

CALIFORNIA COASTAL COMMISSION

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 Staff: Laurinda Owens-SD
 Staff Report: 6/21/07
 Hearing Date: 7/9-13/07

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-07-19

Applicant: University of California, San Diego **Agent:** Milton Phegley

Description: Construction of three-story, 41 ft. high, 14,477 sq.ft. building (RIMAC annex) to include dining and retail space for students, faculty and staff including a café' store, lounge and small conference space. Also proposed are field and bleacher improvements (i.e., ADA accessible dugouts, removable outfield fence, etc.).

Lot Area	72,679 sq. ft.
Building Coverage	7,819 sq. ft. (11%)
Pavement Coverage	11,635 sq. ft. (16%)
Landscape Coverage	53,225 sq. ft. (73%)
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	41 feet

Site: Recreational Intramural Athletic Complex (RIMAC Annex), north of RIMAC Plaza, east of Ridge Walk, UCSD campus, La Jolla, San Diego County. APN 342-010-24.

Substantive File Documents: Updated draft UCSD Long Range Development Plan; 6-87-234; 6-92-193; 6-04-148

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. Final Landscaping Plan. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a final landscape plan for the review and written approval of the Executive Director. Said plan shall be in substantial conformance with the draft landscape plan submitted by the Office of James Burnett Landscape Architecture Planning dated 11/23/04, and shall include the following:

- a. A plan showing the type, size, extent and location of all trees/shrubs on the site including the proposed irrigation system and other landscape features;
- b. All landscaping shall be drought-tolerant and either native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. No Eucalyptus trees shall be utilized.
- c. A written commitment by the applicant that all required plantings shall be maintained in good growing condition, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.
- d. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- e. Five years from the date of issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, which certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

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

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. Proposed is an addition to the Recreational Intramural Athletic Complex (RIMAC) known as the RIMAC Annex. The proposed new structure will augment the dining and retail opportunities available to students, faculty and staff in the North Campus area. The proposed structure will be an “L” shaped, three-story, 41 ft. high, 14,477 sq.ft. in size. The new building will be constructed in a area that now consists of an open landscaped/hardscaped area between the playing fields and the residence hall to the east (Mesa Verde Hall) (ref. Exhibit No. 2). The structure is designed to consist of four main building components: a Café, the Store, the Lounge and conference space. The RIMAC Annex women’s softball field improvement project is proposed as a complement to the activities and events at the existing RIMAC facility. Because UCSD athletics were elevated to the NCAA Division II level in the Fall of 2000, the softball facilities need to be upgraded to meet the NCA standards for hosting championships. As such, both field and bleacher improvements are also proposed which include ADA accessible dugouts, a removable outfield fence and other minor amenities. The adjacent RIMAC Arena is about 203,000 sq.ft. building that provides recreational and athletic services to UCSD students, faculty, and staff as well as the general public. Among the many services available at the facility are fitness programs and intramural sports.

The project site is west of the recently constructed Eleanor Roosevelt College and northeast of the Institute of the Americas, east side of Ridge Walk (which is well inland of North Torrey Pines Road, the major coastal access route in this area). No parking is proposed to be removed through the project. The majority of the people who use the RIMAC facilities are UCSD students, faculty and staff who are already on campus (and most of those users do not drive to use the recreational facilities). For sports, concerts, and other special events, the events are held either in the evening or on weekends when

there is better parking availability. The parking that would be used by activities at RIMAC would include Lots P357, the Pangea Parking Structure, and the new Hopkins Parking Structure.

In addition, due to the location of the new structure in the interior of the campus, it will not affect any public views to the ocean. Although portions of the structure may be visible from Genesee Avenue to the northeast, also a major public access route, the structure will be visually compatible with other structures in the area on the campus.

Also, landscaping that is proposed adjacent to the new ball field consists of a variety of native, drought-tolerant plant species which does not include any Eucalyptus trees which has been a concern in past projects on the UCSD campus. Typically, projects near the historic grove of Eucalyptus trees on the campus have been permitted to include Eucalyptus trees to keep within UCSD's overall landscape theme (ref. Exhibit No. 5 to CDP No. 6-04-148). There are three central groves of trees which have been identified on the campus. Projects next to these areas will incorporate Eucalyptus trees to maintain consistency with the existing vegetation. However, for other projects that are further inland, next to, or near the natural preserve areas which contain native habitat and chaparral communities, UCSD proposes to avoid the use of Eucalyptus trees. There are a number of reasons why the use of Eucalyptus trees are not generally encouraged which have been identified in the staff report for CDP No. 6-04-148. Generally, based on the proximity of a particular project site to the historic groves on campus, natural habitat areas or inland area on the campus, the use of Eucalyptus trees will be reviewed on a case-by-case basis. This particular project is further inland and no Eucalyptus trees are proposed. Although a landscape plan has been submitted with the application, to ensure that landscaping is installed consistent with the University's landscape theme, Special Condition #1 requires submittal of final landscape plans that specifically state that no Eucalyptus trees shall be utilized. Thus, the project is found consistent with the overall landscape theme for the UCSD campus and Section 30251 of the Coastal Act.

B. Biological Resources. Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the Commission finds the project consistent with the resource protection policies of Chapter 3 of the Coastal Act.

C. Community Character /Visual Quality. The development is located within an existing developed area and will be compatible with the character and scale of the surrounding area, which includes a number of multi-story structures. It is situated mid-campus and will not impact public views. Therefore, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

D. Public Access/Parking. The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. The development is an addition to the existing RIMAC facilities which is an athletic complex. The new structure is proposed to complement the existing facilities by providing amenities for people who are already at the athletic complex (i.e., café, lounge, etc.) and as such, would not generate the need for more parking or draw people onto the campus. In any case, there are a number of nearby parking lots that the applicant has identified (described earlier) where there will be ample excess parking that can be used by those visiting the student athletic center and/or who will need to drive to the facility. In addition, the site is well east of North Torrey Pines Road and thus removed from the beach and other public recreation areas. Therefore, the Commission finds the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

E. Local Coastal Planning. The City of San Diego does have a certified LCP for most of its coastal zone. However, the UCSD campus segments in La Jolla are not part of that program and remain an area of deferred certification where the Commission temporarily retains coastal development permit authority. UCSD does have a Long Range Development Plan (LRDP), but does not plan to submit it for certification. The proposed development will be consistent with Chapter 3 of the Coastal Act, the legal standard of review, and also with the LRDP which is used as guidance. Approval of the project will not prejudice the ability of the University to prepare and implement an LRDP that is in conformity with the provisions of Chapter 3.

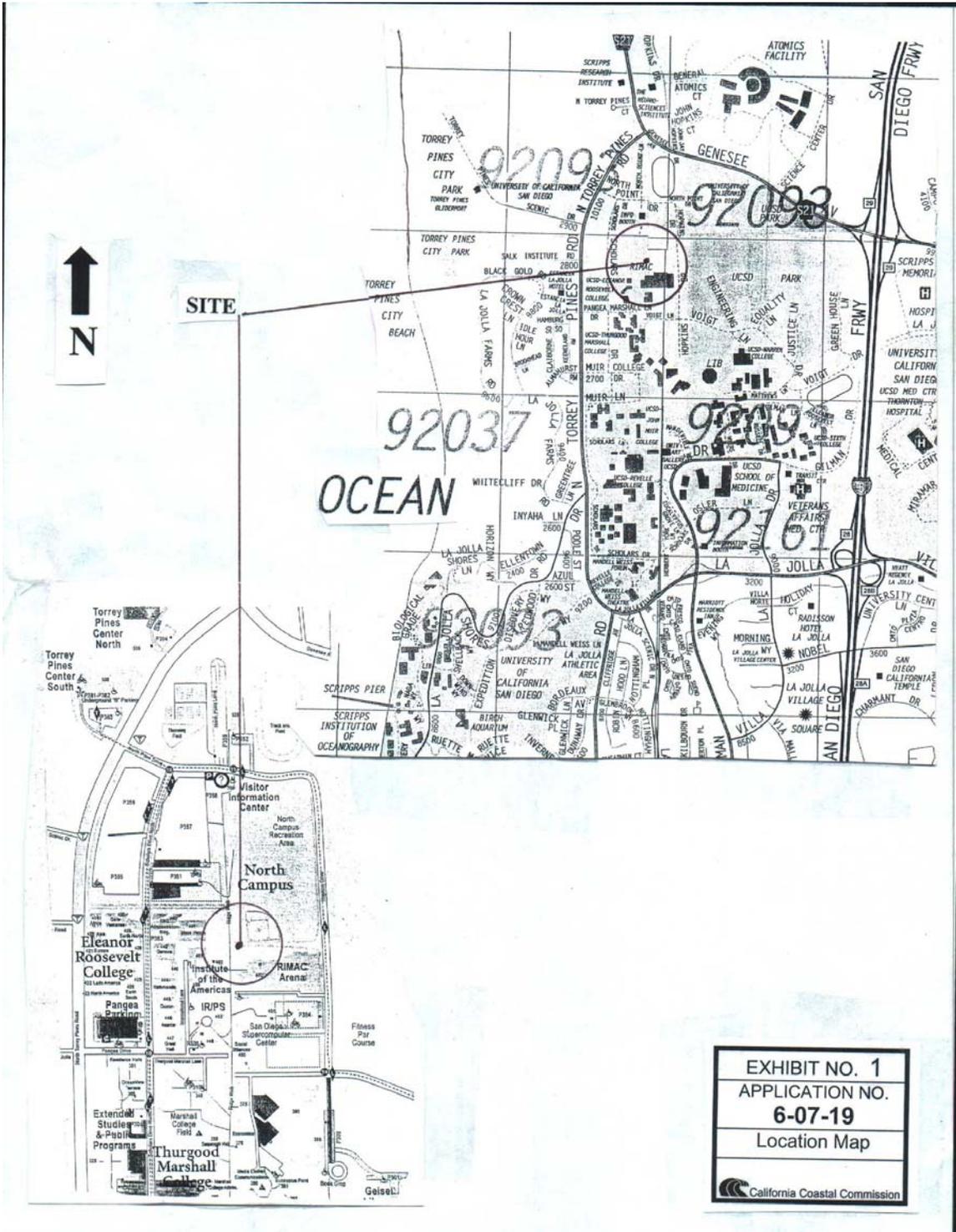
F. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

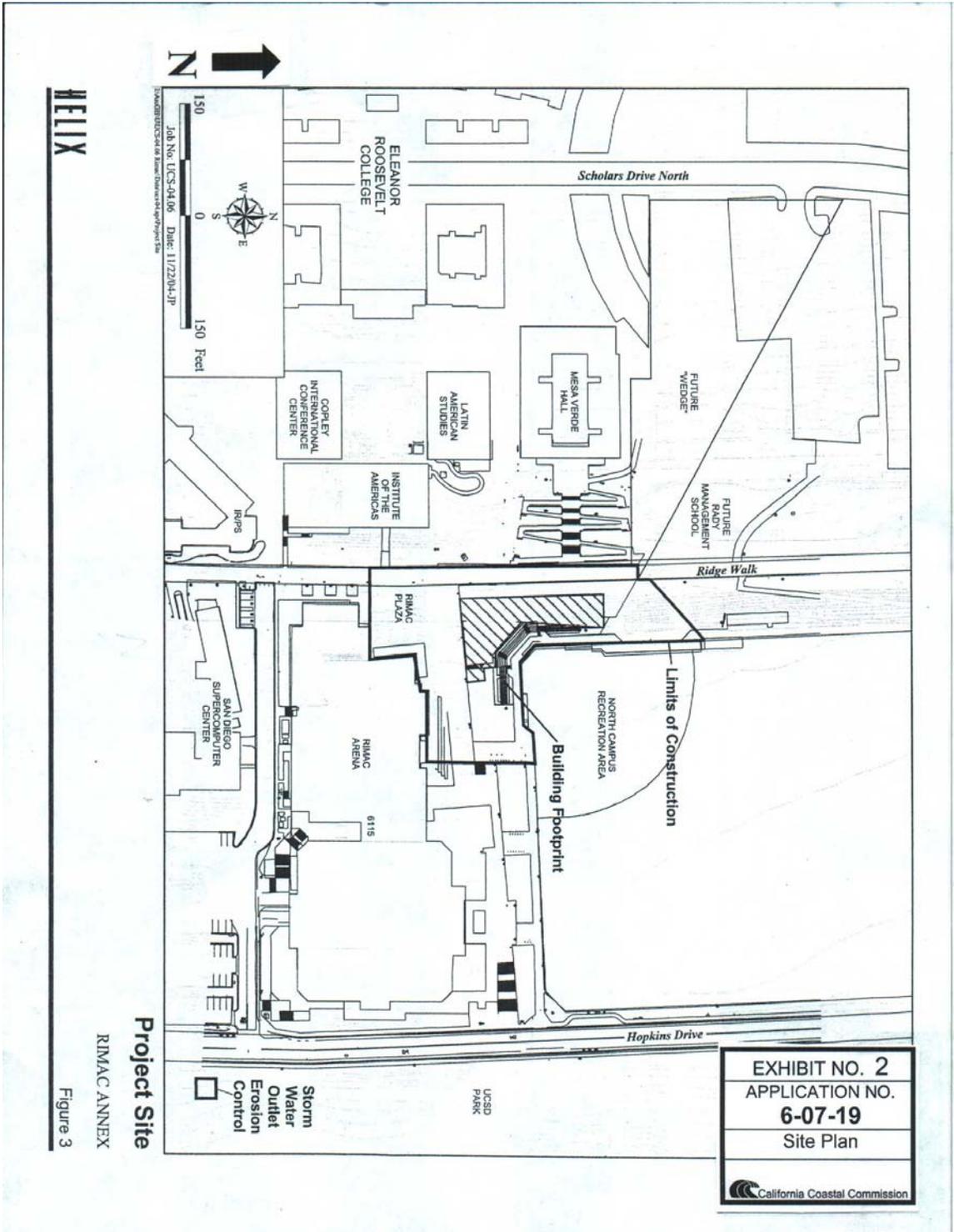
STANDARD CONDITIONS:

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.





HELLIX

Project Site

RIMAC ANNEX

Figure 3

EXHIBIT NO. 2
APPLICATION NO.
6-07-19
Site Plan
California Coastal Commission

