

ATTACHMENT D
CONSISTENCY ANALYSIS WITH CABRILLO BUSINESS PARK SPECIFIC PLAN

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

As described below and as outlined in the record, the project is consistent with all applicable provisions of the Cabrillo Business Park Specific Plan ("CBP SP").

1. CBP Specific Plan Design Guidelines

a. Site Design Standards

The footprint for the Lot 5 Building continues the campus-like configuration of buildings within the Cabrillo Business Park set by the Development Plan. Additionally, ample landscaping and trees over pedestrian sidewalks/walkways are provided adjacent to Navigator way. A pedestrian path from the Lot 5 to the adjacent lots to the east is provided to continue the campus-like configuration as well. Bicycle racks are located at the entrance of the building, a convenient location for cyclists. Bicycle racks are a compatible to the "Inverted U" type or other equivalent style.

The parking lot along the north elevation contains landscaping that provides visual relief, screening and shade from parked vehicles. Tree density equals 1 tree for every 4 parking spaces, and trees are provided at the end of every parking lot drive aisle. Textured pedestrian pathways are provided adjacent to the north elevation for access to the entrance of the building, as well as to access to adjacent lots.

Trash/recycling enclosures are located along the southern of portion of the lot and to the rear of the building. The Trash/recycling enclosures are solid, enclosed and compatible with architecture of the building using similar exterior materials.

b. Building Standards

The north façade adjacent to Navigator Way and the northern parking area provides varied building setbacks, with walls projecting forward and inward avoiding a box-like appearance. Masonry patterns, such as the use of stone veneer and varied colors of wall panels, combined with landscaping minimize the expanse of large continuous wall planes and blank walls. Building corners are emphasized with contrasting wall treatment, including stone veneer, square aluminum panels and large storefront windows. Pedestrian and vehicular entries located are similarly highlighted with a contrasting wall treatment. Exterior window glass and wall surfaces are glare resistant, minimizing adverse effects for airplanes from the airport and vehicles. Mechanical equipment is either integrated into the structure or screened from view with appropriate architecture and landscaping.

c. Landscape Standards

The project will include 25.85% net landscape coverage, which will maintain the 42% minimum requirement of net landscape coverage for the entirety the CBP Specific Plan. Landscaping will consist of drought-tolerant natives and Mediterranean-type species enhancing the project facility and the Cabrillo Business Park. Trees are provided throughout the length of each property line, and the north, west and partial eastern facades, softening the building mass. Ample shrubs, grasses and groundcover are provided along the pedestrian path adjacent to the north property line increasing visual aesthetics. Additional landscaping is provided near entrances reinforcing the pedestrian scale. On-site utility equipment is adequately screened through the use of shrubs and landscaping.

d. Sign Standards

The Cabrillo Business Park has an existing Overall Sign Plan (OSP) which was originally approved as part of the original Development Plan for the Cabrillo Business Park. The OSP is designed to have an integrated visual image, architectural design and human scale throughout the CBP.

Per the OSP the building is allowed a total of two wall signs measuring 64 square feet each. The applicant is requesting two wall signs measuring 64 square feet each; one on the northwestern corner of the building, and one on the northeastern corner of the building. Other signs, such as a freestanding monument sign, directional signs, and other associated signage meet the criteria listed under the current CBP OSP.

e. Lighting Standards

Exterior site lighting is low intensity, low glare, and hooded. No upward lighting is proposed. Pole supports consist of a darker finish and have a maximum height of 21 feet. Parking areas are situated adjacent to buildings and lit with building-mounted LED wall sconces. These lighting fixtures are situated to promote project safety but also minimize spillover onto adjacent properties. Wall-mounted and pedestrian lighting heights will be placed at heights to limit unnecessary spill effects while ensuring safety. Window glass will be glare resistant. Exterior site lighting and windows will be submitted to the Airport Land Use Committee (ALUC) for review before issuance of any building permit.

f. Setbacks for Buildings

SETBACKS FOR CABRILLO BUSINESS PARK SPECIFIC PLAN

Location	Setback	Consistent (Y/N)
Front	10' from right-of-way line	Yes
Side and Rear	10'	Yes (with modification to allow a truck ramps and platform within the side yard setback)

g. Building Height

The maximum allowable height of any building is 35 feet, from finish grade to top of structure with an additional 6 feet to ensure screening of mechanical equipment. The 2-story building will be 34 feet tall, with a mechanical equipment area extending an additional 4 foot, for a total building height of 38 feet, which is in conformance with building height standards in the CBP Specific Plan.

2. Development Standards

a. Permitted Uses

PERMITTED USES LISTED IN ZONING AND GENERAL PLAN

	Designation	Office/Warehouse Use Permitted?
Zoning	Specific Plan - Cabrillo Business Park (SP-CBP) Subzone consisting of Business Park (I-BP)	Yes, "Light Industrial/Office" uses are permitted (by right)
General Plan	Business Park (I-BP)	Yes, "Light Industrial/Office" uses are permitted (by right)

b. Parking and Loading

The project meets the parking requirements set forth within the CBP Specific Plan. A total of 59 parking spaces are required. The project will provide a total of 88 parking spaces.