

**EXHIBIT E**  
**CONSISTENCY ANALYSIS WITH THE CABRILLO PARK SPECIFIC PLAN**

**RAF PACIFICA Warehouse and Office Building**  
**(Lot 19 of Lot Line Adjustment No. 14-070-PCR-LLA)**  
**355 Coromar Dr; APNs 073-610-036**  
**Case No. 21-0042-ZC Project Clearance**

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 proposed warehouse and office building continues the campus-like configuration of buildings within the Cabrillo Business Park set by the Development Plan. Ample landscaping and trees over pedestrian sidewalks/walkways are provided within the setback areas facing Coromar Drive, as well as the site parking lot, walkways adjacent to the proposed building. Tree density equals 1.89 trees for every 4 parking spaces, and trees are provided at the end of every parking lot drive aisle. Bicycle racks will be located adjacent to the eastern elevation (front) of the building in proximity to the building entrances with additional long-term bicycle parking providing in the building. Bicycle racks are a compatible to the "Inverted U" type or other equivalent style. Textured pedestrian pathways and driveways are provided at the pedestrian and vehicular entrances adjacent along the eastern building elevation resulting in adequate access to the front entrance of the office portion of the building. Trash/recycling enclosures are discretely located adjacent the west elevation of the building, outside of public view. The trash/recycling enclosures are solid, enclosed and compatible with the architecture of the building using similar exterior materials.

**b. Building Standards**

Building elevations utilize architectural detailing, including stone veneer elements and windows, and architectural projections to break up the building massing and provide visual interest. These architectural elements are supplemented by proposed landscaping, which minimizes the expanse of large, continuous wall planes and blank walls. Exterior window glass will be tinted blue and/or light green to eliminate adverse effects of the sun's reflection on this material. All mechanical equipment will be integrated into the structure or screened from view. HVAC equipment is proposed to be

placed on the roof and will not to exceed the height of the mechanical screen.

**c. Landscape Standards**

Proposed landscaping is drought-tolerant, enhances the building architecture, and provides screening where appropriate (CBP SP Section V(E)). No invasive plants species are proposed as part of the plant palette. The landscaping is pedestrian in scale and has been designed such that mature tree heights will be below the proposed building heights and will therefore not exceed FAA maximum heights. The proposed project will maintain a landscape coverage area of 28%. Minimum *recommended* CBP SP landscape coverage within the I-BP subzone is 30% and within the I-S Subzone 10%. The site is split-zoned with both subzones. It is worth noting that the CBP SP landscape coverage on Lot 19 was originally shown on CBP SP Exhibit CBP-2 to be 25%.

**d. Sign Standards**

The proposed project includes an Overall Sign Plan (OSP) as part of the Project Clearance for the Building/Lot, which is compatible with the visual image and architectural style of the Cabrillo Business Park. All signs are human in scale and contain only information that is necessary to identify the building and tenant spaces. Monument signs (Freestanding Building IDs and Directional Signs) are all less than 6 feet in height. Lease space 1 has an option for a wall sign or canopy sign due to the glass architectural projection. The canopy sign proposed for lease space 3 (rather than a wall sign) is required due to the glass architectural projection not being conducive to a wall sign in this location and is consistent with the Overall Sign Plan.

**e. Lighting Standards**

Exterior site lighting is low intensity, low glare, and hooded. No upward lighting is proposed. Pole supports consist of darker finish and have a maximum height of 20 feet. Wall-mounted and pedestrian lighting will be placed at appropriate heights to limit unnecessary spill effects while ensuring safety.

**f. Building Setbacks**

SETBACKS FOR CABRILLO BUSINESS PARK SPECIFIC PLAN		
LOCATION	SETBACK	CONSISTENT
from Discovery Dr & Coromar Dr.	20' from Right-of-way line	Yes
Side & Rear	10'	Yes

**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 allowed to ensure screening of mechanical equipment. The 2-story building will be 35 feet tall, with a mechanical equipment area extending an additional 2 feet, for a total building height of 37 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)  2 subzones consisting of Business Park (I-BP) and Service Industrial (I-S)	Yes, "Office/Warehouse" uses are permitted (by right)
General Plan	Business Park (I-BP) and Service Industrial (I-S)	Yes, "Office/Warehouse" is an allowable use

**b. Parking and Loading**

The project meets the parking requirements set forth within the CBP Specific Plan. A total of 136 parking spaces are required. The project will provide a total of 189 parking spaces.

Exhibit E – CBP Specific Plan Consistency Analysis  
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<b>Use</b>	<b>BUILDING AREA (KSF)</b>	<b>PARKING RATIO (SPACES/KSF)</b>	<b>SPACES REQUIRED</b>
Office	20,283	2.96	60
Warehouse	75,207	1	75.2
		<b>Total Required</b>	136
		<b>Total Provided</b>	189