



CITY OF CYPRESS

NOTICE OF CITY COUNCIL PUBLIC HEARING

The Cypress City Council Will Consider:

Project: Conditional Use Permit No. 2025-03 – A request to permit an 869 square-foot expansion of an existing convenience store (OC Bottle Shop) and related site improvements, located at 5362 Lincoln Avenue in the Downtown District of the Lincoln Avenue Specific Plan and finding that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines.

Applicants: David Jacobo of Jacobo Design & Structural Inc. (513 Wood St, Santa Ana, CA 92703), on behalf of property owner, Hill Legacy Inc (24335 Las Palmas St, Valencia, CA 91355)

Date of Hearing: Monday, February 23, 2026

Time of Hearing: 6:00 p.m.

Location: Council Chambers, 5275 Orange Avenue, Cypress CA 90630

ALL INTERESTED PERSONS are invited to participate in the public hearing via in-person attendance or webinar. For further information about the project, please contact Christopher Wong at (714-229-6753) or cwong@cyressca.org. The public may also provide comments in writing prior to the hearing via email to the City Clerk's office (cityclerk@cyressca.org) by 3:00 p.m. on February 23, 2026 in order to allow sufficient time for comments to be included in the online agenda packet. Instructions for participating in the public hearing via webinar will be published with the February 23, 2026 City Council meeting agenda, available online at <https://www.cyressca.org/government/city-council-meetings>.

If you have questions regarding this notice or the matter to be heard, or if you are disabled and need accommodation to participate in the public hearing, please call the City Clerk's Office at (714) 229-6685. Requests for accommodation should be made at least three working days prior to the hearing so reasonable arrangements can be made.

Please note that pursuant to Government Code Section 65009, should you challenge the decision on this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Cypress at, or prior to, the public hearing.

Environmental Consideration: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Sections 15301 (Existing Facilities), the project is categorically exempt from further environmental review because it involves minor alterations to an existing private structure and site, the resulting addition will remain under 10,000 square feet, the project results in a negligible increase in the intensity of use, the site is served by adequate public services and facilities consistent with the level of development permitted by the General Plan, and the site is not located within an environmentally sensitive area.

/s/Lisa Berglund

CITY CLERK OF THE CITY OF CYPRESS

Posted/Mailed: February 12, 2026