

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA  
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 Hearing Date: May 7-10, 1996

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-96-44

Applicant: University of California Agent: M. Boone Hellmann

Description: Demolish existing south and east wings (totalling 28,945 sq.ft.) of Ritter Hall and construct 31,825 sq. ft., three-story, laboratory/office building on existing, adjacent, vacant land.

Lot Area	66,650 sq. ft. (Total Project Area)
Building Coverage	21,680 sq. ft. (33%)
Pavement Coverage	18,060 sq. ft. (27%)
Landscape Coverage	26,910 sq. ft. (40%)
Parking Spaces	341
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	50 feet
Ht abv adjacent street	25 feet

Site: University of California, San Diego - Scripps Institution of Oceanography campus, on the west side of La Jolla Shores Drive, between El Paseo Grande and Nagy Way, La Jolla Shores, San Diego, San Diego County.

Substantive File Documents: 1989 Revised Long Range Development Plan

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval.

The Commission hereby grants a permit for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See attached page.

III. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description. Proposed is the demolition of the south and east wings of Ritter Hall totaling 28,945 sq. ft. and the construction of a three-story, 31,825 sq. ft. building, covering approximately 21,680 sq. ft. of a vacant 52,600 sq. ft. site east of the north wing of Ritter Hall. The construction will involve approximately 4,400 cu. yds. of cut and 400 cu. yds. of fill, with 4000 cu. yds. exported to outside of the coastal zone. The area where portions of Ritter Hall are being demolished will be regraded and landscaped. The remaining north and west portions of Ritter Hall are proposed to be renovated to increase seismic safety. This interior renovation, however, is exempt from coastal permit requirements.

2. Visual Resources. Section 30251 of the Act provides for the protection of scenic coastal areas and the compatibility of new and existing development. Much of the SIO campus is located between the sea and the first coastal road (La Jolla Shores Drive), and there are existing intermittent views of the ocean from the public roadway and adjacent sidewalk. Existing structures and fairly dense, mature ornamental vegetation interrupt these views along much of La Jolla Shores Drive.

The new building will be three stories and approximately 50 feet in height above the finished grade. However, because the land falls away rapidly from the street to the ocean, the new structure will only extend approximately 25 feet at its highest point above the grade of adjacent La Jolla Shores Drive. The applicant has submitted a plan which documents the location of existing ocean views and demonstrates that no existing views will be affected by the proposed development. In addition, a site inspection at the project location revealed that the area between La Jolla Shores Drive and the proposed development is lined with dense mature vegetation (mostly trees), significantly buffering public views of the proposed site. As proposed, the development will not eliminate any existing public ocean views from La Jolla Shores Drive and the existing landscaping will adequately buffer the three-story structure. Therefore, the Coastal Commission finds the proposed development consistent with Section 30251 of the Act.

3. Parking/Coastal Access. Section 30252 of the Act provides that new development should maintain and enhance public access to the coast by, among other means, providing adequate parking facilities. The proposed development which involves both demolition and new construction will result in a net increase of only 2,880 square feet. As such, the applicant maintains that there is adequate parking on the SIO campus to accommodate the new development. The applicant has submitted a current parking survey for this portion of the SIO campus. The survey indicates that of the 341 total permit parking spaces available for faculty, staff and students, the maximum occupancy at any point is currently 234 spaces.

As stated previously, the proposed development is located between the sea and the first coastal roadway. Except for the SIO pier, the entire shoreline is open to passive recreational use by the public, and there are stretches of sandy beach and tidepools available for strolling and exploring. While pedestrian access to and through SIO is adequate, public parking opportunities in the area are very limited. There is on-street, unmetered parking along La Jolla Shores Drive, but the spaces fill quickly. However, because the applicant has demonstrated that excess parking is available within SIO's existing permit parking lots to accommodate the minor increase in campus population associated with the proposed development, the Commission finds the proposed development consistent with the Section 30252 of the Coastal Act, and with all other public access and recreation policies as well.

4. 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 any City of San Diego Land Use Plan (LUP) policies, although geographically the SIO is within the La Jolla Shores segment of the City's LCP. However, UCSD has the option of submitting their Long Range Development Plan (LRDP) for Commission review and certification, and last updated the overall plan in 1989. In this instance, the project is consistent with applicable Chapter 3 policies of the Coastal Act, which is the controlling factor in the permit review process.

The Coastal Commission has not had any opportunity to review or act upon any version of the LRDP to date, and the University has not indicated any intention of submitting the LRDP to the Commission in the future. However, UCSD has submitted the LRDP, its EIR, and topographic maps to Commission staff informally, as an aid in analyzing development proposals. These documents offer a conceptual overview of future development, although they address development as a response to projected increases in enrollment, faculty and staff, rather than through specific structural improvements.

As stated previously, consistency with Chapter 3 policies of the Coastal Act is the controlling factor in review of UCSD projects, in the absence of a certified LRDP. Since the proposed development has been found consistent with all applicable Chapter 3 policies, the Commission finds that project approval is not prejudicial to the University's long range planning efforts.

4. 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)(i) 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 impact which the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. There are no feasible alternatives or mitigation

measures available which 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 Acknowledgement. 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. 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.
7. 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.



# SITE PLAN AT COMPLETION OF RITTER HALL REPLACEMENT PROJECT

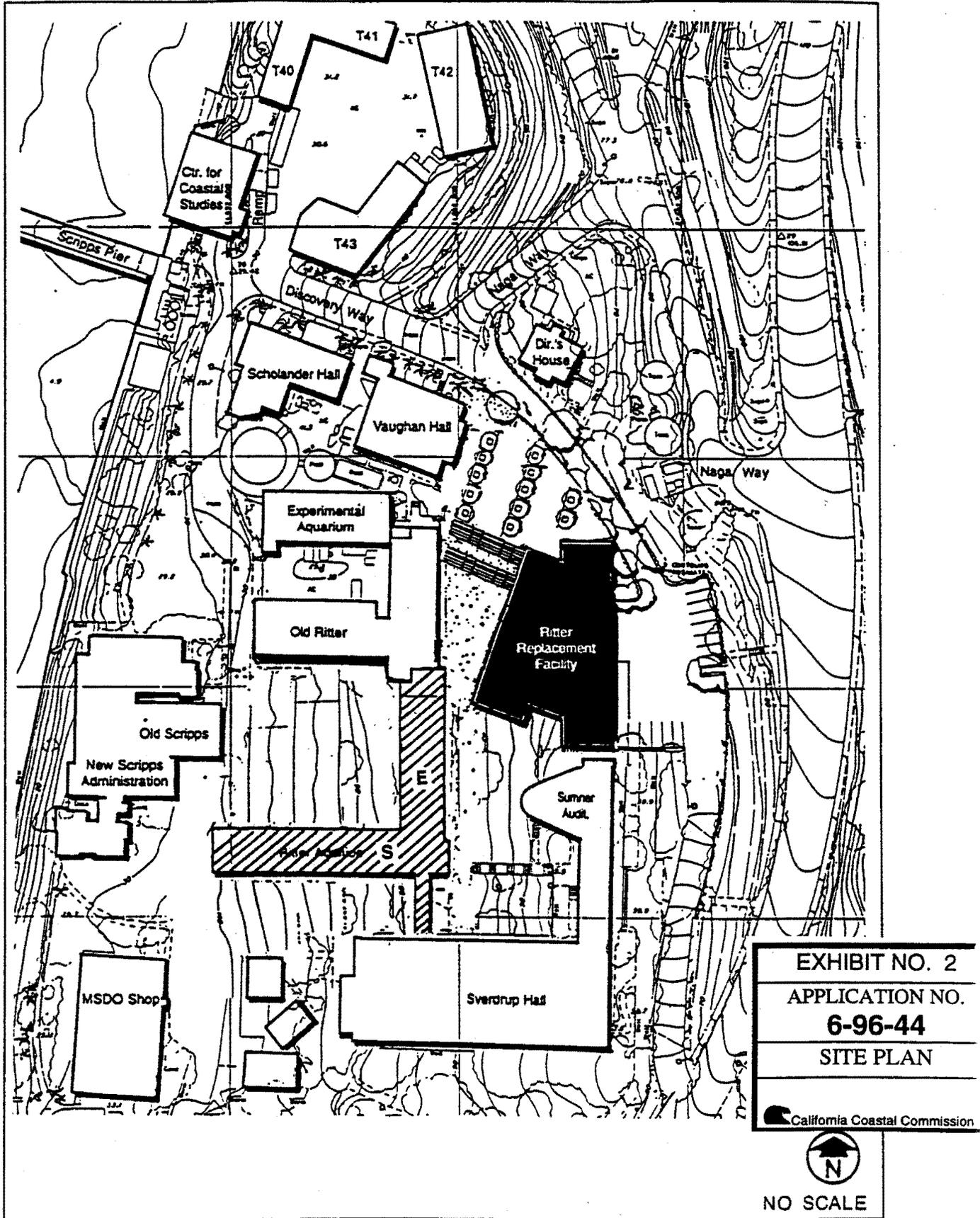


Figure 3

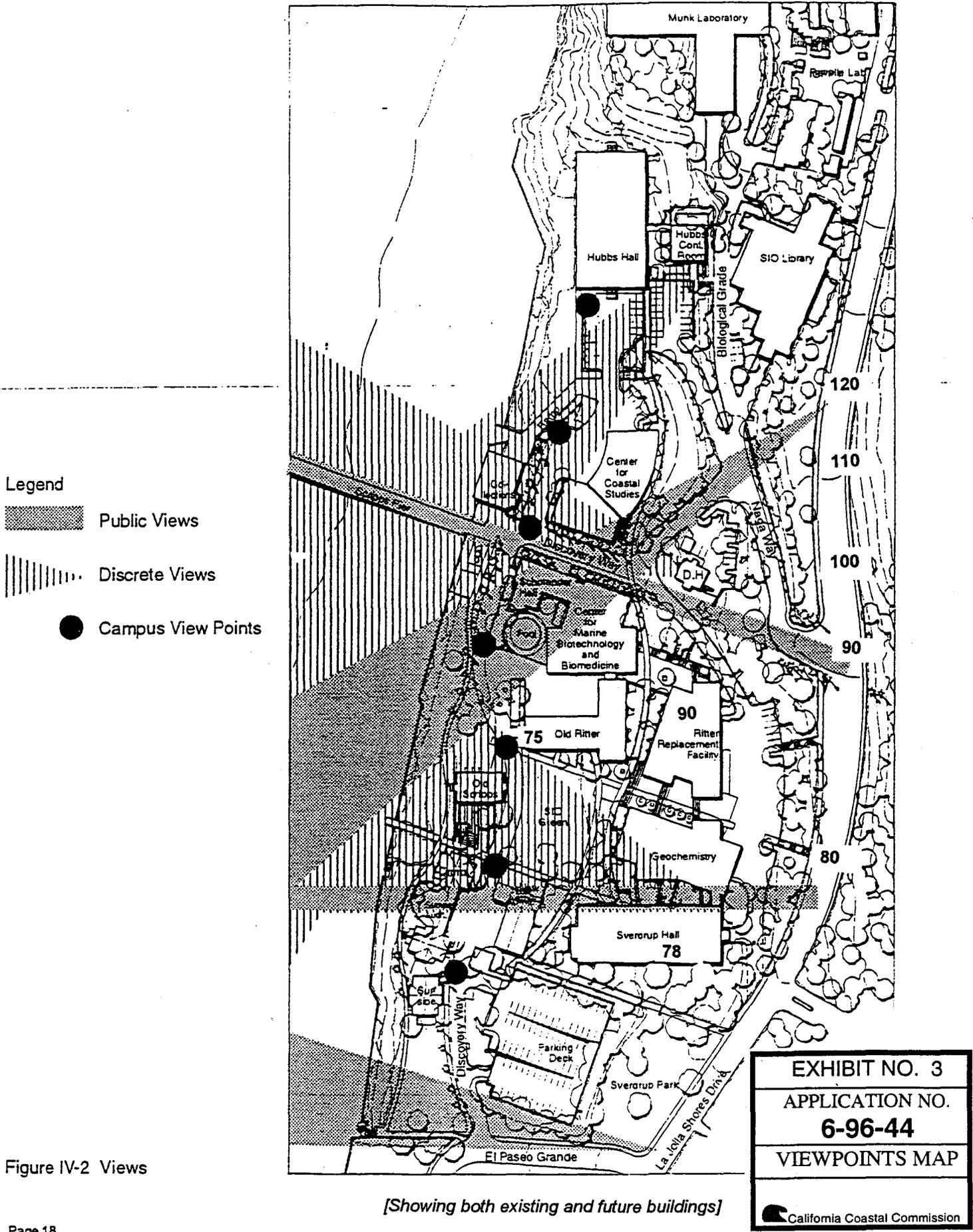


Figure IV-2 Views

[Showing both existing and future buildings]