

CALIFORNIA COASTAL COMMISSION

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Staff: Laurinda Owens-SD
Staff Report: 7/22/09
Hearing Date: 8/12-14/09

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-09-37

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

Description: Removal of 57 parking spaces and construction of a five-level, approx. 88 ft. high, 82,016 sq.ft. building (Rady School of Management Phase II) on a 1.4 acre site.

Lot Area	60,591 sq. ft. (1.4 acres)
Building Coverage	15,375 sq. ft. (25%)
Pavement Coverage	29,484sq. ft. (49%)
Landscape Coverage	15,732 sq. ft. (26%)
Parking Spaces	32
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	88 feet

Site: North campus neighborhood (south of North Point Drive, west of Ridge Walk), UCSD campus, La Jolla, San Diego, San Diego County. APN 342-010-24.

Substantive File Documents: Updated draft UCSD Long Range Development Plan; 6-04-105

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 Ellerbe Becket dated 4/3/09, 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.
- c. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion of the residential construction
- d. 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.
- e. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- f. 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.

2. Water Quality/BMPs.

A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a final Water Quality Management Plan (WQMP), prepared by a licensed water quality professional, for review and written approval of the Executive Director. The WQMP shall be based on the Summary of Submittal Information for Hydrology and Water Quality received April 22, 2009 including recommendations in the Hydrology Study Rady School of Management (May 26, 2009), and additional hydrology information including: (1) Grading, Utility, Hardscape, Planting Plans and Details Sheets; (2) Hydrology and Water Quality Section of the Project EIR; (3) Summary Flow Chart (showing drainage, hydrology, and water quality actions and mitigations from the LRDP EIR); (4) UCSD Storm Water Management Plan, March 2003; (5) UCSD Storm Water Pollution Prevention Best Management Practices Handbook, February 2006. The WQMP shall incorporate structural and non-structural Best Management Practices (BMPs) (site design, source control and treatment control) designed and implemented to reduce, to the maximum extent practicable, the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site and to minimize water quality impacts to surrounding coastal waters. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

1. Impervious surfaces, especially directly connected impervious areas, shall be detached and minimized, and alternative types of pervious pavement shall be used where feasible (e.g., pervious precast concrete pavers for plazas, walkways).

2. Landscape area drains shall be raised 0.1 feet above the low point elevation to allow runoff to pond.
 3. Roof drains and runoff from impervious areas shall be directed to landscaped areas (e.g., rain gardens where appropriate) prior to discharging to storm drain facilities.
 4. Straw wattles, silt fences, check dams, stabilized construction entrances and exits, dust control and good housekeeping practices shall be used during construction.
 5. Irrigation and the use of fertilizers and other landscaping chemicals shall be minimized.
 6. Efficient Irrigation Measures including water saving irrigation heads and nozzles, flow sensors, automatic rain sensors and multiple programming capabilities shall be used.
 7. A Fertilizer and Landscape Management program shall include Integrated Pest Management (IPM) practices and the use of a drought tolerant planting palette.
 8. Trash, recycling and other waste containers, as necessary, shall be provided. All waste containers anywhere within the development shall be covered, watertight, and designed to resist scavenging animals.
 9. A BMP treatment train shall be designed and implemented to collect and treat runoff and remove pollutants of concern (including heavy metals, oil and grease, hydrocarbons, trash and debris, sediment, nutrients and pesticides) through infiltration, filtration and/or biological uptake. The drainage system shall also be designed to convey and discharge runoff from the developed site in a non-erosive manner. Where possible, low-impact, sustainable features such as curb cuts and bioswales or infiltration/detention basins shall be used.
 10. Post-construction structural BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.
 11. All BMPs shall be operated, monitored, and maintained for the life of the project and at a minimum, all structural BMPs shall be inspected, and where necessary, cleaned-out and/or repaired at the following minimum frequencies: (1) prior to October 15th each year; (2) during each month between October 15th and April 15th of each year and, (3) at least twice during the dry season.
 12. Debris and other water pollutants removed from structural BMP(s) during clean-out shall be contained and disposed of in a proper manner.
 13. It is the permittee's responsibility to maintain the drainage system and the associated structures and BMPs according to manufacturer's specifications.
- B. The permittee shall undertake development in accordance with the approved program. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the approved program shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. **Final Plans.** **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit to the Executive Director for review and written approval, final plans for the proposed Rady School of Management Phase II project that are in substantial conformance with the plans submitted by Ellerbe Becket dated 4/3/09.

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 amendment unless the Executive Director determines that no additional amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. Proposed is the removal of 57 parking spaces and construction of a five-level, approximately 88 ft. high, 82,016 sq.ft. building (Rady School of Management Phase II) on a 1.4 acre site. The proposed project comprises classrooms, research lab offices, faculty/administrative offices, media labs, study rooms, a student career services center, student organization offices, and an executive education center. The building will connect with the existing Phase I facility on three levels and will complete the interior courtyard constructed as part of the first phase with pedestrian passage through the midpoint of the facility. The site presently consists of an 89-space parking lot and a landscaped area.

The project site is located in the North Campus neighborhood, west of Ridge Walk and north of the Rady School of Management Phase I (CDP No. 6-04-105) and south of the North Campus Housing Phase II project (CDP No. 6-09-8). As noted above, a total of 57 parking spaces will be removed from the site. After completion of the structure, there will be a remainder of 32 on-site parking spaces. 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, UCSD has indicated that they carefully monitor all campus parking with an objective of keeping 10% of their supply of on-campus parking vacant during peak periods and that they have never fallen short of meeting their parking objectives in the last 25 years. Surveys are conducted on a regular basis. Recent parking surveys demonstrate that currently there are about 3,335 parking spaces available on campus at the time of peak demand, which equates to a vacancy factor of about 21%.

UCSD has also indicated that the highest occupancy rates occur for the parking facilities west of the freeway (I-5) and that there is much lower utilization on the east campus. As explained by the applicant, while there are over 2,500 available parking spaces on the campus during peak periods, other than in the east campus (out of the Coastal Zone), there are no large reservoirs of available parking. In fact, the number of spaces available has slightly increased due to use of alternative transportation. Parking lots for students,

faculty and visitors are spread throughout the campus with small pockets of available spaces in the various lots. The largest reservoir of available parking spaces during peak periods occurs in the east campus, where recent surveys document 1,900 of the noted 2,500 available spaces are located. Within the north campus neighborhood as a whole, there are about 1,309 spaces of which 86% are occupied at peak occupancy. Similarly, to the south, about 89% of the 2,390 parking spaces in the Eleanor Roosevelt neighborhood typically are occupied at peak occupancy.

UCSD has an excellent alternative transportation program which includes a shuttle program (along with a carpool program, vanpool program, train program, transit program, cycling program, and car-sharing program). A campus shuttle stop is located at the proposed project site to encourage alternative transportation. As noted above, UCSD Transportation Services operates one of the largest successful alternative transportation programs in San Diego County for the UCSD population. It operates multiple free campus shuttles which provide connections throughout campus and to the University-affiliated off campus locations. More than half of the daily commuters to the UCSD campus are using alternative transportation modes to campus. UCSD has also used its transportation demand management program to reduce drive-alone transportation behavior. Parking permit sales--an indication of the demand for drive alone transportation--have decreased even though the UCSD campus population has increased and the supply of parking has simultaneously decreased. Campus shuttle use has also increased as service has been expanded in recent years. As noted by UCSD, the loss of the 57 parking spaces can easily be accommodated at the Hopkins and Pangea parking structures—both of which have ample parking available. These lots are located 1,325 and 1,225 feet southwest and southeast of the project site (ref. Exhibit No. 3).

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 (Phase II) to the existing Rady School of Management (Phase I). The new structure is proposed to complement the existing facilities by providing additional educational facilities. Although 57 spaces will be displaced through the proposed

project, 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 students at the Rady Management School 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.

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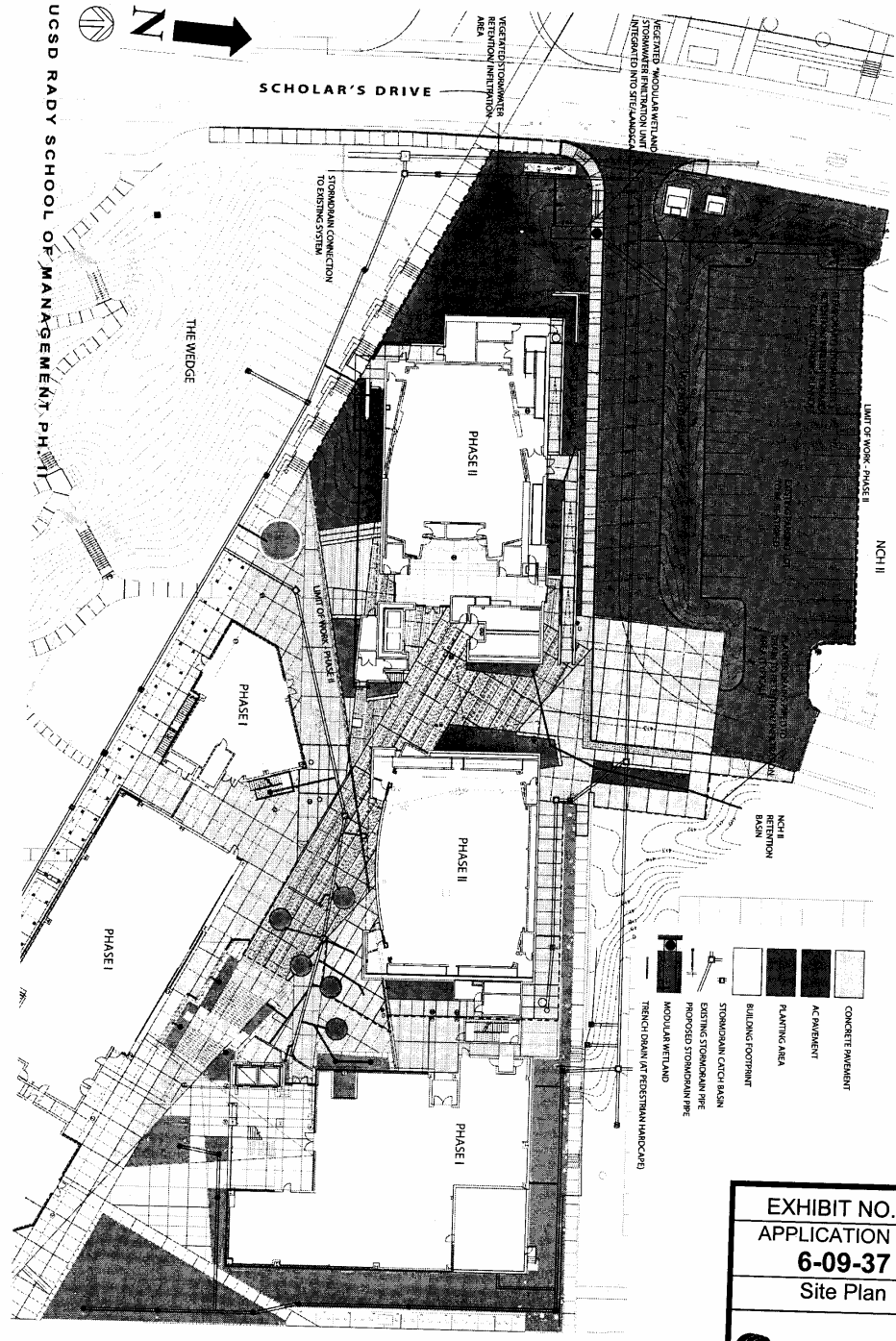


EXHIBIT NO. 2
APPLICATION NO.
6-09-37
Site Plan
California Coastal Commission