

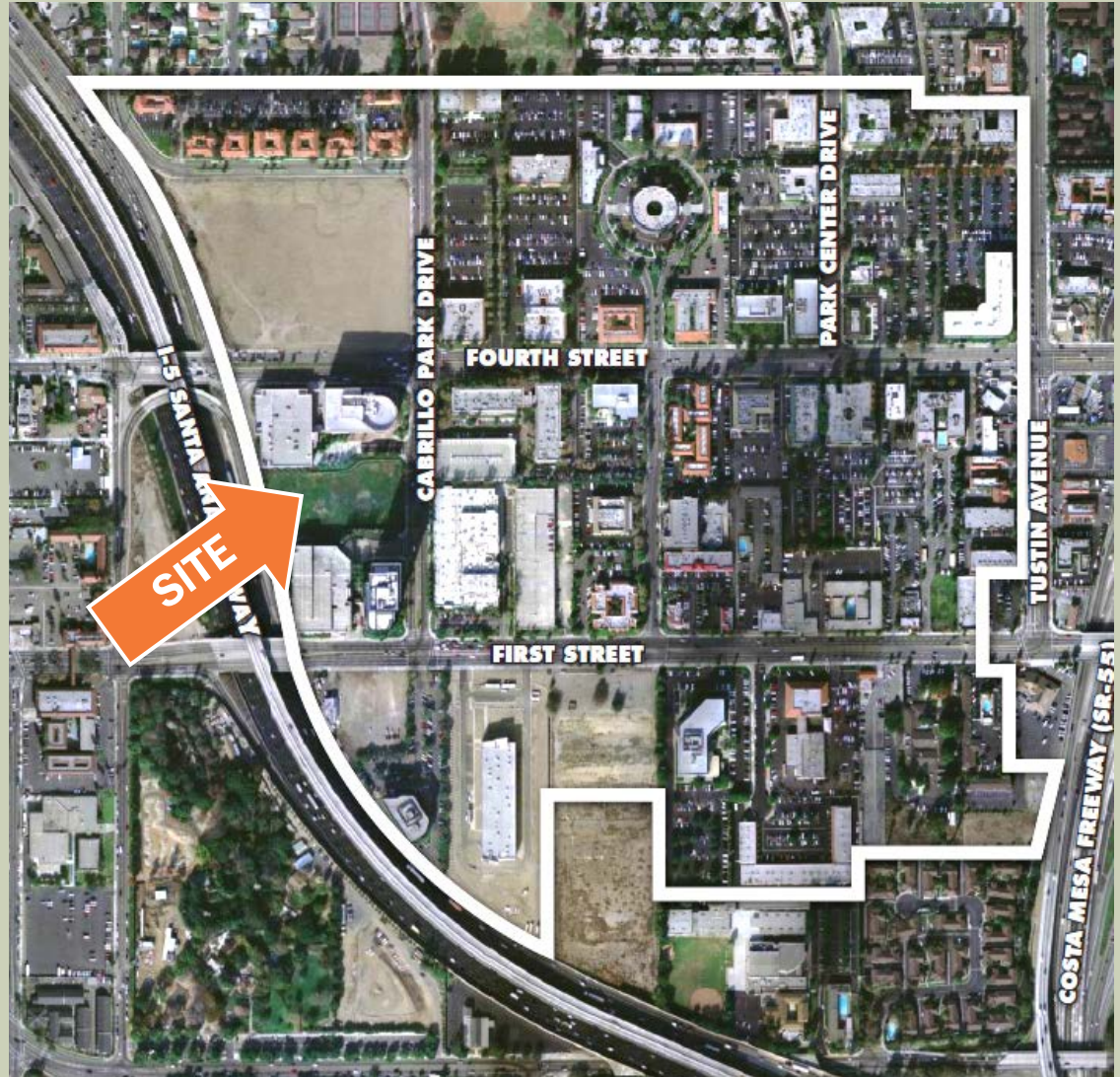
THE MADISON

Site Plan Review No. 2016-03
Variance Nos. 2017-05 and 2017-06

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

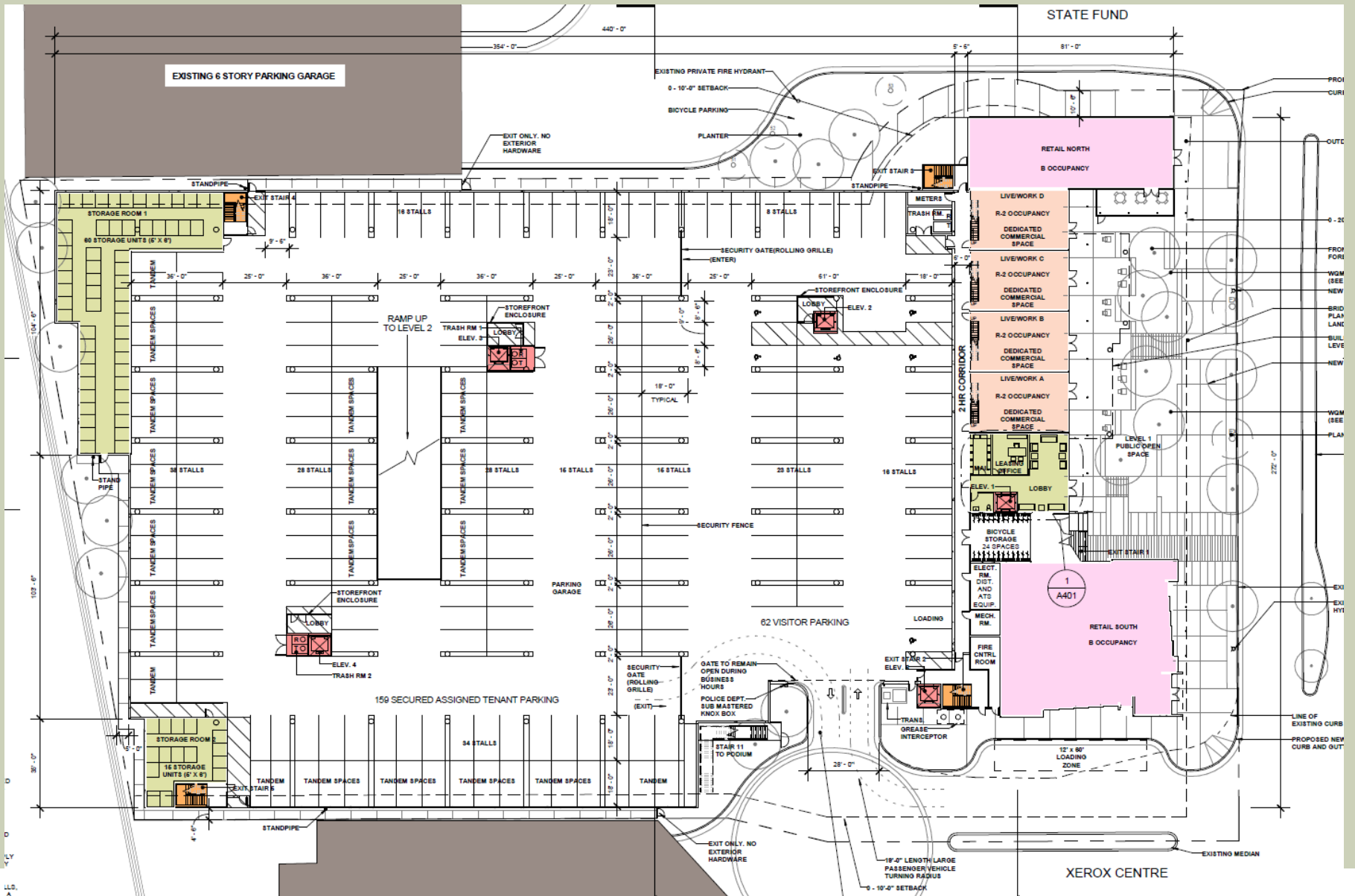
SOUTH
Xerox Center
16-Story Office, 6-Story Garage

EAST
Lyon Mixed-use Project

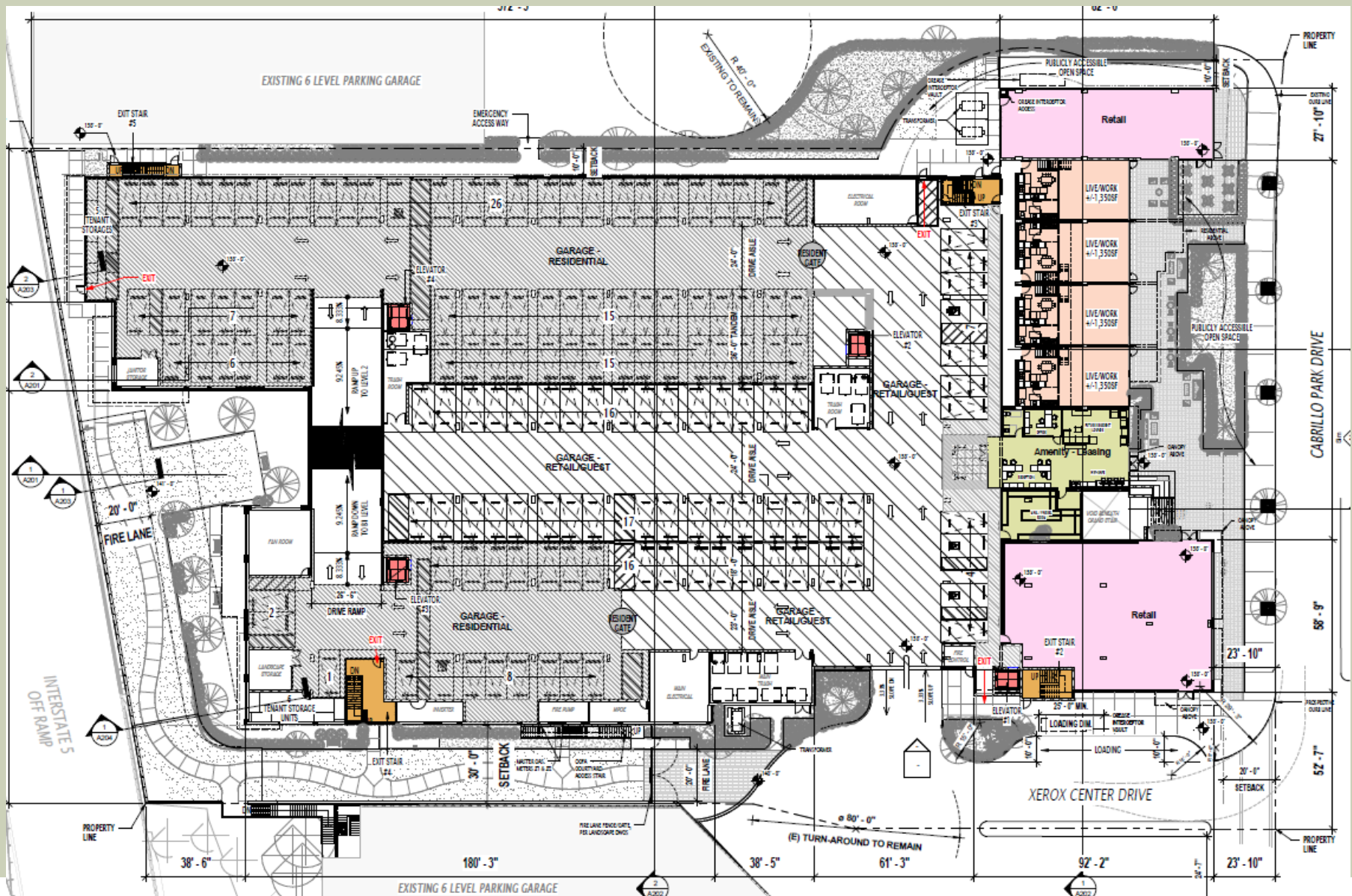
PROJECT DESCRIPTION

2015 Approval	Proposal
2.79 acres	2.79 acres
6-story Mixed Use Residential and Commercial	7-story Mixed Use Residential and Commercial
217 units (including 4 live/work)	260 units (including 4 live/work)
6,220 SF retail (2 ground-level tenants)	6,561 SF retail (2 ground-level tenants)
444 space, 2-level parking structure (2.05 sp per unit)	445 space, 3-level parking structure (1.71 sp per unit)
20,722 SF public open space 32,000 SF private and common open space	20,733 SF public open space 45,109 SF private and common open space

2015 APPROVED SITE LAYOUT



PROPOSED SITE LAYOUT



2015 approval



Current Proposal



ISSUES/CONCERNS

- Project requires 2 variances:
 - Parking reduction (from 2.0 spaces per unit to 1.71 spaces per unit)
 - Applicant will further discuss proposal
 - Side yard setback (30 feet in lieu of maximum 10 feet)

- Sunshine Meeting held on November 2, 2016
 - 5 community members attended
 - Concerns related to circulation and traffic conflicts
 - Adjacent property owner concerned with queuing and traffic delay issues which currently affects its tenants – traffic analysis overlooks potential impacts

- Planning Commission approval required for Site Plan Review in MEMU
 - Scheduled for public hearing at next PC meeting
 - December 11, 2017

