

RECORD PACKET COPY

STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

CALIFORNIA COASTAL COMMISSION


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Th13a



January 14, 1998

TO: Commissioners and Interested Persons

FROM: Chuck Damm, Senior Deputy Director
Gary Timm, District Manager
 Rebecca Roth, Coastal Program Analyst

RE: **Notice of Impending Development 1-97, Pursuant to the Pepperdine University Certified Long Range Development Plan (LRDP) for Public Hearing & Commission Action at the meeting of February 5, 1998 in San Diego.**

SUMMARY AND STAFF RECOMMENDATION

The impending development involves the construction of two additions (3,000 sq. ft. and 17,500 sq. ft.) totaling 20,500 sq. ft. to the existing 48,800 sq. ft. Tyler Center (LRDP Facility 202) and the construction of a 300 sq. ft. restroom adjacent to the existing tennis courts (LRDP Facility 300). The impending development also includes 1,000 cu. yds. of recompaction grading for the 17,500 sq. ft. addition to the Tyler Center.

The notice was received in the South Central Coast Office on January 13, 1998 and deemed filed on January 13, 1998. Pepperdine has indicated that notice of the impending development was mailed, pursuant to California Code of Regulations §13549(b), on January 12, 1998 and that the impending development will begin no sooner than February 12, 1998. Staff will be recommending that the Commission **approve** the impending development with a special condition regarding effective certification of Amendment 1-97 which is necessary to bring the development into conformance with the certified Pepperdine University LRDP.

Exhibits for the Notice of Impending Development are attached to Item 12c, LRDPA 1-97

Staff Note: Staff has accepted Notice of Impending Development 1-97 for filing in anticipation of the Commission's action on Long Range Development Plan Amendment (LRDPA) 1-97 at the Coastal Commission Meeting on February 5, 1998.

Given the 30 day time constraint (explained under Procedure, page 2), a staff report was not completed in time to be included in the packet. However, a full report will be made available in the District Director's Report.

Special condition #1 of this notice will state that the University cannot proceed with development until amendment to the LRDP is certified as effective by the Coastal Commission.

Additional Information: Please contact Gary Timm, California Coastal Commission, South Central Coast Area, 89 So. California Street, Second Floor, Ventura, CA. (805) 641-0142.

I. Procedure

§30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. §13549(b) requires the Executive Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.