



Saddleback Memorial Medical Center Site

October 7, 2014

ADAM ATAMIAN
ASSOCIATE PLANNER



Site Information

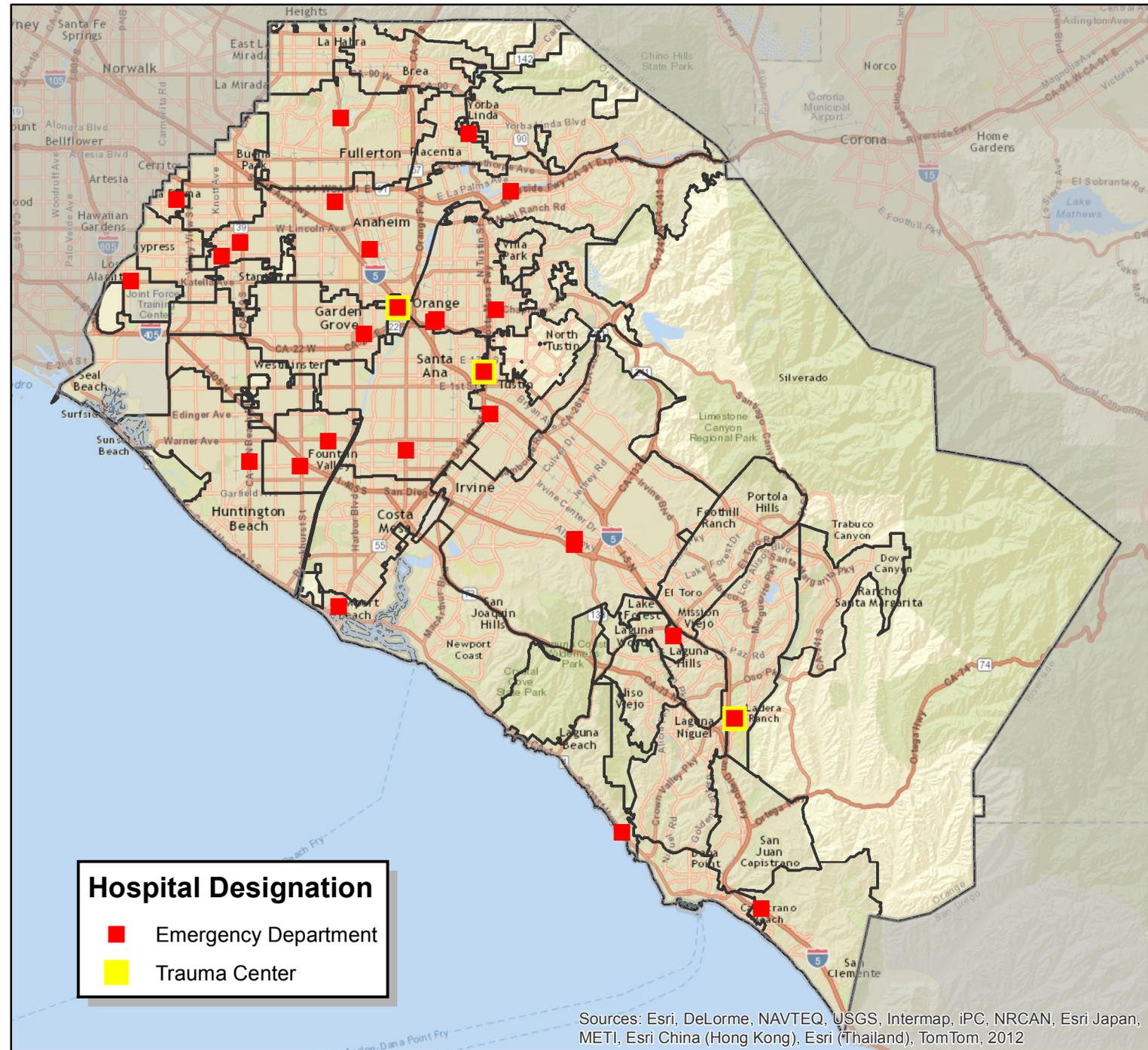
654 Camino de Los Mares

- 6.6 Acres
- Hospital built in 1971, expanded in 1987 & 1996.
- Existing building:
 - 82,015 square feet
 - 18 feet tall
- Zoning:
 - Current – Regional Commercial
 - Per General Plan – Community Commercial
- Permitted Uses (Community Commercial Zone):
 - Retail
 - General Office
 - Medical Office
- Conditional Uses (Community Commercial Zone):
 - Hospitals
 - Hotels
 - Churches
 - Senior Housing
 - Vehicle Dealerships



Community Commercial Development Standards

STANDARDS	REQUIREMENT	CURRENT SITE
Lot Area, Minimum	6,000 square feet	288,740 square feet
Lot Width, Minimum	60 feet	536 feet
Front Yard Setback	0 feet	40 feet
Side Yard Setback	0 feet	175 feet
Rear Yard Setback	0 feet	100 feet
Lot Coverage, Maximum	60% (except for hospitals, 80%)	28%
Floor Area Ratio, Maximum	.5 (except for hospitals, 2.0)	.28
Building Height, Maximum	TOR: 45 ft. PL: 37 ft. and 3 stories (except for hospitals, TOR: 54 ft. PL: 45 ft. and 4 stories)	18' TOR
Landscaping	15% of site, 12% of parking lot area	25%
Parking	General Office/ Retail: 1 space per 300 square feet Medical Office: 1 space per 200 square feet Hospital: 1 space per 2 beds	270 spaces provided



Hospital Designation

- Emergency Department
- Trauma Center

Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, IPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012