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 5 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 5 consisting of 1.93 acres. Additionally, a Vehicle Trip Transfer (VTA) was also approved consisting of a transfer of 61 PM (Peak Hour Trips) PHTs from old Lot 5 and old Lot 6 to new Lot 5. A subsequent Project Clearance (Case No. 16-161-PCR-RV-OSP) was approved for Lot 5 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. 16-161-PCR-LLA-OSP) specifically to increase the existing office floor area of the mezzanine within the building and covert the northern truck parking and maneuvering area into a parking area for cars. The building footprint is not changing.

The Revised Project Clearance (Case No. 19-117-PCR-RV-OSP) authorizes the below project description. Please note, all Conditions of Approval from (Case No. 16-161-PCR-LLA-OSP) stay in full force and effect.

Lot 5 (1.93 acres) will consist of a 26,621-square foot, two-story building, an increase of 2,739-square feet to the second story office space mezzanine. The research and development/office building will have a lot coverage of 24.38%. 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 26,621 square feet, as follows: 6,493 square feet manufacturing; 7,145 square feet research and development, 6,864 square feet warehouse, and 6,119 square feet office. Eighty-nine (89) parking spaces (21 compact spaces, 4 ADA spaces and 64 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 southeastern portion of the site, while employee/visitor access will be located along the north elevation. Access to adjacent Lots 6, 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 east 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 6, 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: 24.38% building coverage; 25.85% landscape coverage; 88 parking spaces for employees/visitors are provided; grading volumes, 1,400 cubic yards of cut and 2,700 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. 19-117-PCR-RV-OSP) authorizes the revisions of the vertical construction, parking lot reconfiguration, landscaping, and hardscaping from Case No. 16-163-PCR-OSP.

Earthwork quantities are identified below, as follows:

<table>
<thead>
<tr>
<th>Lot</th>
<th>Cut</th>
<th>Fill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 9</td>
<td>6,500 C.Y.</td>
<td>2,300 C.Y.</td>
</tr>
<tr>
<td>Lot 7</td>
<td>2,300 C.Y.</td>
<td>2,200 C.Y.</td>
</tr>
<tr>
<td>Lot 6</td>
<td>300 C.Y.</td>
<td>3,300 C.Y.</td>
</tr>
<tr>
<td>Lot 5</td>
<td>1,400 C.Y.</td>
<td>2,700 C.Y.</td>
</tr>
<tr>
<td>Total</td>
<td>10,500 C.Y.</td>
<td>10,500 C.Y.</td>
</tr>
</tbody>
</table>

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

__________________________  ____________________
Peter Imhof                Date
Director of Planning and Environmental Review