X 15'	STD. TRUNK
T4	PLATANUS X HISPANICA	LONDON PLANE TREE	24" BOX	6	MODERATE	45-55' X 15-20'	STD. TRUNK
<b>SHRUBS:</b>							
S1	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	56	LOW	2' X 2'	
S2	CALLISTEMON VIMINALIS 'SLIM'	DWARF WEEPING BOTTLEBRUSH	15 GAL.	28	LOW	6-8' X 4-5'	COLUMNAR FORM
S3	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	5 GAL.	20	LOW	3' X 3'	
S4	RHAMPHOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN	5 GAL.	148	LOW	2-4' X 2'	
S5	SANSEVIERIA TRIFASCIATA LAURENTII	VARIEGATED SNAKE PLANT	5 GAL.	126	LOW	2-3' X 1-2'	
S6	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	5 GAL.	32	LOW	3' X 3'	
<b>VINE:</b>							
V1	MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 GAL.	24	LOW		
<b>GROUNDCOVERS:</b>							
G1	CARISSA MACROCARPA 'GREEN CARPET'	LOW GROWING NATAL PLUM	1 GAL.	24" o.c.	LOW	1-1/2' X 2'	
G2	ROSMARINUS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	24" o.c.	LOW	1-2' X 3'	

**GENERAL NOTES**

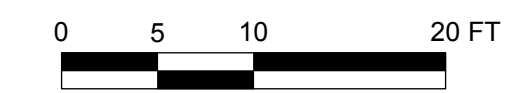
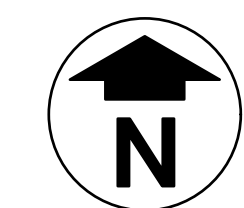
**PROJECT:**  
CYPRESS VILLAGE RESIDENCES  
5302 LINCOLN AVENUE  
CYPRESS, CALIFORNIA

**PROJECT APPLICANT / ARCHITECT:**  
RANDY MORRIS ARCHITECT  
76167 VIA AREZZO  
INDIAN WELLS, CALIFORNIA 92210  
310.809.6745

**PROJECT EXHIBIT PREPARER / LANDSCAPE ARCHITECT:**  
CRAIG WEBER & ASSOCIATES  
950 SANTIAGO AVENUE  
LONG BEACH, CALIFORNIA 90804  
562.494.0411

**LANDSCAPE SITE AREA:**  
SITE LANDSCAPE AREA = 2,708 SQ. FT.  
R.O.W. LANDSCAPE AREA = 904 SQ. FT.  
**TOTAL LANDSCAPE AREA = 3,612 SQ. FT.**

**PROJECT ZONING:**  
CYPRESS TOWN CENTER AND COMMONS (PC)



**CONCEPTUAL LANDSCAPE PLAN**

REVISIONS

1	FEB 2025	
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**CNA**  
CRAIG WEBER & ASSOCIATES

PLANS PREPARED FOR:  
**RANDY MORRIS ARCHITECT**  
76167 VIA AREZZO  
INDIAN WELLS, CA 92210

PREPARED BY:  
**CRAIG WEBER & ASSOCIATES**  
950 SANTIAGO WAY, LONG BEACH, CA 90804  
PH: 562.494.0411

REGISTERED LANDSCAPE ARCHITECT  
CRAIG WEBER  
STATE OF CALIFORNIA

**CYPRESS VILLAGE RESIDENCES**  
5302 LINCOLN AVENUE  
CYPRESS, CA

Date: SEPT 2024  
Scale: 1" = 10'  
Drawn: KGW  
Job: 1594  
Sheet: **L1**