

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
 SOUTH CALIFORNIA ST., SUITE 200  
 SANTA ANA, CA 92701  
 (805) 641-0142



# Th12b

January 14, 1998

**TO:** Commissioners and Interested Persons

**FROM:** Chuck Damm, Senior Deputy Director

Gary Timm, District Manager

Rebecca Roth, Coastal Program Analyst

**SUBJECT:** **Proposed Minor Amendment (1-97) to the Pepperdine University Long Range Development Plan** to be reported at the February 5, 1998 Commission Meeting at Quality Resort - Mission Valley, 875 Hotel Circle South, San Diego.

### Amendment Description

The proposed amendment request is to modify two sections of Facility 202 and add a restroom adjacent to Facility 300 of the approved Pepperdine University Long Range Development Plan (LRDP). Facility 202 is referred to as the Tyler Campus Center and is 48,800 sq. ft., 3 stories and 60 ft. in height. Under the proposed amendment, the Tyler Center will be expanded to increase its size by 20,500 sq. ft. Specifically the expansion will consist of:

1. A 3,000 sq. ft. expansion located on the second-story to create additional student support offices (*Component 4 of L. A. County CUP*)
2. A 17,500 sq. ft. three-level, 60 ft. high, addition to the northwest section of the Tyler Center to create receiving and storage area, bookstore expansion and student support offices (*Component 7 of L. A. County CUP*).

The third portion of the amendment involves the construction of 300 sq. ft., 10 ft. high restrooms. Currently portable restrooms are located next to Facility 300 which are existing tennis courts. The proposed restrooms will replace the existing portable restrooms.

The additional square footage to the Tyler Center will not result in an increase in student enrollment and is located within the existing foundation and footprint of the Tyler Center. Therefore, the proposed amendment does not involve an increase in the intensity of use of the campus.

## **Procedures**

Pursuant to Section 30514(c) of the Coastal Act and Section 13554(d) of the Commission's Regulations, the Executive Director has determined that the proposed amendment is "minor" in nature. Section 13554(d)(2) defines a minor amendment for land use plans as correction, reorganization, revisions or deletion of certified language which when taken together does not change the kind, location, intensity or density of use or modify the resource protection measures for any area or property. The proposed amendment involves expanding support facilities and constructing a permanent restroom facility in place of temporary restrooms in an area of campus that currently contains similar uses. The expansion of the Tyler Center will possibly result in the addition of seven faculty members, which were contemplated under the certification of the LRDP. As stated previously, the project will not result in an increase in student enrollment. Therefore, the subject amendment meets the definition of "minor" pursuant to Section 13554(d)(2).

Section 13554(d)(3) specifies that a minor amendment to a land use plan must not be in conflict with any Chapter 3 policy of the Coastal Act. As proposed by this amendment, the University will be adding square footage to a developed area of the campus for purposes of creating additional student support offices, storage and bookstore area. Thus, the proposed development involves ancillary and support uses necessary for the University's operations which will be sited and designed to protect views to scenic coastal areas, be located within an existing developed area of the campus where it will not have adverse effects either individually or cumulatively on coastal resources and will neither create or contribute significantly to erosion, geologic stability or destruction of surrounding areas. Additionally, given that the development proposed in this amendment will be located within existing footprints of development, it will not adversely impact public access and recreation. Therefore, the amendment is consistent with the Chapter 3 policies of the Coastal Act.

The purpose of this report is to describe the proposed amendment and provide notice of the Executive Director's determination that the amendment is minor. The amendment will become effective after report of any written objections to the proposed revision is made to the Commission unless one-third of the appointed members of the Commission request that the amendment be processed as a "major" amendment pursuant to Section 13555 of the Administrative Code.

## **Objections Received**

The above cited Section of the Regulations allow a ten working day objection period from the date of determination notices. The notices will be mailed January 20, 1998. The objection period will therefore terminate on February 3, 1998, after writing of this report. The Commission will be notified at the February 6, 1998 meeting of any objections.

**EXHIBITS TO EXHIBITS TO  
THE STAFF REPORT ARE  
ATTACHED SEPARATELY  
AS LISTED BELOW**

REGIONAL MAP. .... .FIGURE 1  
AERIAL VIEW. .... .FIGURE 3\*  
VIEW OF 3,000 SQ. FT. TYLER CENTER EXPANSION. . . FIGURE 4  
FLOOR PLAN OF 3,000 SQ. FT. EXPANSION. . . . FIGURE 5  
VIEW OF 17,500 SQ. FT. TYLER CENTER EXPANSION. . FIGURE 6  
FLOOR PLAN OF 17,500 SQ. FT. EXPANSION. . . . FIGURE 7  
VIEW OF RESTROOM FACILITY . . . . .FIGURE 8  
SITE PLAN OF RESTROOMS. . . . .FIGURE 9

\*Figure 2 intentionally omitted

**CALIFORNIA COASTAL COMMISSION**

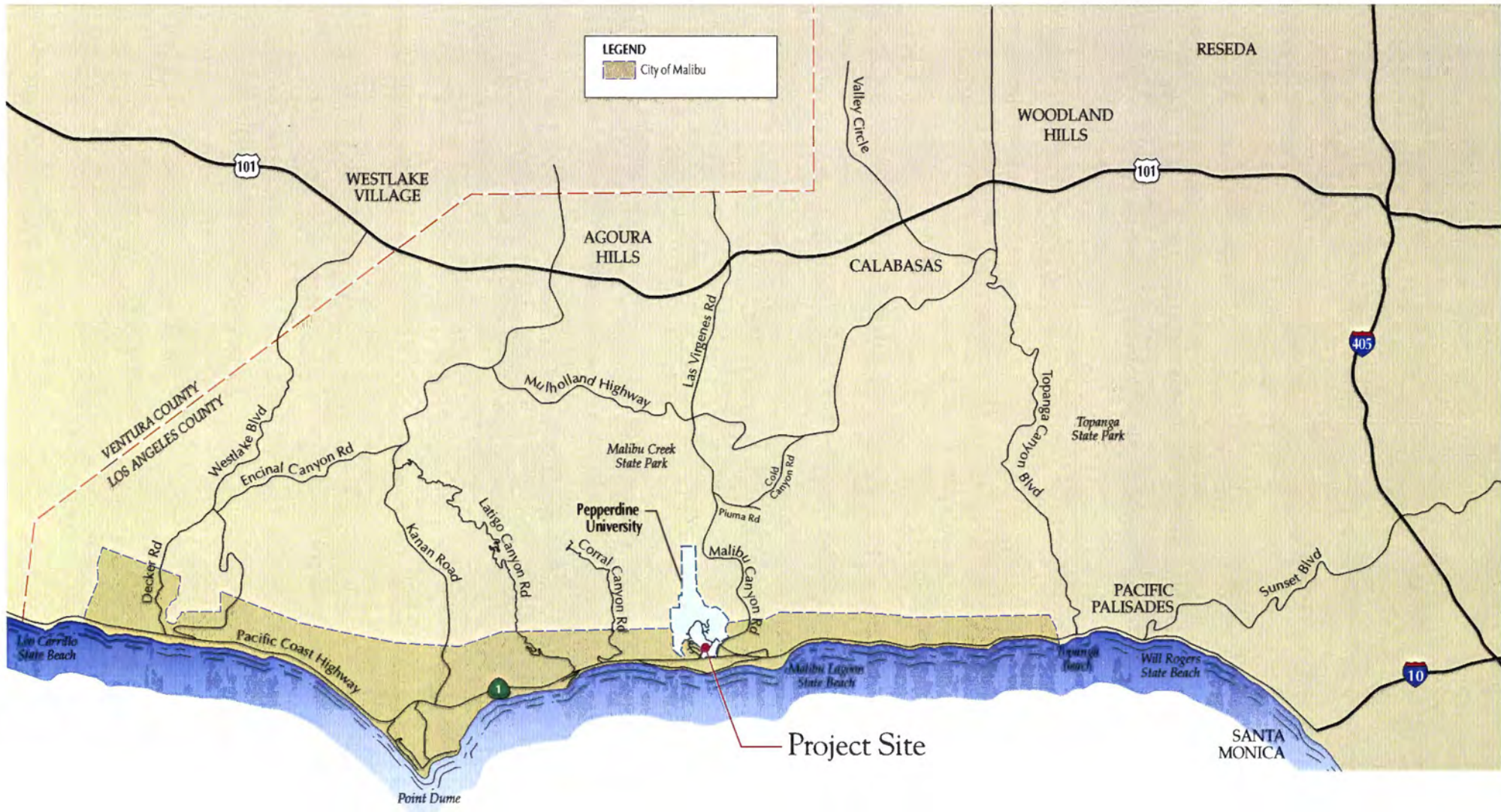
SOUTH CENTRAL COAST AREA  
SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 641-0142



**Items 12b and 13a**  
  
**PEPPERDINE UNIVERSITY  
LRDP AMENDMENT 1-97  
AND  
NOTICE OF IMPENDING  
DEVELOPMENT 1-97  
EXHIBITS**

REGIONAL MAP.....FIGURE 1  
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LRDP A & NOID 1-97

# Regional Location

Prepared By:  
**ENVICOM**  
 CORPORATION





**LEGEND**

**LRDP Minor Amendment 97-1**

- ④ Tyler Campus Center Roof Expansion [LRDP #202 (portion)]
- ⑤ Tyler Campus Center Northwest Expansion [LRDP #202 (portion)]
- ⑦ Crest Tennis Court Restroom

LRDP A & NOID 1-97

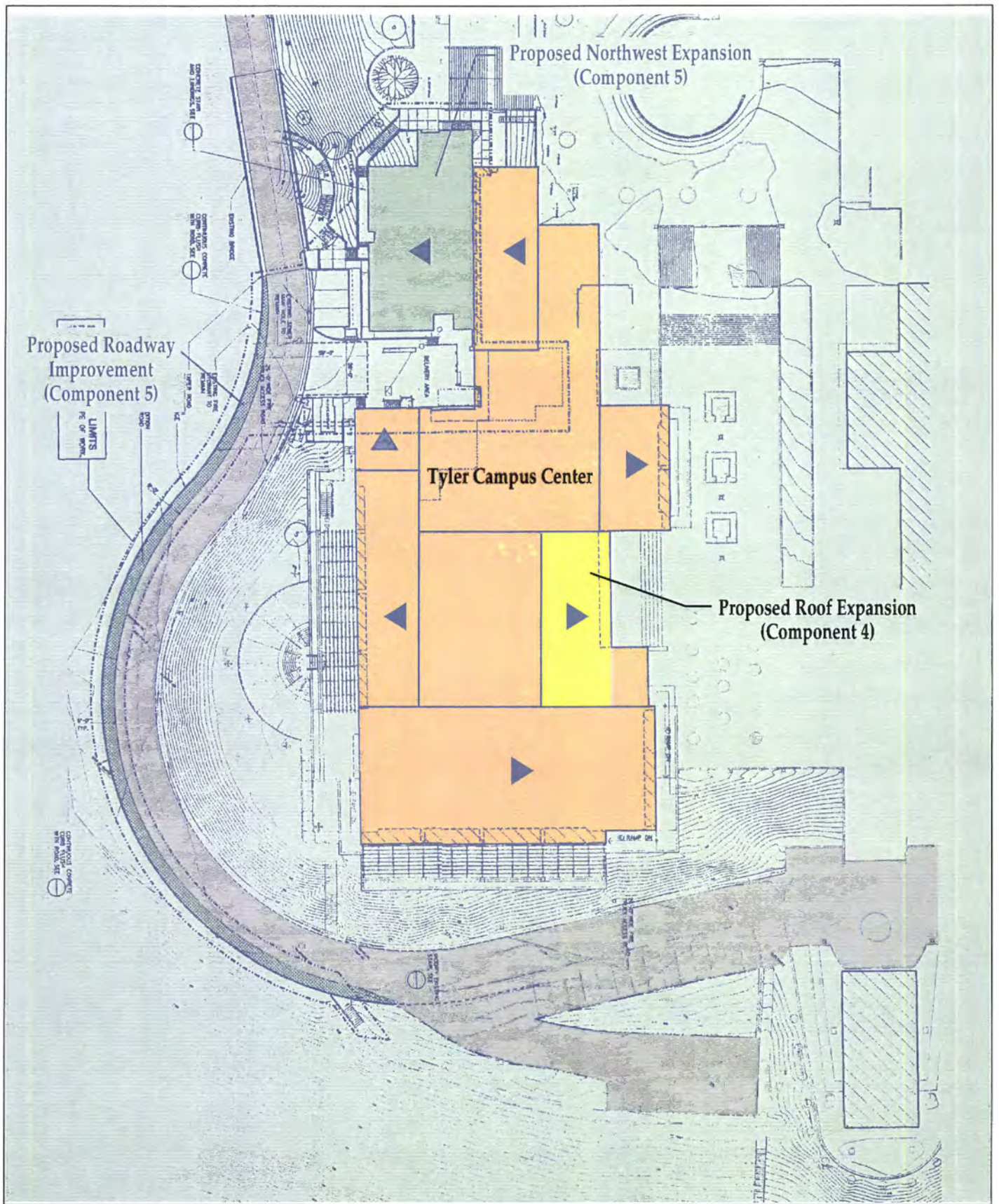
**Aerial View of LRDP  
Minor Amendment 97-1 Components**



Location Map



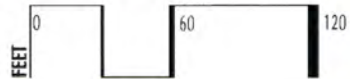
View of Proposed Tyler Campus Center Roof Expansion Site Looking Southeast.



Source: Neptune, Thomas, Davis, 1997

LRDP A & NOID 1-97

**Existing Tyler Campus Center  
Roof Expansion (Component 4)**







View of Proposed Tyler Campus Center Northwest Expansion Site Looking Northeast



View of Proposed Tyler Campus Center Northwest Expansion Site Looking Southeast

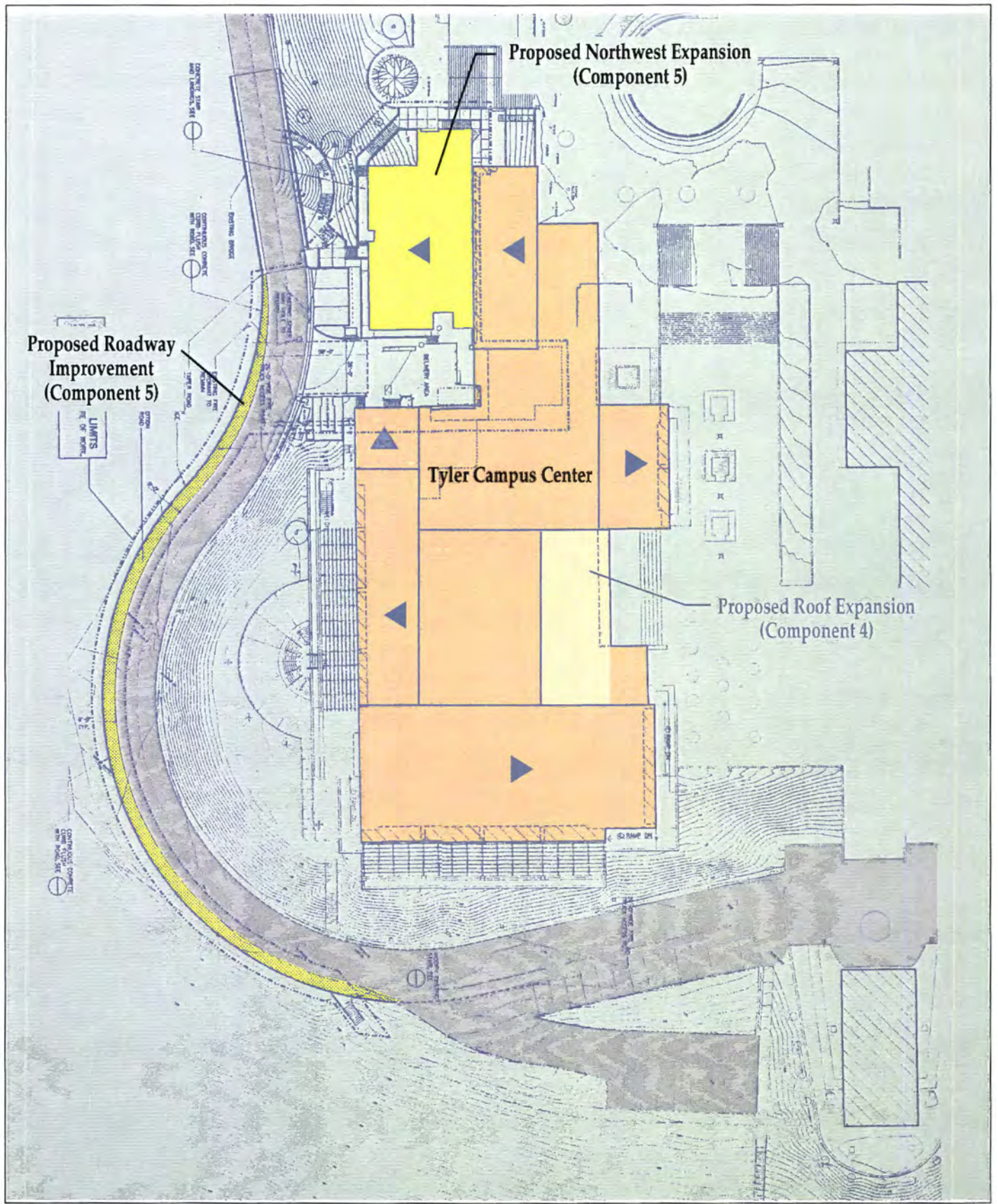


View of Proposed Tyler Campus Center Northwest Expansion Site Looking East



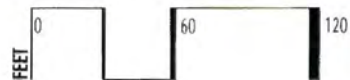
Location Map

**Views of Proposed Tyler Campus Center Northwest Expansion Site (Component 5)**



Source: Neptune, Thomas, Davis, 1997  
 LRDP A & NOID 1-97

**Existing Tyler Campus Center  
 Northwest Expansion and  
 Roadway Improvement (Component 5)**

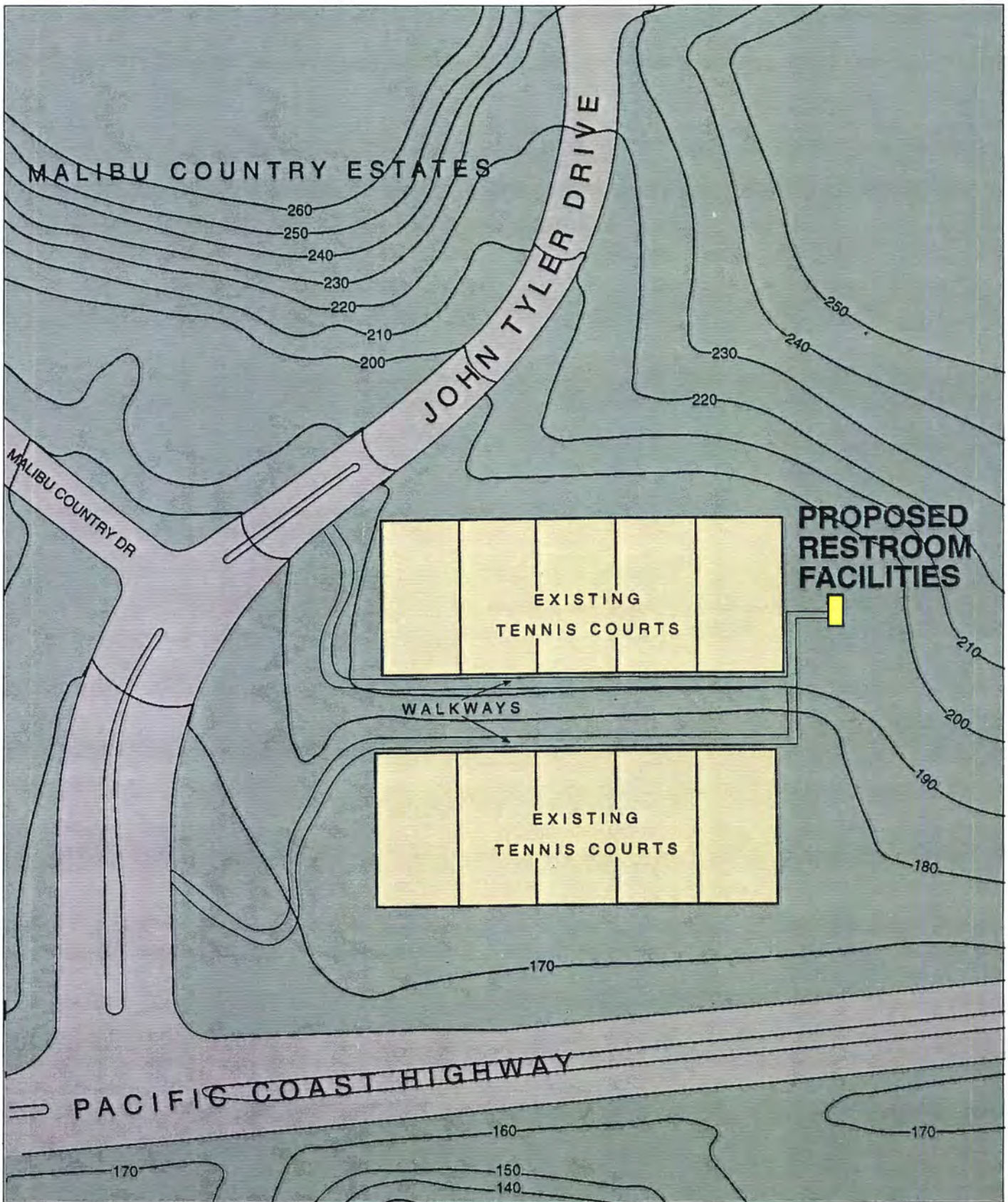




Location Map



View of Proposed Restroom Site and Adjacent Tennis Courts Looking Southwest.



Source: Planning Consultants Research

LRDP A & NOID 1-97

**Crest Tennis Courts Restroom Facilities  
(Component 7)**

