

ATTACHMENT D
CONSISTENCY ANALYSIS WITH CABRILLO BUSINESS PARK SPECIFIC PLAN

Decker's Building 3 Storage Mezzanine
250 Coromar Drive; APN 073-610-010
Case No. 19-116-PCR

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 interior storage mezzanine will not change the footprint of the Lot 3 Building. The campus-like configuration of buildings, landscaping, pedestrian sidewalks/walkways within the Cabrillo Business Park set by the Development Plan will remain unchanged.

The parking lot adjacent to the Lot 3 Building will remain unchanged and the landscaping will continue to provide visual relief, screening and shade from parked vehicles.

The trash/recycling enclosures will continue to be located along the southeastern portion of the lot and to the rear of the building.

b. Building Standards

The interior storage mezzanine will not change the exterior of the building, as previously approved under Case No. 11-037-DPAM and Case No. 12-034-LUP. All buildings standards such as, varied building setbacks, masonry patterns such as the use of stone veneer and varied colors of wall panels will remain the same. The previously approved mechanical equipment will continue to be integrated into the building and remain screened from view.

c. Landscape Standards

The interior storage mezzanine will not change the previously approved landscaping of the Lot, as approved under Case No. 11-037-DPAM and Case No. 12-034-LUP. The net landscape coverage of the entirety of the CBP Specific Plan area will remain at the requirement of 42%.

d. Sign Standards

The project will not change the previously approved signage of the building, as no new signage is proposed as part of the project.

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.

e. Lighting Standards

The project will not change the exterior lighting of the building, as approved under Case No. 11-037-DPAM and Case No. 12-034-LUP. All exterior site lighting will remain low intensity, low glare, and hooded.

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

The interior storage mezzanine will not change the setbacks of the building.

g. Building Height

The interior storage mezzanine will not change the previously approved 30-foot height of the building (Case No. 11-.037-DPAM and Case No. 12-034-LUP), which will remain in conformance with the building height standards in the CBP Specific Plan.

2. Development Standards

a. Permitted Uses

PERMITTED USES LISTED IN ZONING AND GENERAL PLAN

	Designation	Storage Use Permitted?
Zoning	Specific Plan - Cabrillo Business Park (SP-CBP) Subzone consisting of Service Industrial (I-S)	Yes, "Storage" uses are permitted (by right)
General Plan	Service Industrial (I-S)	Yes, "Storage" uses are permitted (by right)

b. Parking and Loading

The project will not change the parking or loading needs of the building. The building will continue to have 60 allocated parking spaces and loading will continue from the rear loading dock along the south elevation of the building, as approved under Case No. 11-.037-DPAM and Case No. 12-034-LUP.