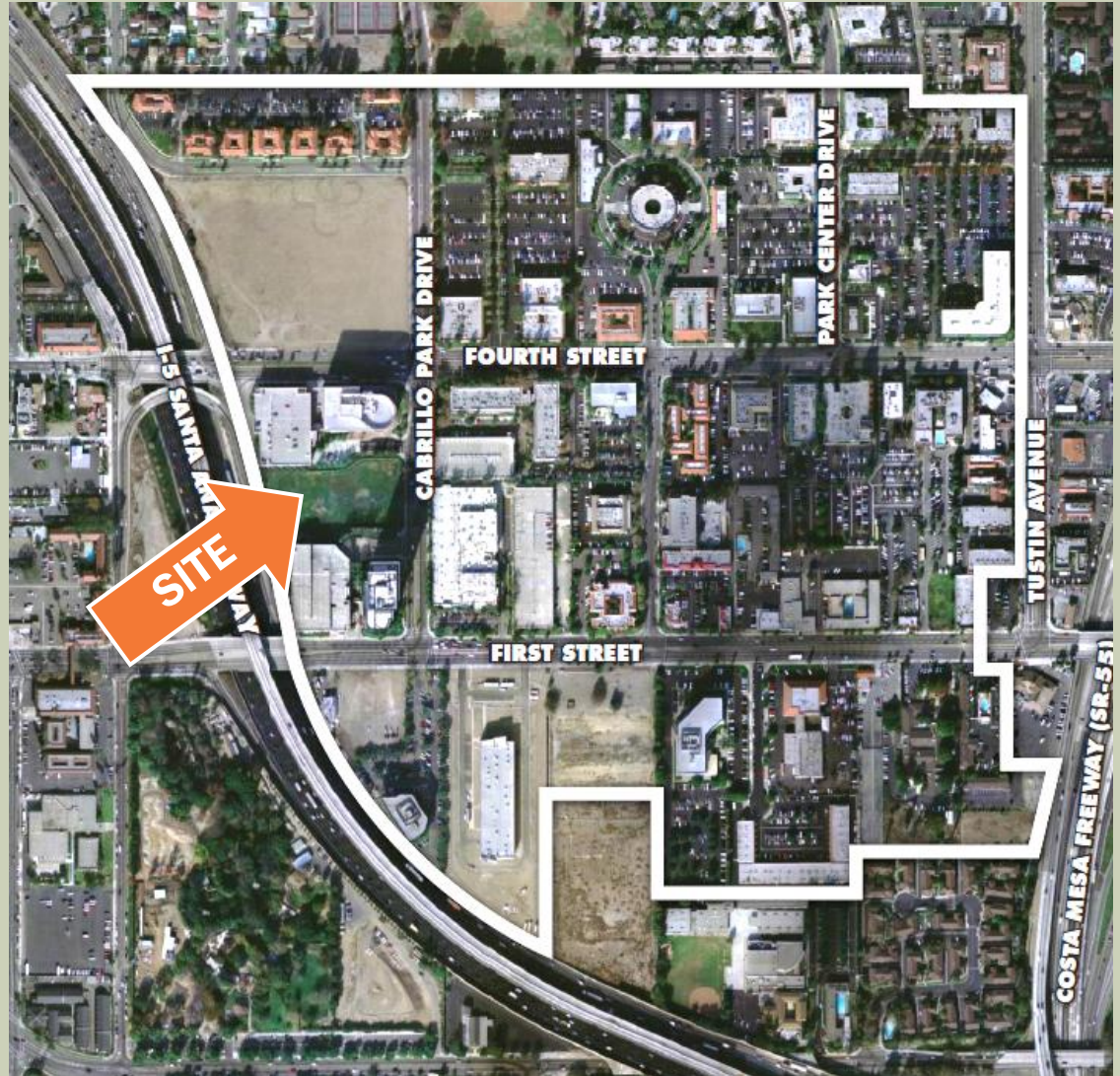


# THE MADISON

Site Plan Review No. 2015-03  
200 North Cabrillo Park Drive

# MEMU MIXED-USE OVERLAY ZONE

- Overlay District Approved 2007
- 200 Acres
- Allows mixed use urban village in office area
- Zoning in place: uses/intensity



# SITE CONTEXT



**WEST**  
Interstate 5  
Santa Ana Freeway

**NORTH**  
State Fund  
8-Story Office, 6-Story Garage

**SOUTH**  
Xerox Center  
16-Story Office, 6-Story Garage

**EAST**  
Lyon Mixed-use Project

# REQUEST OF APPLICANT

- **Construct a 5-Story Mixed Use Residential and Commercial Development on 2.79 acres**
  - 217 units (including 4 live/work)
  - 6,325 sq.ft retail. (2 ground-level tenants)
  - 444 space, 2-level parking structure
- **Site Plan Review approval required to develop per MEMU development standards and design principles**



# BUILDING ELEVATIONS



**Xerox Centre Drive**

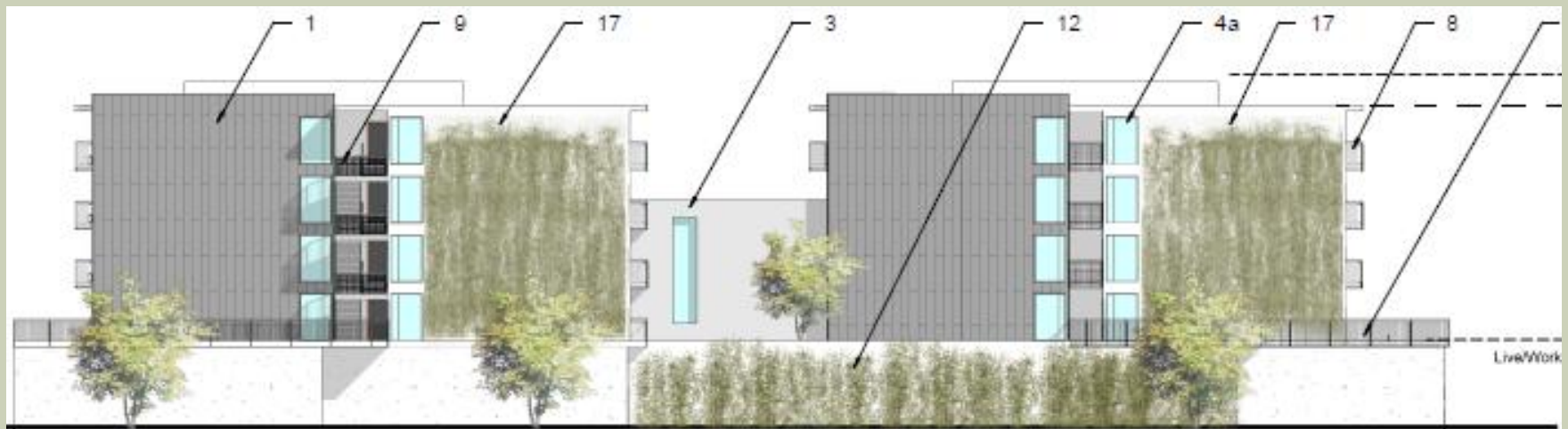


**State Fund Drive**

# BUILDING ELEVATIONS



**Cabrillo Park Drive**



**Santa Ana Freeway**

# OPEN SPACE/AMENITIES



**FAMILY ROOM GARDEN**

**DEN PATIO GARDEN**

**LIVING ROOM GARDEN**

**FOYER GARDEN**

**PORCH GARDEN**



# OPEN SPACE/AMENITIES

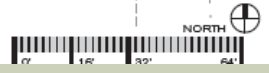
- 3. PAVING ON PODIUM LEVEL ARE PRECAST PAVERS SET ON STRUCTURAL SLAB WITH REQUIRED DRAINAGE AND PROTECTION LAYERS.
- 4. PAVING AT GROUND LEVEL ARE INTEGRAL COLOR CONCRETE WITH SAWCUT JOINTS.
- 5. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED WITH CENTRALLY CONTROLLED SYSTEM WITH WEATHER STATION AND MOISTURE SENSOR.



## LEGEND

- |                                  |   |
|----------------------------------|---|
| ① Stormwater Garden              | ⑪ Small Lounge                                  |
| ② Lower Retail Seating           | ⑫ Water Feature                                 |
| ③ Entry Carpet                   | ⑬ Green Roof Garden                             |
| ④ Steps / Seating Planter        | ⑭ Dog Run                                       |
| ⑤ Cor-ten Steel Planter          | ⑮ Low Fence                                     |
| ⑥ Art Piece                      | ⑯ Fiberglass Planter                            |
| ⑦ Pool Area w/ Seating Lounge    | ⑰ Install 24" Box Street Tree per City Standard |
| ⑧ Double Sided Fire Place        | ⑱ Existing Street Tree to Remain                |
| ⑨ Ipe Wood Seating w/ Chessboard | ⑲ 10'X25' Loading Zone                          |
| ⑩ Vine Cable Under Planters      | ⑳ Ground Level Hardscape                        |

XEROX CENTRE



INTERSTATE 5 FREEWAY

CABRILLO PARK DRIVE

# ANALYSIS

- **Project meets or exceeds Development Standards**
  - Number of Stories (5 Stories)
  - Min Site Size (2.79 Acres)
  - Frontage Type (Fore Court)
  - Open Space (20k Public, 40k Private/Common)
  - Building Setbacks (20 Front, 4'6" Side/Rear)
  - Parking (444 Parking Spaces)

# ANALYSIS

- Project complies with MEMU Design Principles
- Ground level commercial uses and live/work component engages Cabrillo Park Drive
- Forecourt contains a positive mix of outdoor seating and landscaped areas throughout the project
- Bold, contemporary architecture with high-quality finishes and materials
- Project supports the goals and objectives of the City's Strategic Plan

# ENVIRONMENTAL

- **Projects located within Metro East Overlay Zone are subject to approved Mitigation Monitoring Program (MMP) as part of EIR No. 2006-01**
- **As required by the MMP various studies prepared including:**
  - Traffic Impact Analysis (TIA)
  - Health Risk Assessment (HRA)
- **Conditions added to ensure compliance with findings of required studies**

# PROJECT OUTREACH

- **April 15, 2014- Sunshine Ordinance Community Meeting**
  - 5 members of public in attendance discussed architecture, circulation, screening, signs and construction operations
- **July 14, 2014- Study Session with Planning Commission with project introduction**

# RECOMMENDATION

- **Adopt a resolution approving Site Plan Review No. 2015-03 as conditioned**











