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San Diego Coast District

CONSENT CALENDAR

Tuesday, March 5, 2002

6-01-186

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

155 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4402
 (619) 767-2370



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 49th Day: 1/30/02
 180th Day: 6/20/02
 Staff: DS-SD
 Staff Report: 2/5/02
 Hearing Date: 3/5/02

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-01-186

Applicant: University of California, San Diego Agent: Milton J. Phegley

Description: Construction of an approximately 24,600 sq. ft. one-story modular building complex on an existing shot-put throwing field and the relocation of existing field to a new site located approximately 650 feet north. Also, the project includes relocation of the existing Northpoint Lane cul-de-sac approximately 150 ft east to accommodate the proposed development.

Lot Area	93,000 sq. ft.
Building Coverage	24,600 sq. ft. (25%)
Pavement Coverage	8,200 sq. ft. (11%)
Landscape Coverage	60,200 sq. ft. (64%)
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	14 feet

Site: Northwest quadrant of Northpoint Drive and Northpoint Lane, UCSD campus, La Jolla, San Diego, San Diego County. APN: 342-010-24.

Substantive File Documents: University of California, San Diego "Draft" Long Range Development Plan; Draft Initial Study and Mitigated Negative Declaration, North Campus Academic/Administrative Complex and Throwing Field Relocation, November 13, 2001.

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Landscaping Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director a detailed landscape plan indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features, and shall be in substantial conformance with the plans submitted 12/21/01 by James Schmidt Architects. Drought tolerant native or non-invasive plant materials shall be utilized to the maximum extent feasible.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Final Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final drainage and runoff control plans in substantial conformance with plans submitted 12/3/01 by Katherine Spitz Associates. The plans shall document that the runoff from the roof, driveway and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation to the maximum extent practicable, prior to being conveyed off-site in a non-erosive manner.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The proposal is for the construction of an approximately 24,600 sq. ft. one-story modular academic and administrative building complex on an existing recreational throwing field. The project includes the relocation of the existing throwing field to a site 650 feet north of the proposed construction site, as well as the shortening and relocation of approximately 150 ft of the North Point Lane cul-de-sac. The project also involves the grading of approximately 3,200 cubic yards of cut, and approximately 10,065 cubic yards of fill. The applicant has identified a location outside of the coastal zone as the origin of all imported grading materials.

The project site has been the subject of three Coastal Development Permits. On January 15, 1993 the Commission approved CDP #6-92-244 for the grading of an approximately 40,000 sq. ft area to create the existing throwing field. CDP #6-93-132 was approved on October 14, 1993 with conditions regarding landscaping and drainage, for the grading of 6,000 cubic yards and the construction of six tennis courts adjacent to the project site. On April 11, 2001 the Commission approved CDP #6-01-027 for construction of two additional tennis courts next to the previously permitted courts, including a ten-foot high perimeter fence and external lighting for the area.

The project site is located in the northern part of the UCSD campus on the east side of North Torrey Pines Road, south of Genesee Avenue and west of Interstate 5. The project site is within the Commission's area of permit jurisdiction and the standard of review is Chapter 3 policies of the Coastal Act.

2. Visual Resources. Section 30251 of the Act states, in part, the following:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas,...

The proposed 24,600 sq. ft. modular structure will be located adjacent to, and on the east side of North Torrey Pines Road, south of its intersection with Genesee Avenue. North Torrey Pines Road is a major coastal access route in the area, although it is somewhat removed from the coast and no public views of the ocean are visible in the project vicinity. In order to minimize the visual impacts of the proposed development from North Torrey Pines Road, however, Special Condition #1 is attached and requires that the applicant submit to the Executive Director detailed Landscaping Plans that show all proposed landscaping on the site. While the building will be visible from the public roadway, substantial landscaping consisting of both trees and shrubs, as shown on the submitted landscape plan, is proposed to be installed around the portions of the building

that face the roadway to visually buffer the structures from view. Although the proposed modular building is quite large, the height of the structure will only be 14 feet. North Torrey Pines Road runs slightly above the project site as well, and the proposed building will be shadowed by the existing grade so that very little of the structure's outline will be visible.

The proposed relocation area for the throwing field will be shielded by existing Torrey Pine trees from North Torrey Pines Road. The new throwing field will be visible from the cul-de-sac of North Point Lane, however, impacts to existing views will be minimal as the throwing field will remain at ground level and not consist of any structures rising above the existing grade, except for a 20 foot-high chain-link cage surrounding the throwing circle. The cage is comprised of chain-link fence and will not cause significant visual impacts to the area.

In summary, with the proposed landscaping, proposed design placement, and low height of the modular building, no adverse impacts on visual resources are expected to occur. The relocation site for the existing throwing field will not adversely affect existing public views. Therefore, the Commission finds the proposed development, as conditioned, consistent with Section 30251.

3. Public Access/Parking. Section 30252 of the Coastal Act states, in part:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation...

With respect to projects on UCSD's Main Campus, which is not between the sea and the first coastal roadway, nor within walking distance of shoreline recreational areas, the primary concern is maintaining free-flowing traffic on the major coastal access routes surrounding the campus. These include I-5, Genesee Avenue, North Torrey Pines Road and La Jolla Shores Drive. The Commission has taken the position that on-campus parking problems on the main campus are not a Coastal Act issue unless they result in spill-over effects within the surrounding off-campus area, particularly North Torrey Pines Road and La Jolla Shores Drive, which serve as major coastal access routes. In the case of the subject proposal, the proposed development will not have any such effect. While the proposed addition is described as an academic and administrative building, UCSD has clarified that the complex will be used for classes and office space involving a mix of people who are already on campus as students or staff. As such, the new development will not draw in large numbers of outside visitors to the campus nor will the facility be used to host private functions open to the general public, both of which could adversely affect traffic circulation in this area.

With regard to parking, the University provides ongoing parking surveys with current information with each coastal development permit application documenting the adequacy of on-site campus parking. Presently, the total parking inventory on the UCSD campus is 15,736 parking spaces (as of July 7, 2001). This figure includes both the Gilman and Pangea parking structures. The latest occupancy numbers for the Spring 2001 quarter revealed that the overall occupancy rate at peak use was at 77%. As such, currently there is adequate parking to meet all existing uses on campus. Although it is difficult to determine an approximate parking ratio for the wide variety of campus uses and facilities, especially when a large percentage of students live on campus, there is no apparent shortage of parking to serve the University's existing and proposed needs. UCSD has indicated that most of the existing parking needs for IOA are accommodated in the Pangea parking structure, as will be the parking needs for new occupants and users of the proposed addition. In addition, there is sufficient available parking space in the immediate area along Northpoint Lane to provide for anticipated needs associated with the project. Furthermore, the proposed modular building will not result in the displacement of any on-site campus parking. Therefore, the proposed development will not result in an adverse impact to public access or traffic circulation in the area, and the Commission finds the proposed development consistent with the Chapter 3 policies of the Coastal Act addressing protection of public access.

4. Water Quality. Sections 30230 and 30231 of the Coastal Act address water quality through policies which, in part, call for protection of the marine environment in a manner that will sustain the biological productivity of coastal waters as well as protection of the quality of coastal waters, streams and wetlands, etc. through implementation of measures to control runoff, etc.

The proposed project involves construction of new impervious improvements consisting of an approximately 24,600 sq. ft modular building. However, the site is located well inland of the ocean and all runoff from impervious surfaces will be directed toward the proposed landscaped areas that will surround the proposed complex. Directing runoff through landscaping for filtration of on-site runoff in this fashion is a well-established Best Management Practice for treating runoff from development such as the subject proposal. Because the project did not include a detailed drainage plan for the modular building site, Special Condition #2 is attached and requires the applicant to submit to the Executive Director a drainage and runoff control plan that shall document that the runoff from the roof, driveway and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation to the maximum extent practicable, prior to being conveyed off-site in a non-erosive manner. The Commission finds that this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the Coastal Act. In these ways, potential problems are treated at the source such that most pollutants never enter the storm water system.

The proposed throwing field will consist of an approximately 5 ft. diameter concrete throwing circle with a 20-ft high chain-link fence (cage) behind the throwing area, overlooking an approximately 35,000 sq. ft. grass field. The development constitutes a minimal increase in impervious surface, and all run-off from the proposed impervious development will be routed and filtered through surrounding vegetation. The throwing field itself does not pose a risk to water quality or run-off concerns because the field is covered with grass and surrounded by existing and proposed landscaping that will allow run-off to filter through the vegetative substrate.

With the installation of landscaping and directing runoff towards these areas, potential water quality impacts resulting from the proposed development will be reduced to the maximum extent feasible. Therefore, the Commission finds the proposed development consistent with the water and marine resource policies of the Coastal Act.

5. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. The University of California campus is not subject to the City of San Diego's certified Local Coastal program (LCP), although geographically the Scripps Institute of Oceanography (SIO) campus is within the La Jolla Shores segment or the City's LCP. UCSD does, however, have the option of submitting an LRDP for Commission review and certification.

While UCSD has submitted a draft LRDP, as well as its EIR and topographic maps, to the Commission staff informally as an aid in analyzing development proposals, the Coastal Commission has not yet formally reviewed the LRDP, and the University has not indicated any intention of submitting the LRDP for formal Commission review in the future. The proposed structure is consistent with the University's LRDP to accommodate campus growth.

As stated previously, Chapter 3 policies of the Coastal Act are the standard of review for UCSD projects, in the absence of a certified LRDP. Since the proposed development, as conditioned, has been found consistent with all applicable Chapter 3 policies, the Commission finds that approval of the proposed project, will not prejudice the ability of UCSD to prepare a certifiable Long Range Development Plan for its campus.

6. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect that the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with visual resource and water quality policies of the Coastal Act. There are no feasible alternatives or mitigation measures available that would substantially lessen any significant adverse impact which the activity might have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

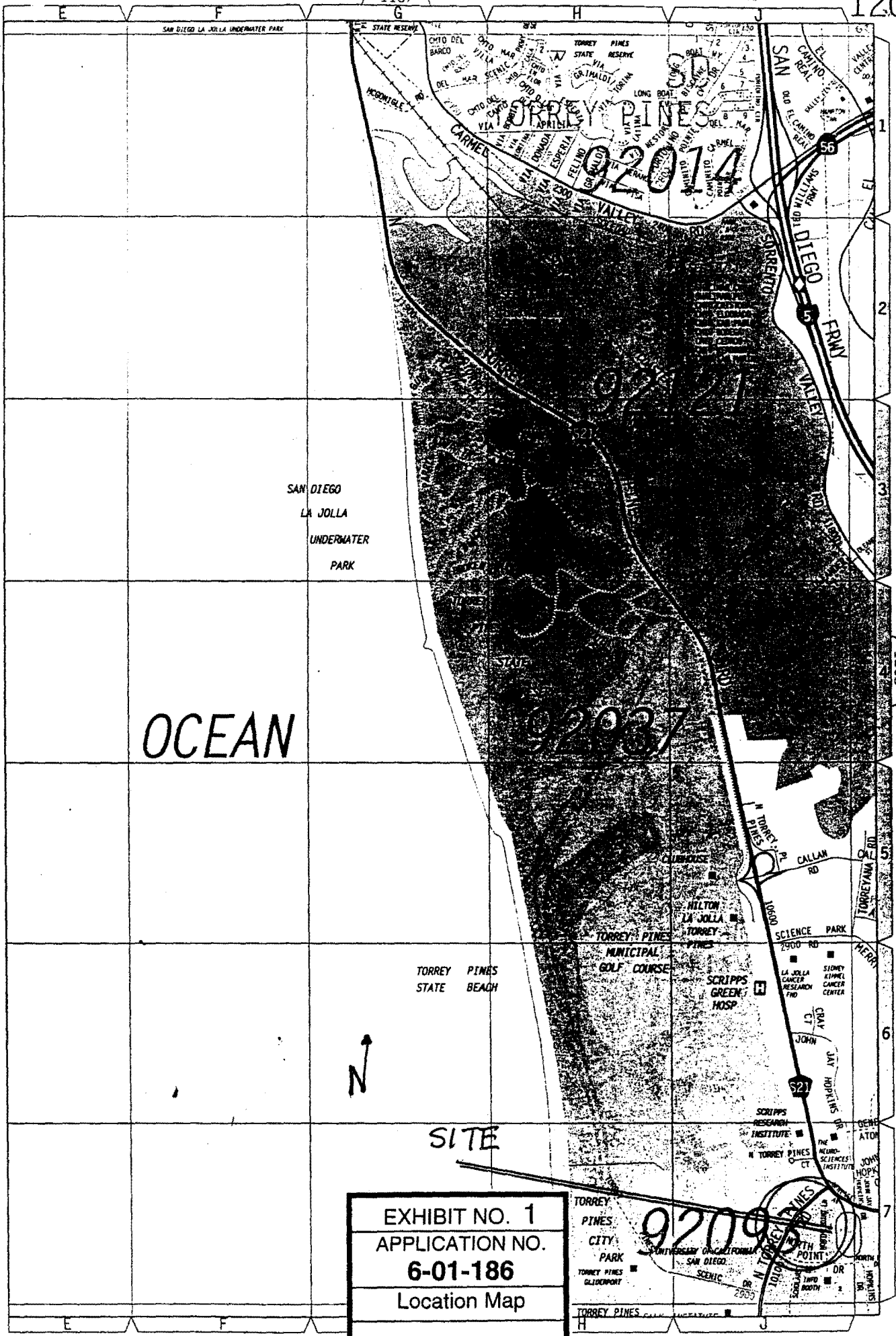
1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

6-01-186

1207

SEE 1187 MAP

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OCEAN

SAN DIEGO
LA JOLLA
UNDERWATER
PARK

TORREY PINES
STATE BEACH

SITE

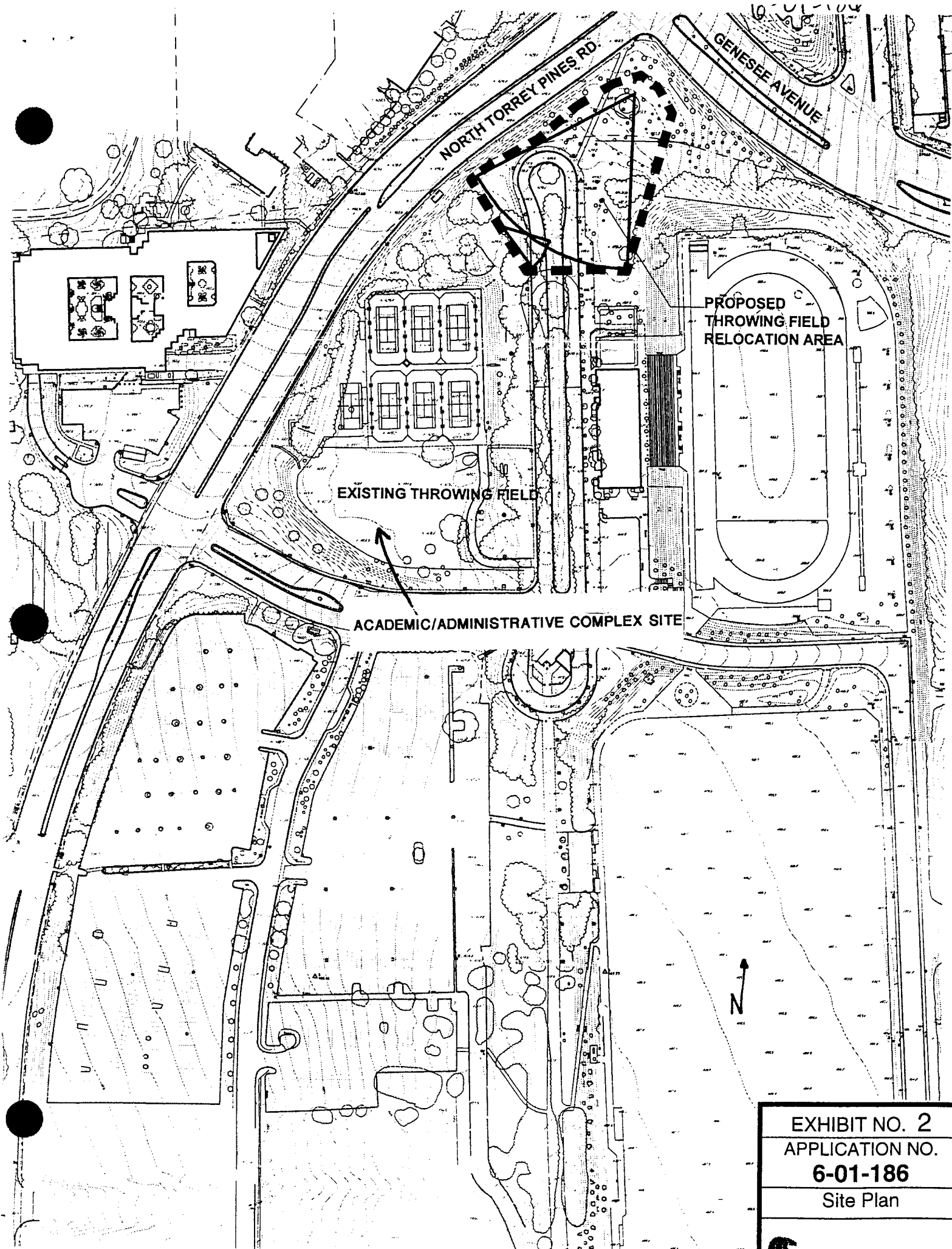


EXHIBIT NO. 1
APPLICATION NO.
6-01-186
Location Map

TORREY PINES CITY PARK
TORREY PINES GLIDERPORT
TORREY PINES CALIFORNIA STATE UNIVERSITY
TORREY PINES NORTH POINT
TORREY PINES SOUTH POINT
TORREY PINES WEST POINT
TORREY PINES EAST POINT
TORREY PINES CENTRAL POINT
TORREY PINES NORTH HAVEN
TORREY PINES SOUTH HAVEN
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TORREY PINES WEST MOUNTAIN
TORREY PINES EAST MOUNTAIN
TORREY PINES CENTRAL MOUNTAIN

9209

SEE 1208 MAP



PROPOSED
THROWING FIELD
RELOCATION AREA

EXISTING THROWING FIELD

ACADEMIC/ADMINISTRATIVE COMPLEX SITE



EXHIBIT NO. 2
APPLICATION NO.
6-01-186
Site Plan

