

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

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SAN DIEGO, CA 92108-1725

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Staff: EL-SD
Staff Report: May 19, 1997
Hearing Date: June 10-13, 1997

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-97-48

Applicant: University of California, San Diego Agent: James R. Dial
Milton Phegley

Description: Construction of approximately 5,700 sq.ft. of new office space as an addition to the existing seventh floor of the existing eight-story, 214,000 sq.ft. Engineering Building Unit #1; new space will be adjacent to existing office and mechanical areas.

Zoning	Unzoned
Plan Designation	Academic

Site: Warren College Campus, south of Voigt Drive, La Jolla, San Diego, San Diego County. APN 342-110-45

Substantive File Documents: Long Range Development Plan
CCC File #6-84-647

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/Visual Resources. Proposed is the construction of 5,700 sq.ft. of additional office space on the seventh floor of the existing Engineering Building Unit #1 on the main campus of UCSD. The existing eight-story, 214,000 sq.ft. building was permitted through CDP #6-84-647; the existing seventh and eighth floors are partial floors only. The proposed office addition will expand the seventh floor to roughly the size of the floors underneath, and will be adjacent to existing office and mechanical areas already on the seventh level.

Section 30251 of the Coastal Act provides for the protection of scenic coastal areas and for the compatibility of new and existing development. The site is within the Warren College Campus, which occupies the northeastern part of the main campus. There is campus housing to the northeast, the main library to the west and other academic buildings to the south. Voigt Drive is the closest street, crossing the campus north of the subject building, with parking lots and playing fields between the building and the road. Being centrally located within the overall campus, the subject building is not prominent (if even visible) from outside the campus. Moreover, the appearance of the existing, eight-story building will not significantly change with the proposed addition, which will match the architecture of the existing structure and not increase its height. Thus, the development will not adversely impact visual resources, and the Commission finds it consistent with Section 30251 of the Act.

2. Traffic Circulation/Parking. Many Coastal Act policies address the need to maintain and enhance public access to coastal recreational facilities and the shoreline. 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 with 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 overall traffic and parking impacts of the expanded facility would not be significant. This is due to the comparatively small addition proposed to an existing structure (5,700 sq.ft. being added to a 214,000 sq.ft. building) and its anticipated use, which is office support for the existing academic facility. As such, the proposed addition will not draw significant numbers of people from off-campus. The Commission has taken the position that on-campus parking problems are not a Coastal Act issue unless they result in spill-over effects within the surrounding off-campus areas.

Also, the Commission has not always required new parking for all new development at the University, but rather has taken into consideration the University's overall parking inventory and each specific use on campus. A recent parking inventory was submitted with this proposal, which indicates that on-site parking facilities throughout the University have a maximum 80% occupancy. More specifically, the survey showed that the total parking lots on the Warren College Campus had a minimum of 88 parking spaces available at

all times surveyed, with an average vacancy rate of 167 spaces overall. Based on these parking inventory calculations, the applicant maintains that there is adequate existing parking to serve the proposed expansion of existing office support facilities within the Engineering Building Unit #1. Therefore, the Commission finds the proposal consistent with Section 30252 of the Coastal Act, and the Act's other public access policies.

It should be noted, however, that the Commission recognizes the increasing scarcity of parking spaces, both on- and off-campus, in this general area. Although UCSD continues to maintain that it provides adequate space in perimeter parking lots, and a viable shuttle system, it is believed that many students choose to park off-campus (when space can be found), primarily to avoid parking fees. When students park off-campus, they may usurp parking spaces otherwise available to beachgoers. Therefore, any future proposals both on and off-campus such as development of Torrey Pines City Park, including the Gliderport site, will be carefully analyzed, since these areas now serve as public parking reservoirs and facilitate public access to the shoreline.

3. 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), although geographically the main campus is within the University Community Plan area of the North City LCP segment. However, UCSD has the option of submitting an 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

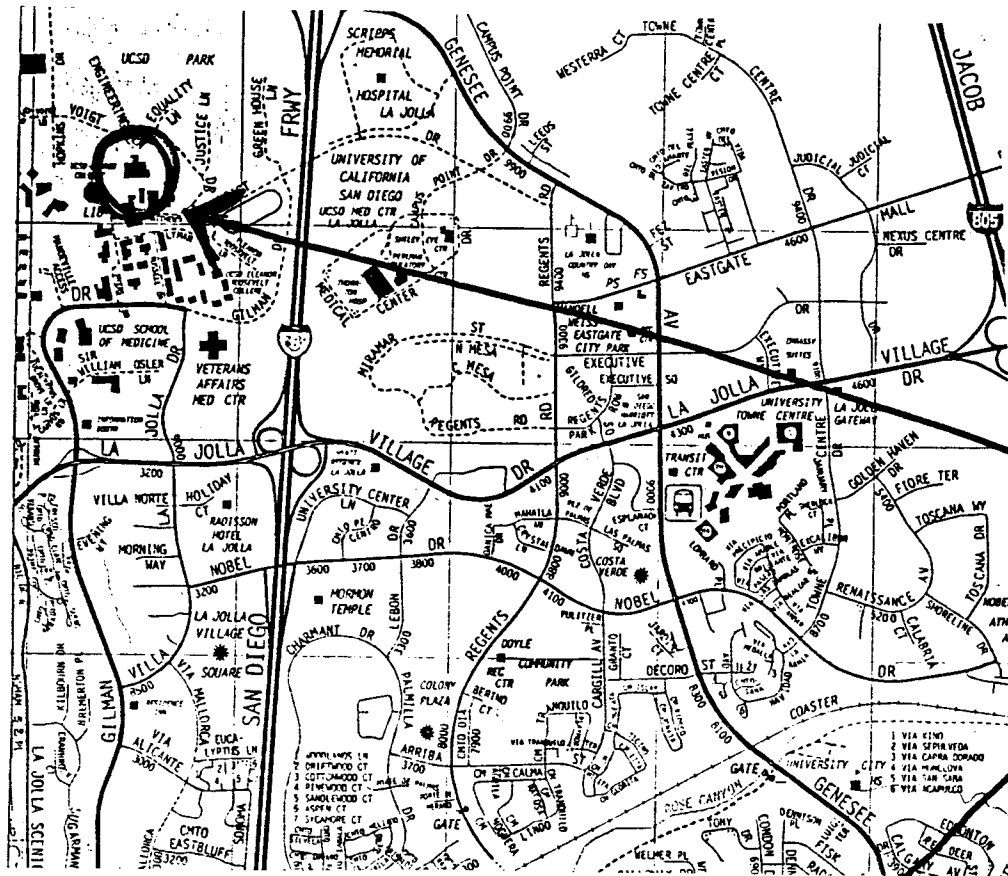
a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with the public access and visual resource policies of the Coastal Act and no potential adverse impacts have been identified. 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.

6-97-48



Site

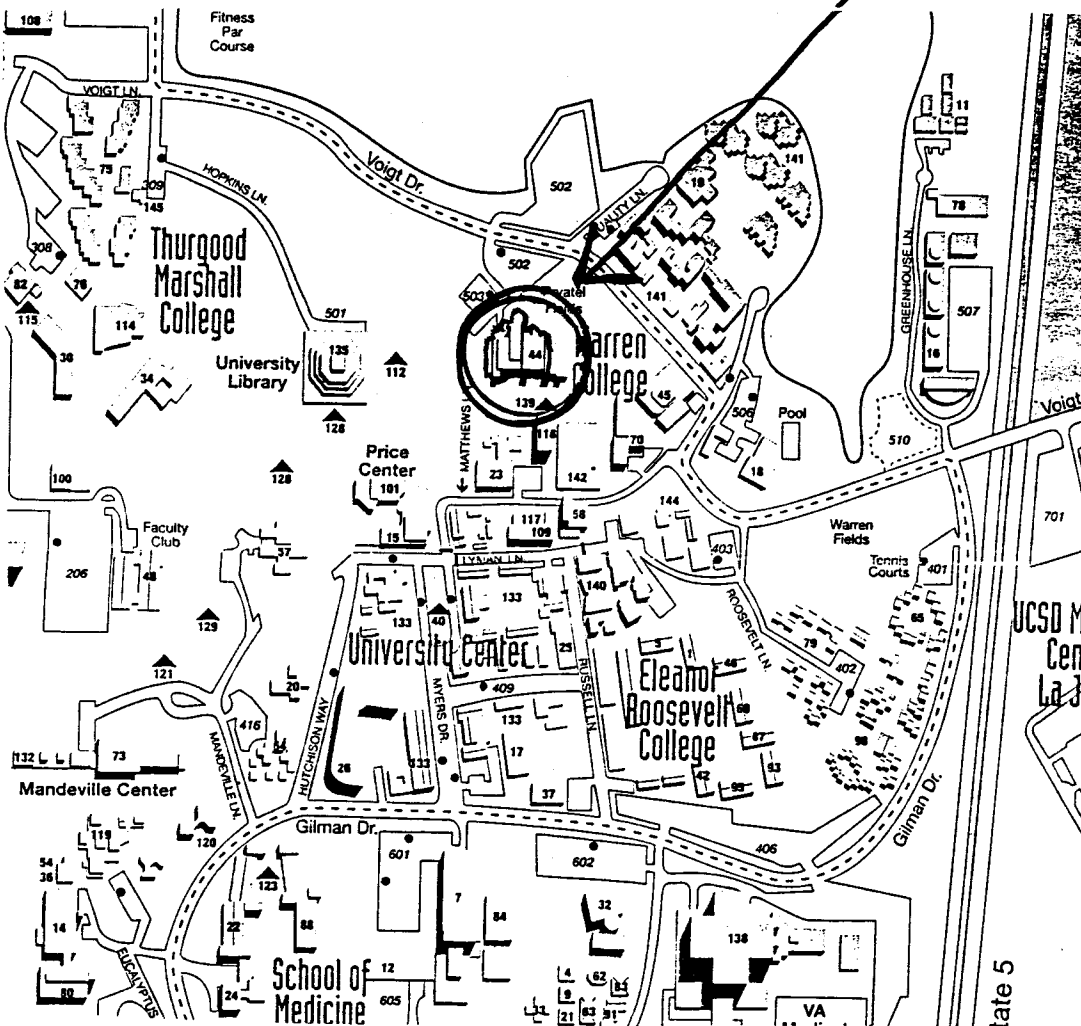
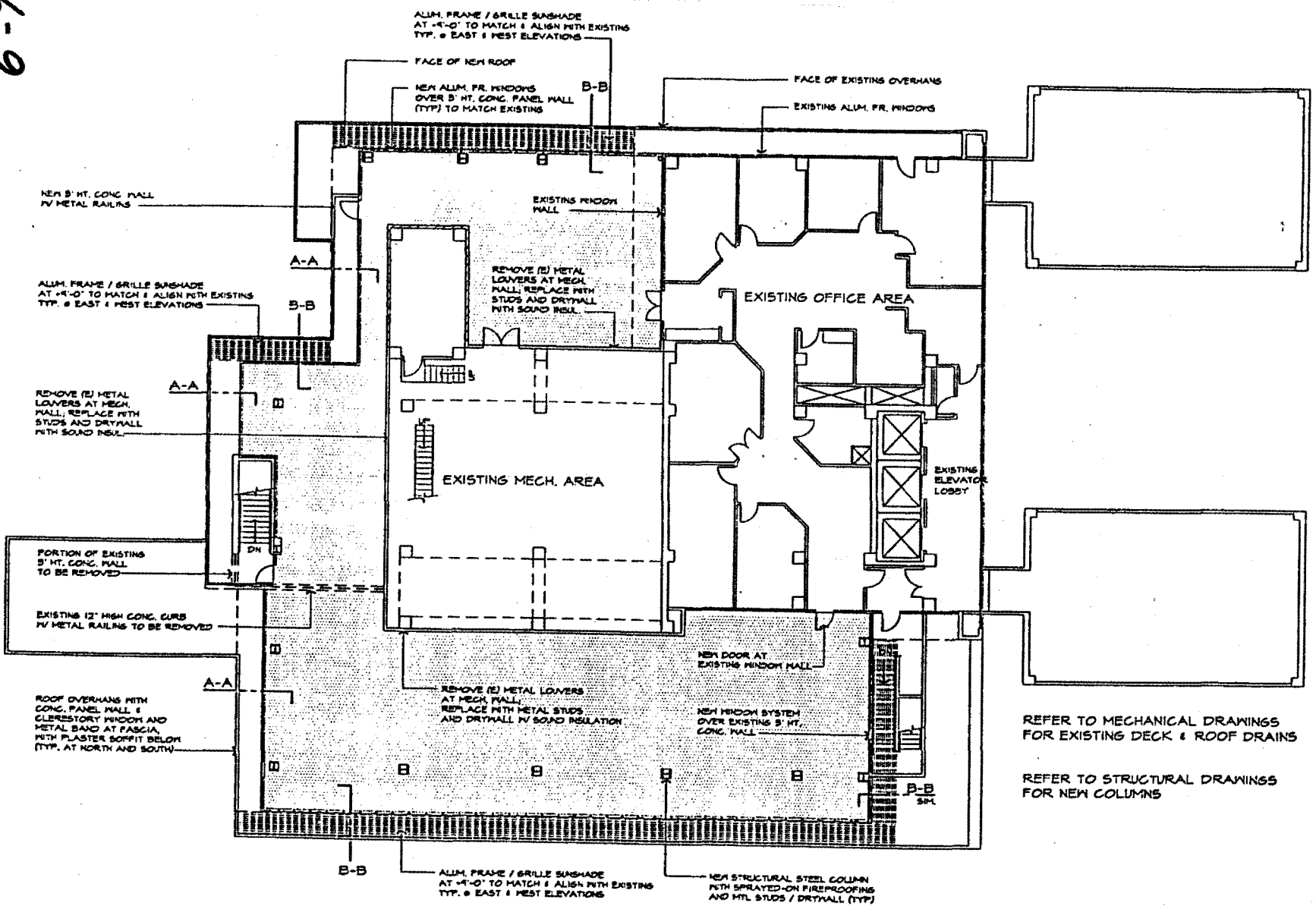


EXHIBIT NO. 1
APPLICATION NO. 6-97-48
Vicinity Maps
California Coastal Commission

late 5

6-97-48

EXHIBIT NO. 2
APPLICATION NO. 6-97-48
Floor Plan of Addition
California Coastal Commission



REFER TO MECHANICAL DRAWINGS FOR EXISTING DECK & ROOF DRAINS

REFER TO STRUCTURAL DRAWINGS FOR NEW COLUMNS

SCHEMATIC FLOOR PLAN (SHELL) NEW OFFICE AREA = 5,700 SF