

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA
3111 CAMINO DEL RIO NORTH, SUITE 200
SAN DIEGO, CA 92108-1725
(619) 521-8036

Page 1 of 4
Permit Application No. 6-97-142/EL
Date December 10, 1997

ADMINISTRATIVE PERMIT

APPLICANT: University of California, San Diego

PROJECT DESCRIPTION: Placement of two 1,440 sq.ft. trailers and associated landscaping on a temporary basis for up to six years, and retention of an existing 1,440 sq.ft. trailer on a permanent basis, which was previously approved as temporary pursuant to Coastal Development Permit #6-91-82, within the Extended Studies and Public Programs complex on UCSD's Main Campus.

PROJECT LOCATION: 9600 North Torrey Pines Road, La Jolla, San Diego, San Diego County. APN #342-010-24

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: January 12, 1998 10:00 a.m., Monday
LOCATION: Embassy Suites - San Luis Obispo
333 Madonna Road
San Luis Obispo, CA 93405

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Ellen Lirley /SS

Consistent with Section 30251 of the Coastal Act, which addresses scenic amenities, the proposed trailers will be visually compatible with others already on the site, since they will be skirted with wood siding and painted. The trailer placements will not modify public views of the campus from North Torrey Pines Road, since the proposed locations are within the interior of the campus, with several existing structures between the sites and the road. Furthermore, they will have no impact on public views of the shoreline, since the proposed development is on the inland side of North Torrey Pines Road.

As mentioned above, the applicant is also proposing to retain permanently a similar trailer which was proposed by the University as a temporary structure several years ago. Its placement was approved by the Coastal Commission under Coastal Development Permit #6-91-82. Since that trailer's location is immediately adjacent to North Torrey Pines Road, a condition of approval of the prior permit required submittal of a landscaping plan which emphasized screening of the structure from public views along the road. The applicant did submit the plan which was approved by the Commission and implemented. Similar landscaping is described by the applicant for the two proposed new trailers; however, the two new trailers are located such that they will not be visible from public roads outside the campus.

The project is fully consistent with the University's 1989 updated Long Range Development Plan (LRDP), which calls for a general upgrading of facilities throughout the campus. Several existing parking lots in the immediate area will serve the new and retained modular trailers, along with the entire UCSD Extension complex and other nearby facilities, consistent with Section 30252 of the Coastal Act, which requires new development to provide adequate parking. Use of the existing, nearby parking lots for the proposed development is consistent with the LRDP, which provides that parking lots be located around the campus perimeter (as these are), with access throughout the interior of the campus limited primarily to tram, shuttle and pedestrian modes.

Placement of one of the two newly proposed trailers will remove six existing parking spaces; however, a current (spring, 1997) parking survey of the five parking lots closest to the project site indicates an availability (excess) of 102 parking spaces during peak occupancy. As in any expansion project at UCSD, which is already intensely developed, the potential exists for some on-campus traffic congestion in association with the placement and retention of the three subject trailers. However, the Commission has historically taken the position that any internal traffic/parking problems caused by the expansion or reconfiguration of University facilities is not a Coastal Act concern, so long as it does not result in spillover effects on public roads surrounding the campus, particularly North Torrey Pines Road and La Jolla Shores Drive, which serve as major coastal access routes. The proposed development will not have any such effect due to its relatively minor scale and the documented availability of excess on-campus parking spaces in the general vicinity. Although it is difficult to determine an appropriate parking ratio for the wide variety of campus uses and facilities, especially when a large percentage of students live on campus, there is no apparent shortage of parking to serve the University's existing and proposed needs, and the University's ongoing parking surveys provide current information with each coastal development permit application.