

THE MADISON

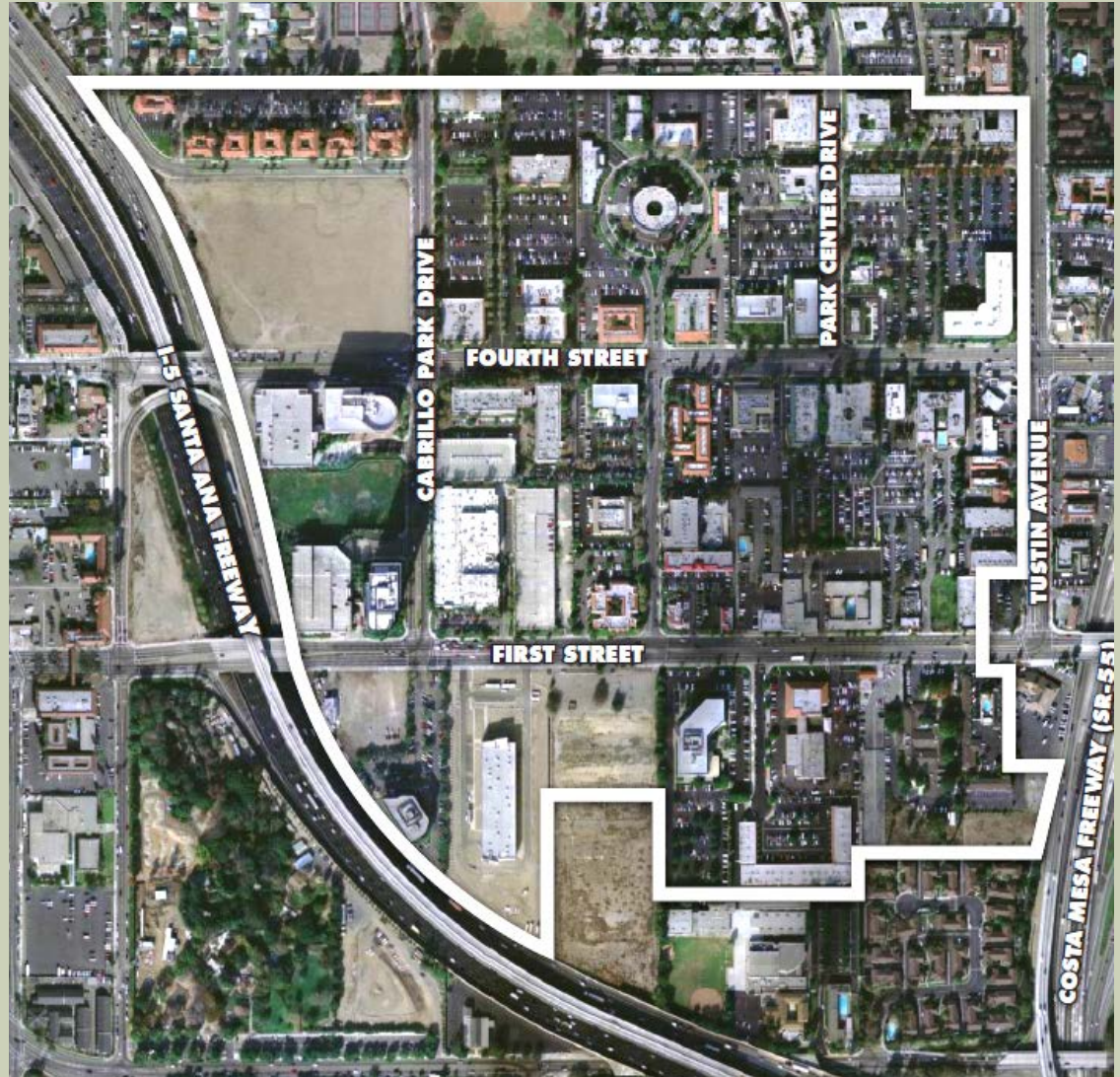
200 North Cabrillo Park Drive

Planning Commission Study Session

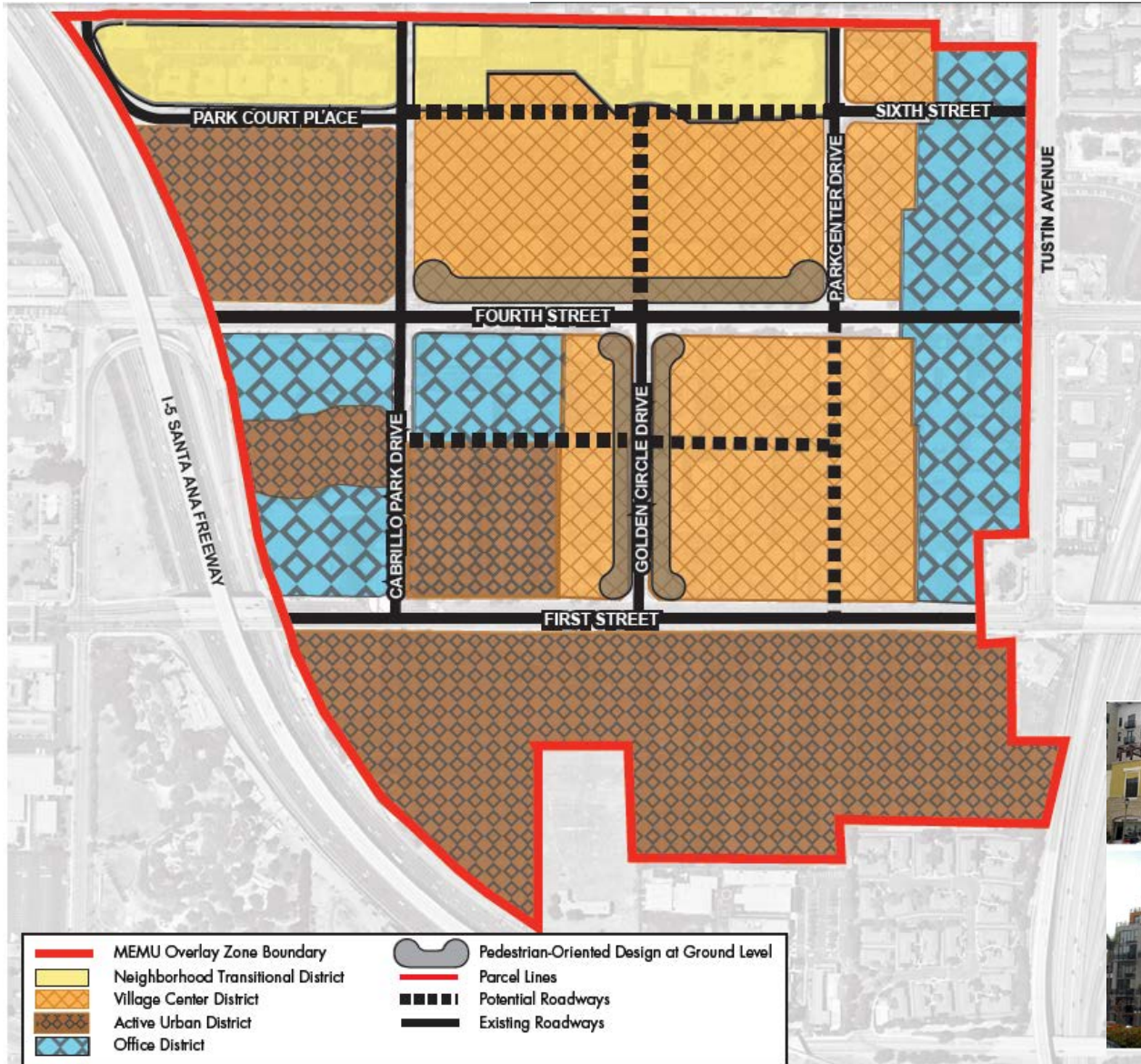
July 14, 2014

MEMU MIXED-USE OVERLAY ZONE

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



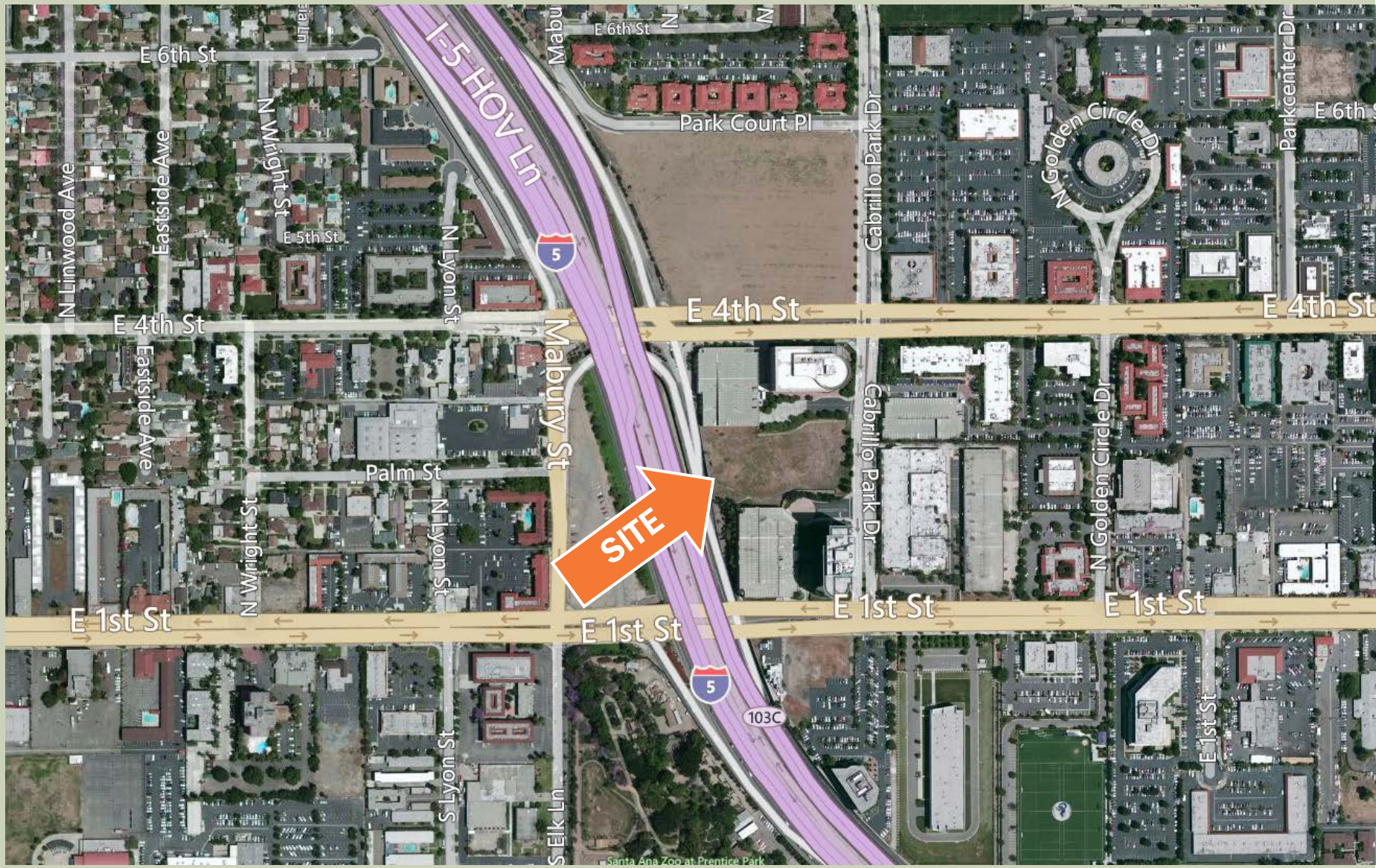
DEVELOPMENT DISTRICTS



- Active Urban
- Allows vertical mixed-use with commercial uses on ground floor



PROJECT LOCATION



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
2-Story Office, 2-Story Garage

PROJECT STATUS

- Application currently in 2nd Round of Site Plan Review (DRC)
 - Project will need to comply with MEMU EIR and mitigation monitoring plan
 - Health Risk Assessment (HRA) to study health related impacts along freeway frontage
 - Master sign program to be submitted for review
- Project will require Planning Commission review of Site Plan

COMMUNITY OUTREACH

- **Sunshine Ordinance Meeting- April 15, 2014**
 - Questions related to circulation and access with adjacent uses
 - Clarify proposed off-premise billboard advertisements along freeway
 - Proposed construction staging and parking impacts

