

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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DATE: September 26, 2012

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Deputy Director

SUBJECT: **Pepperdine University LRDP Amendment No. 1-11 Time Extension** to be heard at the October 11, 2012 Commission Hearing in Oceanside.

On December 5, 2011, Pepperdine University submitted an amendment to its LRDP to implement the "Campus Life Project" consisting of the following six elements: (1) redevelop existing student housing and provide additional student residential capacity; (2) provide for a new multi-purpose Athletics/Events Center; (3) upgrade the existing soccer field for NCAA-compliant competition; (4) provide for a new Visitor Welcome Center with landscaped quad and two levels of underground parking at campus core; (5) place approx. 157,000 cu. yds. of excess fill generated by the Campus Life Project in the existing Marie Canyon debris basin and equestrian field, relocate the Marie Canyon debris basin further upstream, and provide for an improved intramural sports field upon the fill placement area; and (6) replace a surface parking lot with a multi-level parking structure.

On August 20, 2012, the Executive Director determined that the University's amendment submittal was in proper order and legally adequate to comply with the submittal requirements of Coastal Act Section 30510(b). Pursuant to Coastal Act Section 30512 and California Code of Regulations Section 13522, the amendment must be scheduled for a public hearing and the Commission must take action within 60 days of a complete submittal. The 60th day after filing the complete submittal is October 19, 2012.

Coastal Act Section 30517 and California Code of Regulations Section 13535 (c) state that the Commission may extend for good cause the 60-day time limit for a period not to exceed one year. Commission staff is requesting an extension to the 60-day time limit in order to allow adequate time to review and analyze the amendment.

In this case, the proposed amendment includes elements that are of a substantive nature and appear to present important Coastal Act and LRDP questions. In particular, the amendment includes relocating a canyon stream debris basin at the edge of campus further upstream in order to accommodate the placement of a significant amount of fill within the canyon. The placement of the fill material is stated to be necessary to balance grading on-site and to provide for an improved intramural sports field. Commission staff, including the Commission's Staff Biologist, has not yet had sufficient time to fully analyze the proposed changes and its impacts to ensure that coastal resources are protected consistent with the Coastal Act and the LRDP. In addition, Commission staff has significant workload constraints dealing with other priority and time sensitive LCP reviews and amendments for Los Angeles County_- Santa Monica Mountains, the City of Oxnard, the City of Malibu, and the Santa Monica Mountains Conservancy.

Staff is preliminarily planning to bring the proposed amendment forward to a local hearing by the early part of next year (April-May). However, such a schedule is dependent upon several workload factors. Thus, although staff believes this matter will be brought to a hearing in the near-term, staff recommends that the Commission extend the deadline for a full year as provided by the Coastal Act to allow for uncertainty in the review process and flexibility for coordination with the University on potential modifications, establishing hearing schedules, and managing competing workload. Therefore, staff recommends that the Commission extend the 60-day time limit to act on Pepperdine University LRDP Amendment 1-11 for a period not to exceed one year.

STAFF RECOMMENDATION

Staff recommends that the Commission vote to extend the deadline for Commission action for one year.

MOTION: *I move that the Commission extend the 60-day time limit to act on Pepperdine University LRDP Amendment 1-11 for one year.*

RECOMMENDATION: Staff recommends a **YES** vote. An affirmative vote of a majority of the Commission present is needed to pass the motion.