

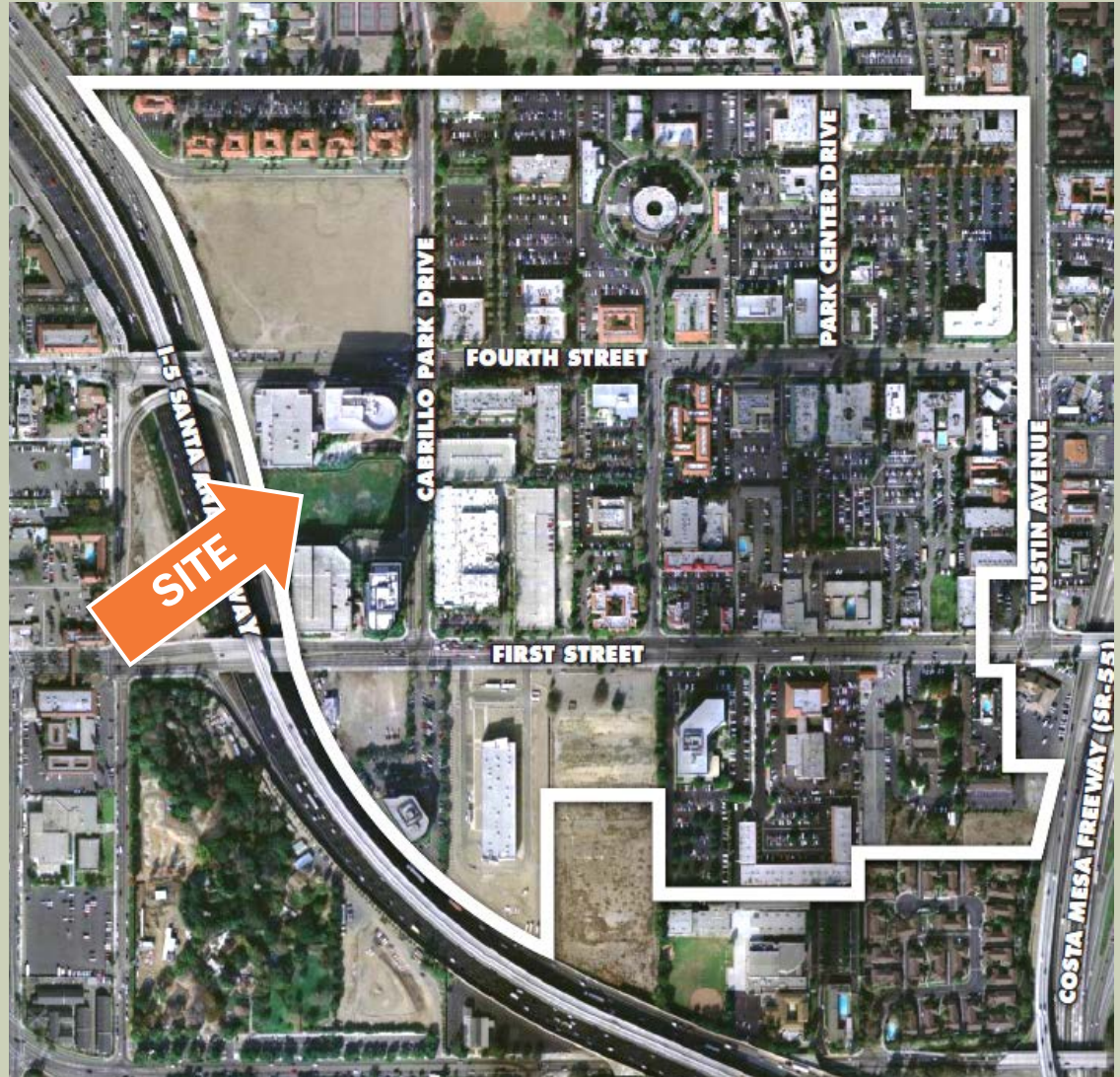
THE MADISON

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

200 North Cabrillo Park Drive

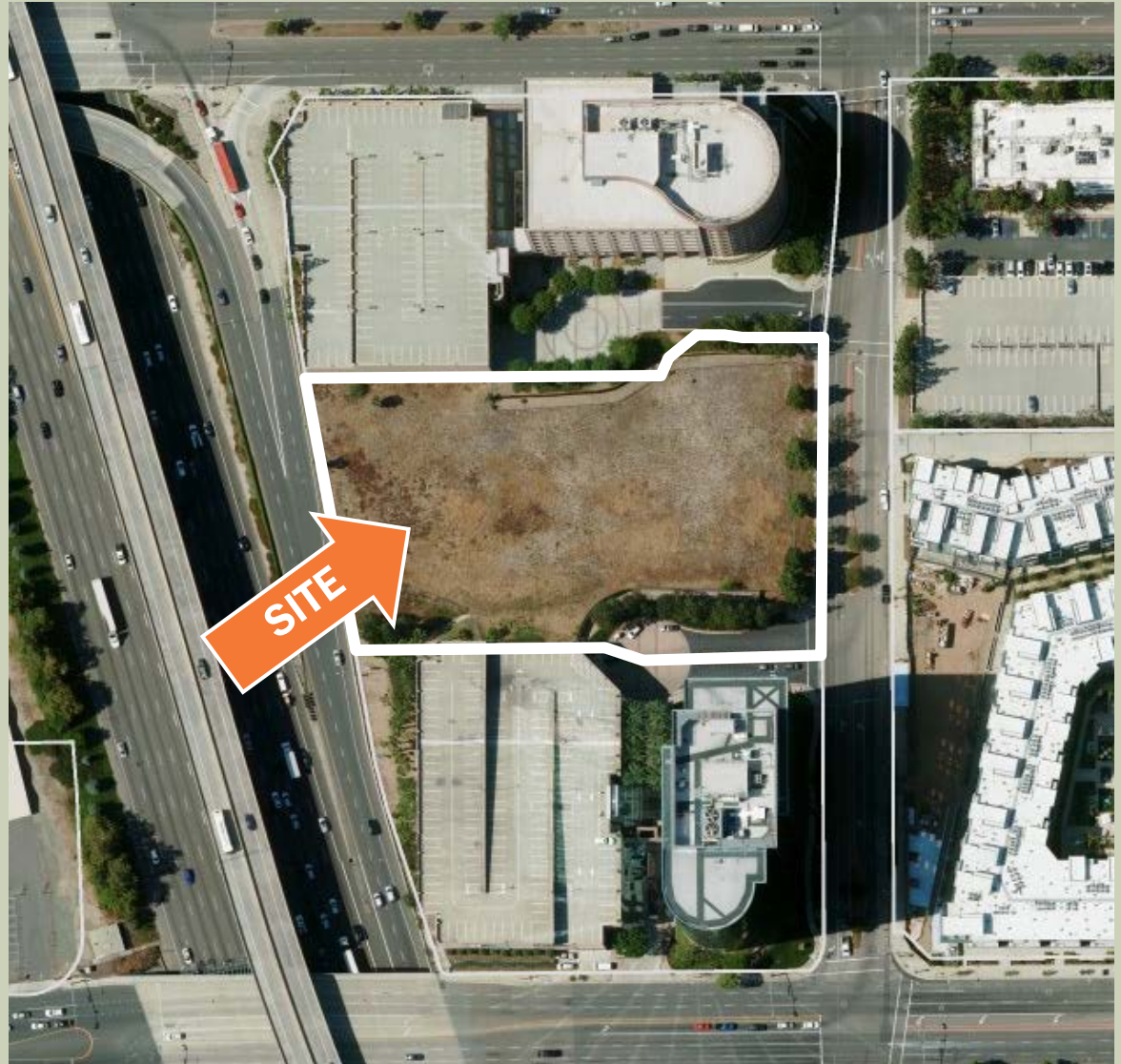
MEMU MIXED-USE OVERLAY ZONE

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



SUBJECT SITE LOCATION

- MEMU Overlay Zone
- 2.79 acres
- Surrounded by office buildings and mixed use building



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 7-story Mixed Use Residential and Commercial Development on 2.79 acres
 - 260 units (including 4 live/work)
 - 6,561 square feet retail
 - 445 space, 3-level parking structure
- Site Plan Review and (2) Variances:
 - Side yard setback – 30 feet in lieu of a maximum of 10 feet
 - Parking reduction – 1.7 spaces per unit in lieu of 2.0 spaces per unit



PROJECT BACKGROUND

- Site was previously approved in 2015:
 - Mixed Use Residential and Commercial (5-6 stories)
 - 217 units (including 4 live/work)
 - 6,325 square feet retail
 - 444 space, 2-level parking structure



BUILDING ELEVATIONS



Cabrillo Park Drive



Santa Ana Freeway

BUILDING ELEVATIONS



Xerox Centre Drive



State Fund Drive

LANDSCAPE PLAN



***Note: Street trees in tree grates along Cabrillo Park Drive to be 24" Box min. with a root irrigation system. (Per City standards and approved street improvement plans)

GARDENS

- A. FAMILY ROOM (PASSIVE)
- B. DEN + PATIO (SEMI-PASSIVE)
- C. LIVING ROOM (SEMI-ACTIVE)
- D. POOL AREA (ACTIVE-PRIVATE)
- E. FOYER (ACTIVE)
- F. PORCH (ULTRA ACTIVE)
- G. ROOF TOP (SEMI-ACTIVE)
- H. OPEN SPACE (PASSIVE)

ANALYSIS

- **Project meets or exceeds Development Standards, except for Variances**
 - Number of Stories (6-7 Stories)
 - Min Site Size (2.79 Acres)
 - Frontage Type (Fore Court)
 - Open Space (20k Public, 45k Private/Common)
- **Variances**
 - Side yard setback (30 feet in lieu of max. 10 feet)
 - Parking reduction
 - 2.0 spaces per unit required
 - 1.7 spaces per unit proposed
 - 1.8 spaces per unit recommended

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
- Public Comment

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

- **November 2, 2016 - Sunshine Ordinance Community Meeting**
 - 5 community members attended
 - Concerns related to circulation and traffic conflicts
- **November 27, 2017 - Study Session with Planning Commission with project introduction**

RECOMMENDATION

- **Adopt a resolution approving Site Plan Review No. 2016-03, Variance No. 2017-05, and Variance No. 2017-06 as conditioned**

