

CALIFORNIA COASTAL COMMISSION

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March 24, 1998

TO: Commissioners and Interested Persons

FROM: Charles Damm, Senior Deputy Director
Gary Timm, District Manager
Barbara Carey, Coastal Program Analyst

SUBJECT: **Proposed Major Amendment 3-97 to the Pepperdine University Long Range Development Plan** for Public Hearing and Commission Action at the April 9, 1998 Commission Meeting at the Hyatt Regency, Long Beach.

AMENDMENT SUMMARY

The University is proposing to amend the certified Long Range Development Plan (LRDP) to modify or relocate four approved buildings and to change the number of parking spaces designated for an approved parking structure. This elements are as follows:

- A. **Science Annex-Facility 253 (Component 6)**. This element includes the relocation of an approved 35,000 sq. ft. science building. The proposed annex would be 33,000 sq. ft. in size and located adjacent to and connected to the existing Rockwell Academic Center (Facility 205).
- B. **Gymnasium Annex-Facility 355, portion (Component 3)**. The modification to the gymnasium annex would increase the proposed square footage of this LRDP-approved facility from 7,050 sq. ft. to 18,000 sq. ft. The facility was originally approved in LRDPA 1-92 with the smaller square footage. This annex would be located adjacent to the existing gym and would support such activities as instruction, intramural sporting activities, competition events, and summer camp activities.
- C. **Aerobics/Fitness Center-Facility 355, portion (Component 9)**. This element would include the increase of the proposed square footage of this LRDP-approved facility from 4,800 sq. ft. to 13,000 sq. ft. The facility was originally approved in LRDPA 1-92 with the smaller square footage. This center would be located near the existing gym and would provide an aerobics/dance room, racquetball courts, squash court, and weight training facilities for the use of students.
- D. **Gymnasium-Facility 355, portion**. This element would include the reallocation of 31,000 sq. ft. of the 50,000 sq. ft. approved for this structure to the proposed Gymnasium Annex and the Aerobics/Fitness Center. LRDPA 1-92 originally approved the reallocation of square footage from the approved gym to the gym annex and aerobics/fitness center. However, only 11,850 sq. ft. was reallocated

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

- D. **(Continued)** for these two facilities. This proposed amendment would result in the reallocation of 31,000 sq. ft., leaving an allocation of 19,000 sq. ft. for the approved gymnasium which has not yet been developed.
- E. **Parking Structure-Facility U (Component 8)**. This element includes the minor modification to the description of this structure in the certified LRDP. The plan describes a 160 space parking structure. However, the pre-existing surface parking lot currently contains 293 parking spaces. The proposed upper level parking deck would contain 200 parking spaces, for a total of 493 spaces. The amendment would modify the description to reflect 393 spaces rather than 160.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing, approve the proposed LRDP amendment, as submitted.

STANDARD OF REVIEW

The standard of review for the proposed amendment to the certified LRDP, pursuant to §30512(c) of the Coastal Act, is that the proposed amendment meets the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act.

PUBLIC PARTICIPATION

§30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LRDP. The University held a public hearing regarding the project and solicited comments from public agencies, organizations, and individuals. The hearing was duly noticed to the public consistent with §13552 and §13551 of the California Code of Regulations which require notice of availability of the draft LRDP amendment be made available six weeks prior to the Regent's approval of the LRDP amendment. Notice of the subject amendment has been distributed to all known interested parties.

PROCEDURAL REQUIREMENTS

Pursuant to §13551(b) of the California Code of Regulations, the University may submit a proposed amendment either as an amendment that will take effect automatically upon Commission approval pursuant to §30512, §30513, and §30519 of the Coastal Act or as an amendment that will require formal adoption after Commission approval. In this case, the University must acknowledge receipt of the Commission's resolution of certification and the requirements of §13544 of the California Code of Regulations, which provides for the Executive Director's determination that the University's action is legally adequate, must be fulfilled.

I. ACTION ON PEPPERDINE UNIVERSITY LRDP AMENDMENT 3-97

Following a public hearing, staff recommends that the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided just prior to the resolution.

MOTION

I move that the Commission certify the Pepperdine University Long Range Development Plan Amendment 3-97, as submitted.

STAFF RECOMMENDATION

Staff recommends a **YES** vote and the adoption of the following resolution and findings. An affirmative vote by a majority of the appointed Commissioners is needed to pass the motion.

RESOLUTION

The Commission hereby certifies the Pepperdine University Long Range Development Plan Amendment 3-97, as submitted, and adopts the findings stated below on the grounds that the amendment, and the LRDP as thereby amended, meets the requirements and conforms with the policies of Chapter 3 of the Coastal Act and approval of the amendment will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with the California Environmental Quality Act.

II. FINDINGS.

A. Amendment Description.

The University is proposing to amend the certified Long Range Development Plan (LRDP) to modify four approved buildings and to change the number of parking spaces designated for an approved parking structure. §13554 of the California Code of Regulations differentiates between minor and major LRDP amendments. If an amendment involves a change in the kind, location, or intensity of development as originally certified, the amendment must be considered major. The subject amendment involves the relocation of one building and the reallocation of building square footage between three approved buildings. As such, this amendment is considered major. Following is a detailed description of each element. The facility numbers given refer to the designation given to each structure in the certified LRDP. The Component numbers are references given to each element under the approved L. A. County Conditional Use Permits [96-049-(3) and 96-050-(3)].

Science Annex-Facility 253 (Component 6). This element includes the relocation of an approved 35,000 sq. ft. science building located on a steep, terraced slope. The amendment would reduce the square footage of this building to 33,000 sq. ft. and would relocate this structure adjacent and connected to the existing Rockwell Academic Center (Facility 205). This structure would provide additional classroom and laboratory space.

Gymnasium Annex-Facility 355, portion (Component 3). The modification to the gymnasium annex would increase the LRDP-approved square footage of this facility from 7,050 sq. ft. to 18,000 sq. ft. The facility was originally approved in LRDP 1-92 with the smaller square footage, due to an error on the application. This annex would be located adjacent to the existing Firestone Fieldhouse Gymnasium and would support such activities as instruction, intramural sporting activities, competition events, and summer camp activities.

Aerobics/Fitness Center-Facility 355, portion (Component 9). This element would include the increase of the proposed square footage of this LRDP-approved facility from 4,800 sq. ft. to 13,000 sq. ft. The facility was originally approved in LRDP 1-92 with the smaller square footage due to an error on the application. This center would be located near the existing gym and would provide an aerobics/dance room, racquetball courts, squash court, and weight training facilities for the use of students.

Gymnasium-Facility 355, portion . This element would include the reallocation of 31,000 sq. ft. of the 50,000 sq. ft. approved for this second gym structure to the proposed Gymnasium Annex and the Aerobics/Fitness Center. LRDP 1-92 originally approved the reallocation of square footage from the approved gym to the gym annex and aerobics/fitness center. However, due to an error on the application, only 11,850 sq. ft. was reallocated for these two facilities. This proposed amendment would result in the approved gymnasium, which has not yet been developed, being allocated 19,000 sq. ft.

Parking Structure-Facility U (Component 8). This element includes the minor modification to the description of this structure in the certified LRDP. The plan describes a 160 space parking structure. However, the pre-existing surface parking lot already contains 293 parking spaces. The proposed upper level parking deck would contain 200 parking spaces, for a total of 493 spaces. The amendment would modify the description to reflect 493 spaces instead of 160 spaces.

B. Background.

On September 12, 1989, the Commission denied the Pepperdine University LRDP as submitted and approved it with suggested modifications necessary to bring the LRDP into conformance with the Coastal Act. On February 7, 1990, the Board of Regents of the University acknowledged the receipt of the Commission's certification and agreed to the terms of the modifications to the LRDP. On April 12, 1990, the Commission concurred with the Executive Director's determination that the Board's action accepting

the certification was legally adequate and sent such determination to the Secretary of Resources, thereby effectively certifying the LRDP. Since that time, the LRDP has been amended seven times and the University has processed eight notices of impending development.

C. Visual Resources.

Section 30251 of the Coastal Act states that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The proposed amendment includes the increase of square footage devoted to the approved gym annex and the aerobics/fitness center buildings combined from 11,850 sq. ft. to 31,000 sq. ft. with a corresponding decrease in the square footage allowed for the approved gym from 38,150 sq. ft. to 19,000 sq. ft.. Additionally, the science annex building would be moved to a new location connected to the existing science building. These modifications raise issue with regard to visual resources.

All three of the buildings proposed to be amended would be located in the developed, graded Lower Campus area of the Pepperdine site and the proposed structures would be consistent with the character of the existing University buildings. Exhibit 3 shows the location of these facilities. The gymnasium annex and aerobics/fitness center modifications would not result in any change to the approved locations or heights of these structures. The 40 ft. high gym annex would be located on a sloping area behind the existing 42 ft. high Firestone Fieldhouse Gymnasium. Given the sloping nature of the gym annex site, the proposed structure would be slightly (no more than 10 feet) higher than the existing gym. The 40 ft. high aerobics/fitness center structure would be located to the northwest of the existing gym and to the east of the existing tennis courts. Additionally, the square footage added to these buildings would be reallocated from the proposed 50 ft. high Gymnasium approved to be located to the north of the soccer field. As such, no visual impacts would result from this amendment beyond those considered by the Commission in approving LRDP 1-92 for the reallocation of square footage to the gym annex and aerobics/fitness center.

The approved 35,000 sq. ft., 60 ft. high Academic Complex would be relocated from a terraced slope area above the tennis courts and modified such that a 33,000 sq. ft., 60 ft. high Science Annex structure would be added to the existing 41,900 sq. ft., 52 ft. high Rockwell Academic Center (Science Complex). The annex would be added to the

northwest corner of the existing building and would be located on the existing graded pad and slope area. While the proposed science annex would be approximately 8 ft. higher than the existing science building, there are other existing buildings in the vicinity which are similar in character. For instance, the 20,000 sq. ft. Music Building is 60 ft. in height and the 59,000 sq. ft. Cultural Arts Center is 60 ft. in height.

The University conducted a visual analysis to assess the potential effects of the proposed LRDP on views from scenic highways, public beaches, and trails. The scenic highways in the area are Malibu Canyon Road and Pacific Coast Highway. This analysis concludes that views of these development components, as proposed to be amended would be completely obstructed from Malibu Canyon Road by the turfed hill between the road and Banowsky Boulevard on campus. From Pacific Coast Highway, the gym annex, aerobics/fitness center, and science annex would be intermittently visible over the turfed slope between PCH and Banowsky Boulevard. The analysis concludes that:

It is anticipated that the visibility from PCH of development associated with Components 3, 6, and 9 would be minimal due to: (1) the brief and intermittent nature of the views; (2) the lengthy distance between most of this development and PCH (approximately one-half mile); (3) the small incremental increase in campus development as seen from PCH; and (4) because this development would occupy a very small proportion of the total field of view from PCH.

The development, as proposed to be amended, would not be visible from any beaches due to the coastal bluffs along the shoreline in the area. The Mesa Peak Trail and Coastal Slope Trail pass through the University property above the Lower Campus area. While the proposed development would be visible from points along these trails, it would not obstruct views of the ocean from the trails given the elevation differences. The analysis concludes that:

While an increase in development at the campus associated with project implementation would be noticeable from the trail, especially with regard to Component 3 [Science Annex] development which would replace an existing vegetated slope facing the trail, it is not anticipated that this development would substantially affect the scenic quality of coastal views from this trail due to: (1) the small incremental increase in campus development as seen from this trail; (2) that this development would occupy a small proportion of the total field of view from the trail; (3) the elevation of the trail is above these development pads; and (4) existing development on or within the vicinity of each component.

Staff has also analyzed the potential visual impacts of the proposed amendment. Staff agrees with the conclusions of the University's visual resource analysis. The Gymnasium Annex and Aerobics/Fitness Center would be located in the previously approved locations, with increases in square footage. The approved Science Annex would be relocated adjacent to existing development of similar height and character. Given the limited, intermittent views of this development, as proposed to be amended, it

would minimize significant adverse impacts to visual resources. Therefore, the Commission finds that the LRDP amendment, as proposed, is consistent with Section 30251 of the Coastal Act.

D. New Development.

Section 30250(a) of the Coastal Act states that:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Additionally, Sections 30210, 30211, and 30212 require that new development provide maximum public access opportunities and Section 30252 requires that:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential or in areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The proposed amendment includes the increase of square footage devoted to the approved gym annex and the aerobics/fitness center buildings with a concomitant decrease in the square footage allowed for the approved gym. Additionally, the science annex building would be moved to a new location connected to the existing science building. Finally, the description of the approved parking structure would be changed to reflect 493 parking spaces rather than 160.

All of the development proposed to be amended would be located in the developed Lower Campus area of the site and would be accommodated by existing public services. As certified in the LRDP, Pepperdine University's ultimate buildout would accommodate 5,000 Full Time Equivalent (FTE) students, 500 faculty, 777 staff and 17 administrators. None of the proposed changes would result in any increase in the

number of students, faculty, or staff over the approved LRDP. The increase in the square footage of the gym annex and the aerobics/fitness center would be accompanied by a reduction in the size of the approved gym. As such, there would be no net increase of square footage. The proposed relocation of the science annex would actually result in a reduction of area by 2,000 sq. ft. Given that the proposed amendment would result in no increase to facility size or number of students, faculty or staff, there would be no adverse impact to public access through any increase in traffic generation or through inadequate provision of parking. In fact the amendment would result in an increase to the amount of parking provided in Parking Structure U. As such, the proposed amendment would minimize adverse impacts, both individual and cumulative, to coastal resources and public access. Therefore, the Commission finds that the LRDP amendment, as proposed, is consistent with Sections 30210, 30211, 30212, 30250, and 30252 of the Coastal Act.

BJC/LRDP397

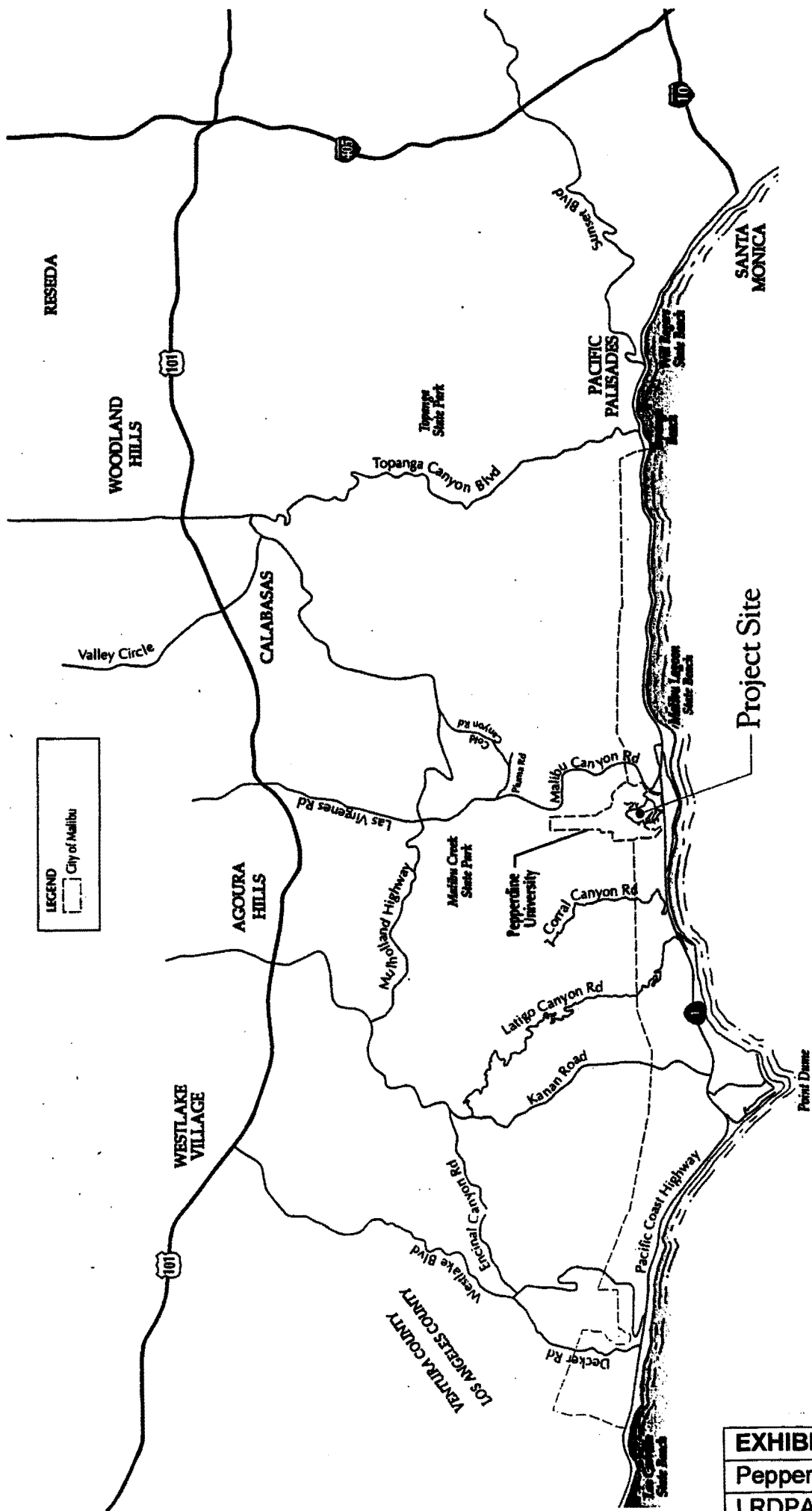
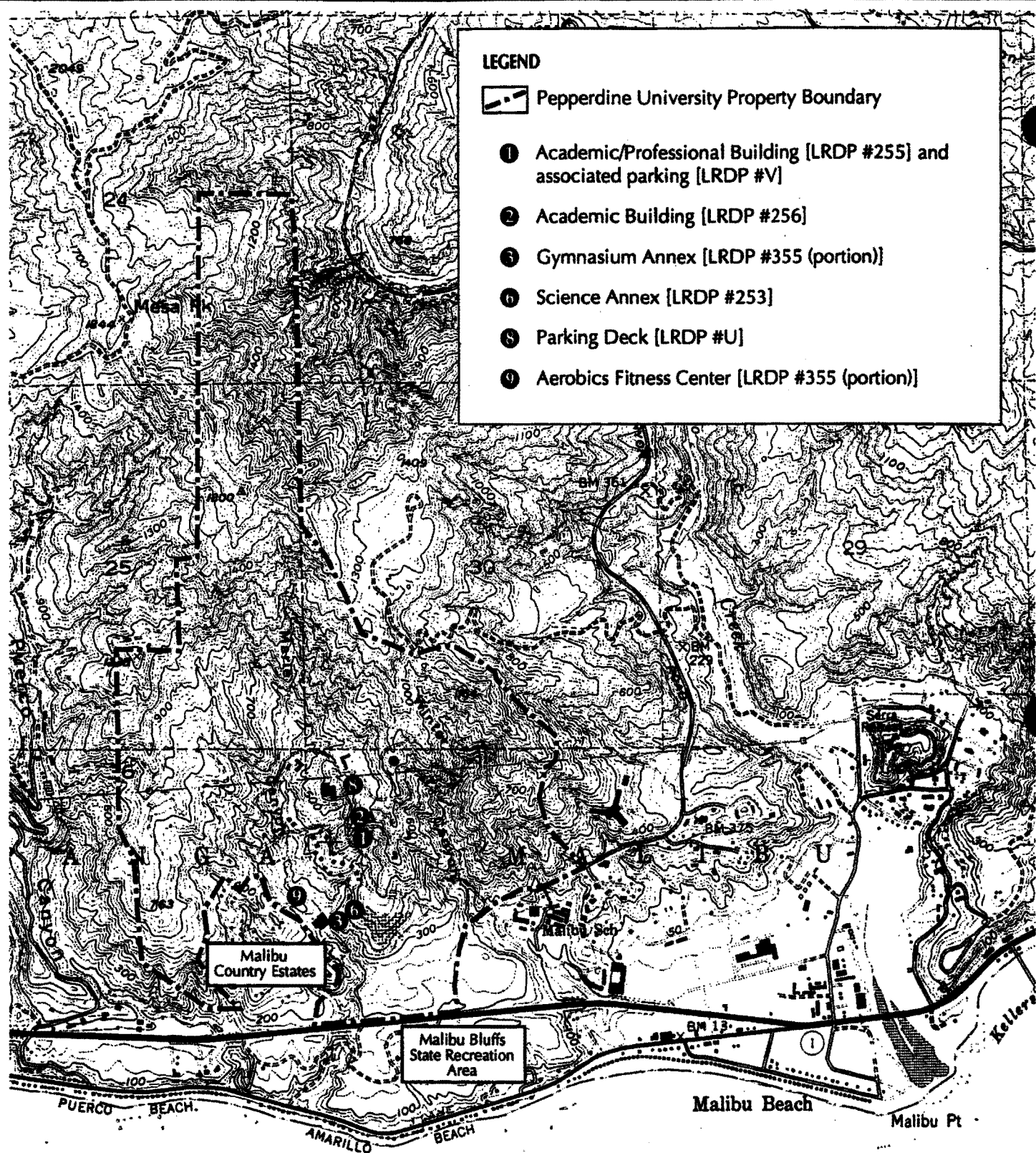


EXHIBIT 1
Pepperdine
LRDPA 3-97



Source: USGS Quadrangle, Malibu Beach, CA, 1981

Local Setting

ENVICOM CORPORATION

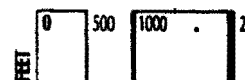
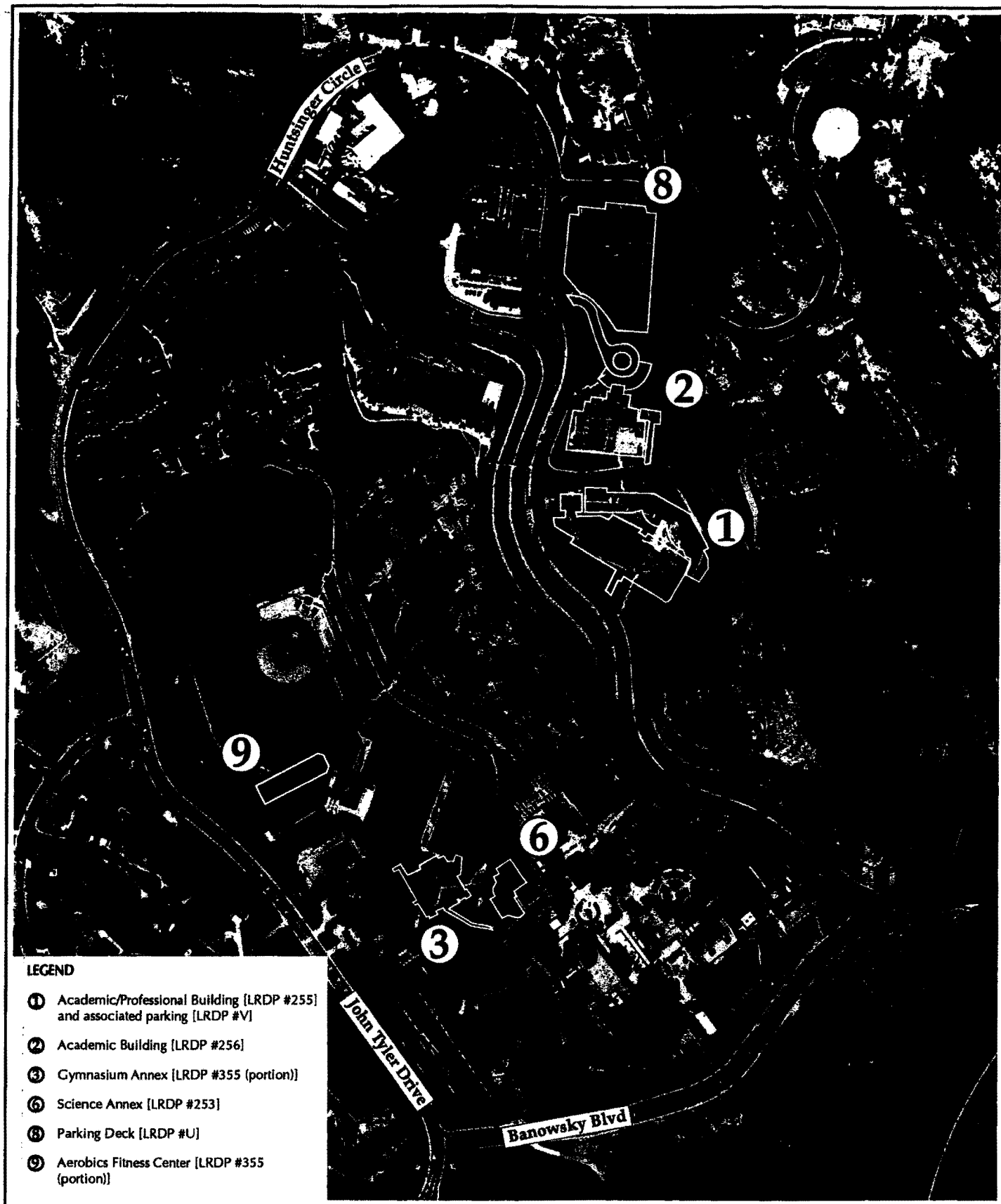


EXHIBIT 2

Pepperdine

LRDPA 3-97



Aerial View of LRDP Amendment 97-3 / Notice of Impending Development Components



EXHIBIT 3
Pepperdine
LRDPA 3-97