

**ATTACHMENT A
APPROVAL FINDINGS**

**Cabrillo Business Park Lot 5 Building
6789 Navigator Way; APN 073-610-038
Case No. 19-117-PCR-RV-OSP**

1.0 Project Clearance Findings

Pursuant to sections VII.A and VII.B of the Cabrillo Business Park Specific Plan (City of Goleta Ordinance No. 13-04; Case No. 12-163-SP), the Planning and Environmental Review Director finds the following:

- 1.1 *The proposed development conforms to the applicable policies of the General Plan and the applicable provisions of the zoning regulations within the GMC [Goleta Municipal Code].*

As described in Attachment D, conditioned in Attachment C and incorporated herein by reference, the project conforms to all applicable provisions of the Cabrillo Business Park Specific Plan. These provisions are consistent with and implement the General Plan and applicable provisions of the City's Inland Zoning Ordinance (GMC Chapter 35, Article III).

- 1.2 *The proposed development is located on a legally created lot.*

Lot 5 of Map 32,046 is a legally created lot (approved through Case Number 16-160-LLA-VTA) and has been recorded with City-approved legal descriptions with the Office of the Santa Barbara Clerk-Recorder-Assessor.

- 1.3 *The subject property is in compliance with all laws, rules, and regulations pertaining to subdivisions, permitted uses, design guidelines, development standards, and any other applicable provisions of this Specific Plan, including, without limitation, the Maximum Development Yield.*

As described in Attachment D, conditioned in Attachment C and incorporated herein by reference, the project conforms to all applicable policies of the Cabrillo Business Park Specific Plan. In summary, the project will conform to the following:

- Cabrillo Business Park Design Guidelines
 - *Site Design Standards.* The project will continue the campus-like configuration of buildings within the Cabrillo Business Park and placement of building location is substantially consistent as set forth by the Development Plan;
 - *Building Standards.* The facades will feature a streetscape and massing consistent with the Development Plan with architectural projections and cladding to emphasize prominent building corners and entrances while minimizing large expanses of blank walls;
 - *Landscape Standards.* The project consists of drought-tolerant natives and Mediterranean-type species around the perimeter of the entire property and has a landscape coverage 25.85%, which conforms to the minimum landscaping

coverage of 42-acres for the entirety of Cabrillo Business Park, as identified in the Specific Plan;

- *Sign Standards.* The project is consistent with the Overall Sign Plan set in place as part of the original Development Plan approval for the Cabrillo Business Park, which allows two wall signs measuring 64-square feet each.
 - *Lighting Standards.* The project features exterior night lighting, which is directed downwards, of low intensity and of low glare;
 - *Setbacks.* The project meets the setbacks stated within the CBP Specific Plan. Pursuant to Section V.I.(c), of the CBP Specific Plan, the Director may, upon good cause shown, further approve parking areas or similar business park infrastructure within designated side and rear setbacks. Due to the need for efficient use of ramp and loading dock areas between subject project and adjacent buildings, and to screen the loading dock area from the front entrance of the building, the Director has justified the placement a loading dock area along the east elevation within the side yard setback. The building and trash enclosures conform to the required setbacks.
 - *Building Height.* The building is 34 feet tall with a 4-foot mechanical screen, which conforms to the maximum height of 35 feet and the maximum additional 6 feet for mechanical screening.
- Development Standards
 - *Permitted Uses.* The project's research and development and office uses are permitted on the project site by the CBP Specific Plan.
 - *Parking and Loading.* The project meets the parking requirements set forth within the CBP Specific Plan. The combined research and development and office uses for this project require 59 parking spaces. The permittee is proposing 88 parking spaces.

1.4 *The project's vehicle trips would not exceed the Vehicle Trip Allowance (VTA) as set forth in Exhibit CBP-3 of the Cabrillo Business Park Specific Plan (or as modified through a Transfer of Vehicle Trip Allowance).*

The project will generate a total of 22 PM peak hour trips (PHTs) on Lot 5. The project will not result in an increase in vehicle trips beyond the Maximum Cumulative Traffic Trips of 1,078 PM PHT.

1.5 *The project would not (when taken together with other approved Individual Projects) exceed the Maximum Cumulative Traffic Trips.*

As noted above in Finding 1.4, the project will not result in an increase in vehicle trips beyond the Maximum Cumulative Traffic Trips of 1,078 PM PHT. This takes into account the sum total of VTA's for all approved Individual Projects as of the date of issuance of the Project Clearance for this project.

- 1.6 *The necessary Fees, Conditions and Dedications relative to traffic improvements have been scheduled consistent with the provisions of this Specific Plan, including the Cumulative Trip Thresholds.*

The project does trigger traffic improvements in Table 2 of the CBP Specific Plan that are not already under construction or completed. The cumulative total of average daily trips (ADT) and PM PHTs associated with Buildings 5, 6, 7, and 9, as well as past projects, including Investec Storage and Pacific Beverage Company will exceed Mitigations TR-1, TR-3, TR-5, TR-7, TR-14, and TR-17 of the CBP Specific Plan, and therefore trigger the respective off-site improvements. The responsibility for these off-site improvements is limited to financial reimbursement amount set forth in the CBP Development Agreement. The project will be subject to payment of Development Mitigation Impact Fees (DIFs) pursuant to the CBP Development Agreement and applicable City DIF ordinances. Fees are due at the first issuance of a Certificate of Occupancy for either Building 5, 6, 7, and 9.

2.0 CEQA Findings

The Planning and Environmental Review Director hereby adopts the Finding of Consistency with the Cabrillo Business Park Final EIR, included as Exhibit B and incorporated herein by reference.