



CABRILLO BUSINESS PARK SPECIFIC PLAN REVISED PROJECT CLEARANCE

Planning and Environmental Review Department
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Case No.: 19-120-PCR-RV-OSP Project Address: 6765 Navigator Way A.P.N.: 073-610-039 Zone District: SP-CBP	Planner: Darryl Mimick, Associate Planner Project Name: Lot 6 Building – Navigator Way General Plan Designation: I-BP (Business Park)
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Planning and Environmental Review issues the Revised Project Clearance for the development described below, based upon the required findings and subject to the attached terms and conditions.

DATE OF PERMIT ISSUANCE: July 27, 2020

BACKGROUND:

Lot 6 within Cabrillo Business Park was created through Case No. 16-160-LLA-VTA, which adjusted the lot lines between Lots 5, 6, 7, and 9 of Tract 32,046. This resulted in a new Lot 6 consisting of 1.27 acres. Additionally, a Vehicle Trip Transfer (VTA) was also approved consisting of a transfer of 43 PM (Peak Hour Trips) PHTs from old Lot 6 to new Lot 6. A subsequent Project Clearance (Case No. 16-162-PCR-RV-OSP) was approved for Lot 6 on August 10, 2018.

PROJECT DESCRIPTION:

Project Clearance

The property's zoning is SP-CBP (CBP Specific Plan), with a sub-zoning of Business Park. The General Plan Land Use designation is I-BP (Business Park).

The applicant proposes revisions to the existing approved Project Clearance (Case No. 16-162-PCR-LLA-OSP) consisting of an interior reduction in manufacturing, and research and development space and the addition of 800-square feet of warehousing. Additional revisions include converting the northern truck parking and maneuvering area into a vehicle parking area with additional landscaping. The building footprint is not changing.

The Revised Project Clearance (Case No. 19-120-PCR-RV-OSP) authorizes the below project description. Please note, all Conditions of Approval from (Case No. 16-162-PCR-LLA-OSP) stay in full force and effect.

No new additional square footage is proposed to be added to the approved building on Lot 6 (1.27 acres). The change that is proposed is to the configuration of the parking lot and circulation system located on the north side of the building to provide interconnected circulation

between the adjacent buildings. The research and development/office building will continue to consist of a 16,750-square foot, two-story building. The research and development /office building will have a lot coverage of 25.09%. The building will be 34 feet tall, with a mechanical equipment screening area extending an additional 4 feet, for a total building height of 38 feet. The building will have a floor area totaling 16,750 square feet, as follows: 4,650 square feet manufacturing; 4,600 square feet research and development, 4,650 square feet warehouse, and 2,850 square feet office. Forty-nine (49) parking spaces (13 compact spaces, 3 ADA spaces and 33 standard parking spaces) will be provided for the project. A trash enclosure will be located along the southern property line screened by landscaping. Customer pick-up and shipping/receiving access will be located in the loading area along the southwestern portion of the site, while employee/visitor access will be located along the north elevation. Access to adjacent Lots 5, 7, and 9 will be available along the drive aisles adjacent to the northern elevation of the building, as well as the southern property line. Landscape islands will occur within the north, south and east parking lots, with a landscaped employee/lunch area adjacent to the west elevation of the building. A decomposed granite pedestrian path will be located adjacent to the north elevation of the building and provide pedestrian access through to Lots 5, 7, and 9, Navigator Way, and Coromar Drive. Drainage will be handled by a system of bioswales and storm drains and will be directed to an off-site detention basin (approx. 0.42 acres) located in the southern portion of Lot 19.

The project statistics are as follows: 25.09% building coverage; 28.68% landscape coverage; 49 parking spaces for employees/visitors are provided; grading volumes, 300 cubic yards of cut and 3,300 cubic yards of fill (to be provided from CBP stockpiles).

All grading and site improvements for Lots 9, 7, 6, and 5 were previously authorized by Case No. 19-031-PCR-RV-OSP. This Revised Project Clearance (Case No. 19-120-PCR-RV-OSP) authorizes the revisions of the vertical construction, parking lot reconfiguration, landscaping, and hardscaping from Case No. 16-162-PCR-OSP.

Earthwork quantities are identified below, as follows:

	Cut	Fill
Lot 9	6,500 C.Y.	2,300 C.Y.
Lot 7	2,300 C.Y.	2,200 C.Y.
Lot 6	300 C.Y.	3,300 C.Y.
Lot 5	1,400 C.Y.	2,700 C.Y.
Total	10,500 C.Y.	10,500 C.Y.

Overall Sign Plan (OSP)

Per the CBP OSP, 2 wall signs are allowed on the building. The applicant is requesting 1 wall sign measuring 64 square feet on the northwestern corner of the building and 1 wall sign measuring 64 square feet 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.

This Revised Project Clearance approves the project description described above, and the associated plans stamped issued on July 27, 2020. The Revised Project Clearance was filed by Troy White of Troy White Land and Development on behalf of Steve Leonard, of RAF Pacifica Group, LLC, property owner.

Approval:

The Director of Planning and Environmental Review approves this Revised Project Clearance approval for the development described above within the Cabrillo Business Park Specific Plan (CBP SP) area, based upon the required findings and subject to conditions as outlined in the attached Exhibits. These Exhibits are:

- A. Approval Findings
- B. Consistency Analysis with CBP SP FEIR
- C. Conditions of Approval, including Consent to Assignment Agreement, Fire Department Memorandum, and APCD Memorandum.
- D. Consistency Analysis with the CBP SP
- E. Approved Project Plans, dated July 27, 2020.

Peter Imhof
Director of Planning and Environmental Review

Date

SAMPLE