

CALIFORNIA COASTAL COMMISSION

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



March 24, 1998

TO: Commissioners and Interested Parties

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

SUBJECT: Notice of Impending Development 3-97, Pursuant to the Pepperdine University Certified Long Range Development Plan (LRDP) for Public Hearing and Commission Action at the meeting of April 9, 1998 in Long Beach.

SUMMARY AND STAFF RECOMMENDATION

The impending development consists of the construction of six components, described in detail below, including five buildings and one parking deck. Four of these components involve amendments to the certified LRDP, as described in the associated LRDP 3-97 staff report.

The notice was received in the South Central Coast Office on March 23, 1998 and deemed filed on the same day. The University has indicated that notice of the impending development will be mailed, pursuant to California Code of Regulations §13549(b), on March 24, 1998 and that the impending development will begin no sooner than April 24, 1998. Staff is recommending that the Commission approve the impending development with one special condition.

Staff Note:

Staff has accepted Notice of Impending Development 3-97 for filing in anticipation of the Commission's action on Long Range Development Plan Amendment 3-97 at the Coastal Commission meeting on April 9, 1998.

Special Condition No. 1 of this notice states that the University cannot proceed with development until the amendment to the LRDP is certified as effective by the Coastal Commission.

I. Procedure

§30606 of the Coastal Act and §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.

II. Staff Recommendation: Motion and Resolution.

Staff recommends that the Commission adopt the following motion and resolution. A YES vote by a majority of the Commissioners present is necessary to pass the motion.

Motion: I move that the Commission determine that the development described in the Notice of Impending Development 3-97, as conditioned, is consistent with the Certified Pepperdine University LRDP.

Resolution: The Commission determines that the proposed Impending Development 3-97, as conditioned, is consistent with the Certified Pepperdine University LRDP for the reasons discussed in the findings herein.

III. Special Conditions.

The University shall obtain written authorization to proceed with the proposed impending development from the Executive Director prior to the commencement of construction. Prior to authorization, the University shall comply with the Special Conditions stated below.

1. Consistency with LRDP.

Prior to the University commencing construction, Long Range Development Plan Amendment 3-97 must be effectively certified and deemed legally adequate by the California Coastal Commission.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. 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.

Subsequent development where there is a certified LRDP cannot be denied. It can only be conditioned when necessary to bring the development into conformity with the certified LRDP, pursuant to §13550 of the California Code of Regulations and §30605 and §30607 of the Coastal Act.

B. Description of the Impending Development.

The impending development includes the construction of six elements, including five buildings and a parking deck over an existing parking lot. All of the proposed development would be located within the developed portion of the Pepperdine University Campus on sites which have been previously rough graded and which are adjacent to existing, developed roadways. The location of each component is shown on Exhibit 3. Most of the proposed facilities are proposed to relieve crowded conditions and replace temporary facilities and would only accommodate existing students of the University. The one exception is the proposed Facility 256 academic building which is planned to house the University's new School of Public Policy, ultimately increasing the student population by up to 150 Full Time Equivalent (FTE) students.

In two Conditional Use Permits [96-049-(3) and 96-050-(3)], the County of Los Angeles approved the construction of nine components which include the six considered herein and three components previously approved by the Commission in LRDP NID 1-97 (Tyler Campus Center Roof Expansion, Tyler Campus Northwest Expansion and the Crest Court Restrooms).

Four of the proposed components, the gymnasium annex, the science annex, the aerobics/fitness center, and the upper parking deck are also the subject of the associated LRDP Amendment 3-97. The other two proposed facilities, the academic/professional building, and the academic building require no modification to the LRDP. Following is a detailed description of each component (the component number refers to the numbering of items as approved in the L.A. County Conditional Use Permit):

Component 1, Academic/Professional Building. This proposed development includes the demolition of temporary structures and the construction of a 60,000 sq. ft., 60 ft. high academic/professional building with 8,000 cu. yds. of grading (4,000 cu. yds. cut and 4,000 cu. yds. fill) on a 1.37-acre pad at the southeast corner of President's Drive and Seaver Drive (Shown on Exhibit 4). This structure would contain offices, classrooms, lounge, kitchen, and dining facilities. The existing 81-space parking lot would be expanded by 69 spaces for a total of 150 parking spaces. This building (Facility 255) and parking lot (Facility V) are approved under the LRDP. Additional students are not anticipated to be generated as a result of the construction of this component, although four additional custodians would be necessary to maintain the building.

Component 2, Academic Building. This proposed component includes the demolition of existing temporary structures and the construction of a 40,000 sq. ft., 60 ft. high academic building with 8,000 cu. yds. of grading (7,000 cu. yds. cut and 1,000 cu. yds. fill) on a .87-acre pad at the northeast corner of President's Drive and Seaver Drive (Exhibit 5). This structure would contain classrooms, offices, a lounge, and dining facilities. This building (Facility 256) is approved under the LRDP. This structure is planned to house the University's new School of Public Policy. Up to 150 Full Time Equivalent (FTE) students and 19 staff members are anticipated to be generated by development of this building.

Component 3, Gymnasium Annex. This proposed development includes the construction of 18,000 sq. ft., 40 ft. high gymnasium building with 18,000 cu. yds. of grading (all cut) for grading, recompaction, and terracing of the slope, adjacent to the existing gymnasium (See Exhibit 6). The gymnasium annex would be attached by pedestrian footbridges to the existing gym. The upper floor of this structure would contain basketball and volleyball courts, bleachers, utility rooms, and a food service area, while the lower level would contain classrooms and utility areas. The Gym Annex would be used for instruction, intramural sporting activities, competition events, and summer camp activities. While this structure (Facility 355, portion) is approved in the LRDP, the total square footage is proposed to be amended in LRDP Amendment 3-97. Additional students are not anticipated to be generated as a result of the construction of this component, although one additional custodian would be necessary. The construction of this facility would result in the removal of one individual oak tree. The County has required, and the University proposes, the replacement of this tree at a ratio of 4:1.

Component 6, Science Annex. This element includes the construction of a 33,000 sq. ft., 60 ft. high academic building with 5,500 cu. yds. of grading (4,500 cu. yds. cut for construction of the building, and 1,000 cu. yds. fill for improvement of adjacent access road) adjacent to the existing Rockwell Academic Center (Facility 205). The science annex building (Exhibit 7) would contain additional classrooms, laboratories, offices, and conference rooms. Additional students are not anticipated to be generated as a result of the construction of this component, although up to six new staff members and two additional custodians would be generated by construction of this building. The science

annex structure (Facility 253), while approved under the LRDP, is proposed to be relocated to this proposed location under LRDP Amendment 3-97.

Component 8, Upper Parking Deck. This proposed development involves the construction of an 80,000 sq. ft. upper parking deck to be constructed over the existing surface parking lot (Exhibit 8). The height of the proposed parking deck would be approximately 9 ft. above the existing lot. Grading for site preparation would not exceed 1,000 cu. yds. The existing surface lot currently contains 293 spaces. The upper parking deck would provide 200 spaces for a total of 493. The LRDP includes a parking structure facility at this site (Facility U), although a minor modification to the number of spaces referenced in the LRDP is proposed under LRDP Amendment 3-97.

Component 9, Aerobics and Fitness Center. This component includes the construction of a 13,000 sq. ft., 40 ft. high structure near the existing gym, tennis pavillion, and baseball stadium (Exhibit 9). Construction of this facility would require less than 1,000 cu. yds. of grading for site preparation. This center would include a large aerobics/dance room, three racquetball courts, squash court, as well as areas for free weights and fitness machines. No showers or bathrooms would be provided in this building, although these uses are provided in adjacent facilities. Additional students are not anticipated to be generated as a result of the construction of this component, although one additional custodian would be required. While this structure (Facility 355, portion) is approved in the LRDP, the total square footage is proposed to be amended in LRDP Amendment 3-97.

C. Compliance with the Certified LRDP.

§30606 of the Coastal Act states that the University shall be responsible for notifying the Commission, other interested persons, organizations, and governmental agencies of the impending development and provide data showing the project's consistency with the certified LRDP. The University has prepared a development announcement for construction of the six elements discussed herein. In addition, the University submitted a Resolution of the Board of Regents which authorizes the University to proceed with development of these structures.

The Commission notes that Components 3, 6, 8, and 9 (Described above) of the University's Notice of Impending Development are subject to the Commission's review and certification of an amendment to the LRDP (LRDPA 3-97). By amending the LRDP, these components would be consistent with the LRDP. As such, the subject notice of Impending Development 3-97 can only be found consistent with the LRDP if Amendment 3-97 is approved and effectively certified by the Commission. Therefore, in order to ensure that the University does not proceed with development prior to completing the amendment process, the Commission finds it necessary to require Condition No. 1.

D. New Development.

As certified in the LRDP, Pepperdine University's ultimate buildout will accommodate 5,000 Full Time Equivalent Students (FTE), 500 faculty, 777 staff members, and 17 administrators. The latest (1996-1997) figures show an enrollment of 2,450 FTE students, and employment of 238 faculty members and 677 staff members. The impending development would increase the enrollment by 150 FTE students and 33 staff. These additions are consistent with the total number of students and staff allowed in the LRDP.

§30250(a) of the Coastal Act states that new development shall not overburden the public infrastructure and shall be located where it will not have significant individual or cumulative effects on coastal resources. One of the new development policies of the certified LRDP requires that:

The University shall be required to pay its fair share of the costs of traffic improvements to adjacent coastal access road intersections when improvements are made necessary by the proposed construction of development permitted by the LRDP. Improvements shall be made necessary when development permitted pursuant by the LRDP will result in a significant impact at an adjacent coastal access road intersection that exceeds a volume to capacity ratio (Intersection Capacity Utilization) of 0.85.

The applicant has submitted a Traffic Analysis, prepared by Crain & Associates, dated July 1996. This report addresses nine development components which include the facilities proposed herein as well as the Tyler Campus Center Roof Expansion, Tyler Campus Northwest Expansion and the Crest Court Restrooms previously approved by the Commission under LRDP NID 1-97. As discussed above, most of these structures would relieve overcrowded facilities and/or replace temporary buildings. The Academic Building (Component 2) is planned for the University's new School of Public Policy, resulting in the addition of up to 150 additional FTE students (200 individuals) and 19 staff members.

The Traffic Analysis evaluated the existing and future traffic conditions at the following six intersections which could be impacted by the impending development:

- Pacific Coast Highway and John Tyler Drive
- Pacific Coast Highway and Malibu Canyon Road
- Pacific Coast Highway and Webb Way
- Pacific Coast Highway and Cross Creek Road
- Malibu Canyon Road and Seaver Drive/Civic Center Way
- Civic Center Way and Webb Way/Stuart Ranch Road

Existing traffic data was obtained from the City of Malibu or from supplemental counts conducted by the project traffic engineers. A week long traffic and parking generation study was also conducted at the University in order to determine the actual trip generation characteristics of the existing uses at the campus. These trip generation

factors were used to forecast the traffic that would be expected from the impending development proposed here. The additional traffic forecast to result from the proposed project is 71 AM peak trips and 62 PM peak trips. The analysis concludes that this would not result in significant traffic impacts at any of the study intersections.

The County of Los Angeles Department of Public Works has reviewed and approved the traffic analysis for the proposed development as well as for development previously approved under County Conditional Use Permits (CUP). As a condition of CUP 2432 (1987), the University was required to enter into an agreement with the County to improve or contribute their fair share to the intersections at PCH/Webb Way, PCH/Cross Creek, and Civic Center Way/Webb Way when deemed necessary by the County. However, the traffic analysis identified changes in area traffic conditions since 1987. For instance, improvements to the Ventura Freeway (101) has resulted in reductions in "Z Traffic" (pass-through) through Malibu, and the Cross Creek Bridge has been replaced and widened. Further, the current traffic analysis shows reduced levels of traffic from that projected in earlier traffic analyses. Based on this analysis, the impending development along with previously approved development at the University would not have significant adverse impacts on traffic.

However, the County found that the cumulative traffic generated by the project and other related projects identified in the surrounding area would potentially impact the intersections at PCH/Webb Way, PCH/Cross Creek, and Civic Center Way/Webb Way. In order to improve traffic conditions in the area, the University was willing to make a financial contribution to the improvement of these three intersections which are all located within the City of Malibu. However, due to a lack of funds from other contributors to complete these improvements, the University proposed to improve the Webb Way/Pacific Coast Highway intersection to widen the north (Webb Way) leg of the intersection to provide a separate right-turn-only lane in addition to the existing left-turn-only and left-turn/through lanes. This improvement would be solely funded by the University instead of paying only a fair share contribution for all three intersections. Additionally, the University proposes to upgrade the signal at Malibu Canyon Road and Seaver Drive/Civic Center Way such that left turn movements are provided in the northbound and southbound directions. The University has offered these improvements to the City of Malibu, but to date there has been no formal acceptance of the offer. If the University does not obtain approval from the City to make the above noted improvements, they are obligated under the County CUP to make a payment in the value of these improvements to the City for the sole purpose of implementing roadway improvements within the Civic Center area.

The policies of the LRDP also require the review of proposed development by a transportation committee formed by the University in conjunction with Los Angeles County. The last meeting of the Advisory Transportation Committee was July 1, 1996. The Committee considered the development components which include the facilities proposed herein as well as the Tyler Campus Center Roof Expansion, Tyler Campus Northwest Expansion and the Crest Court Restrooms previously approved by the Commission under LRDP NID 1-97. The Committee considered the University's traffic

study which concludes that these components will not cause significant traffic impacts. In part in response to the Committee's discussion and concerns, the traffic consultants identified the two voluntary measures described above that would improve area traffic conditions and access to campus.

Based on the Traffic Analysis for the impending development, the County's review of potential traffic impacts, the review of the Advisory Transportation Committee, and the inclusion of the two voluntary traffic improvements, the impending development will not have any significant adverse impact on traffic or coastal access in the area. The impending development is therefore consistent with the applicable traffic policies of the Certified LRDP.

The LRDP also contains policies to address the cumulative impacts of sewage disposal relative to the build-out of the approved facilities. Section VIII., Utilities and Public Works contains a policy which states that:

All new development shall have a permanent method of sewage disposal to the level of tertiary treatment. . .subject to the review and approval of the County of Los Angeles. . .

This notice includes the construction of five buildings and one parking structure identified in the approved LRDP, although four of the facilities are proposed to be amended under LRDPA 3-97. As discussed in the staff report for Amendment 3-97, the amendment would result in no additional square footage beyond that approved in the certified LRDP. The impending development, with the exception of the Academic Building (Component 2), would accommodate existing students, reducing overcrowding in existing facilities and/or replacing temporary structures. The proposed Gym Annex (Component 3) and Aerobics/Fitness Center would not contribute to sewage generation as neither facility would contain restrooms or showers. The Academic Building (Component 2) is planned for the University's new School of Public Policy, resulting in the addition of up to 150 additional FTE students (200 individuals) and 19 staff members.

Based on Los Angeles County's method of calculating sewage generation estimates for land uses, the cumulative sewage generation for the campus, including existing and impending development is estimated at 275,928 gallons per day (gpd). The LRDP states that the total sewage capacity for the campus at buildout is limited to 300,000 gpd. 200,000 gpd may be treated at the Malibu Mesa Treatment Plant and, pursuant to the University's agreement with the Las Virgenes Water District, 100,000 gpd may be treated at the Tapia Plant. Notwithstanding the County's estimates for sewage generation, actual flow records maintained for the existing campus show that the current usage is 155,913 gpd average based on the nine month school year. Based on the actual flow records, the University's engineer has projected the cumulative total wastewater flows for all existing and impending development to be 170,648 gpd, well within the buildout capacity. The University also submitted an approved Master Chart of Development which is evidence of the County's review and approval of the proposed

permanent method of sewage disposal for the impending development. Therefore, the impending development is consistent with the applicable sewage treatment policies of the LRDP.

E. Visual Resources.

The LRDP contains several policies relating to the protection of visual resources. These policies require construction to be designed to complement area land forms and to preclude major modification of the natural environment. Additionally, the view of significant geologic formations and major ridge lines as seen from Pacific Coast Highway must not be obstructed by new development.

All six of the proposed facilities 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. Each of the proposed structures is consistent with the maximum height approved in the certified LRDP. Existing buildings near the impending facilities are similar in size, height, and architectural design. As such, the proposed structures would be compatible with the character of the existing campus.

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.

The 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 proposed 60,000 sq. ft., 60 ft. high academic/professional building (Component 1) and the proposed 40,000 sq. ft., 60 ft. high academic building (Component 2) are located at a higher elevation on the site than the other components considered here. Nonetheless, these two buildings would be located on pads previously rough graded within the developed Lower Campus area. There is existing development higher on the site than these proposed buildings. Finally, these proposed buildings would not protrude into the view of any major ridgeline on the site.

As described in the staff report for LRDP Amendment 3-97, the University conducted a visual analysis to assess the potential effects of the proposed development 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 development Components 3, 6, and 9 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. With regard to Components 3, 6, and 9, 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.

Views of Components 1 and 2 would be completely obstructed from Malibu Canyon Road by an intervening ridge. These academic buildings would be visible from areas of Pacific Coast Highway. However, the visual analysis revealed that this would not have substantial visual impacts because the structures would be located one mile away from the highway, views from PCH are largely obstructed by the grass slopes or intervening development, and because the proposed structures would occupy a small proportion of the total field of view.

None of the impending development would 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.

Staff has also analyzed the potential visual impacts of the proposed amendment. Staff agrees with the conclusions of the University's visual resource analysis. Given the limited, intermittent views of this development, it would minimize significant adverse impacts to visual resources. The proposed development would be located on the developed, lower campus area of the site. The proposed structures would be consistent with the character of existing campus development. The development would not require major modification of any natural area. Finally, the view of significant geologic formations or major ridge lines from Pacific Coast Highway would not be obstructed by the proposed facilities. As such, the impending development is consistent with the policies of the certified LRDP.

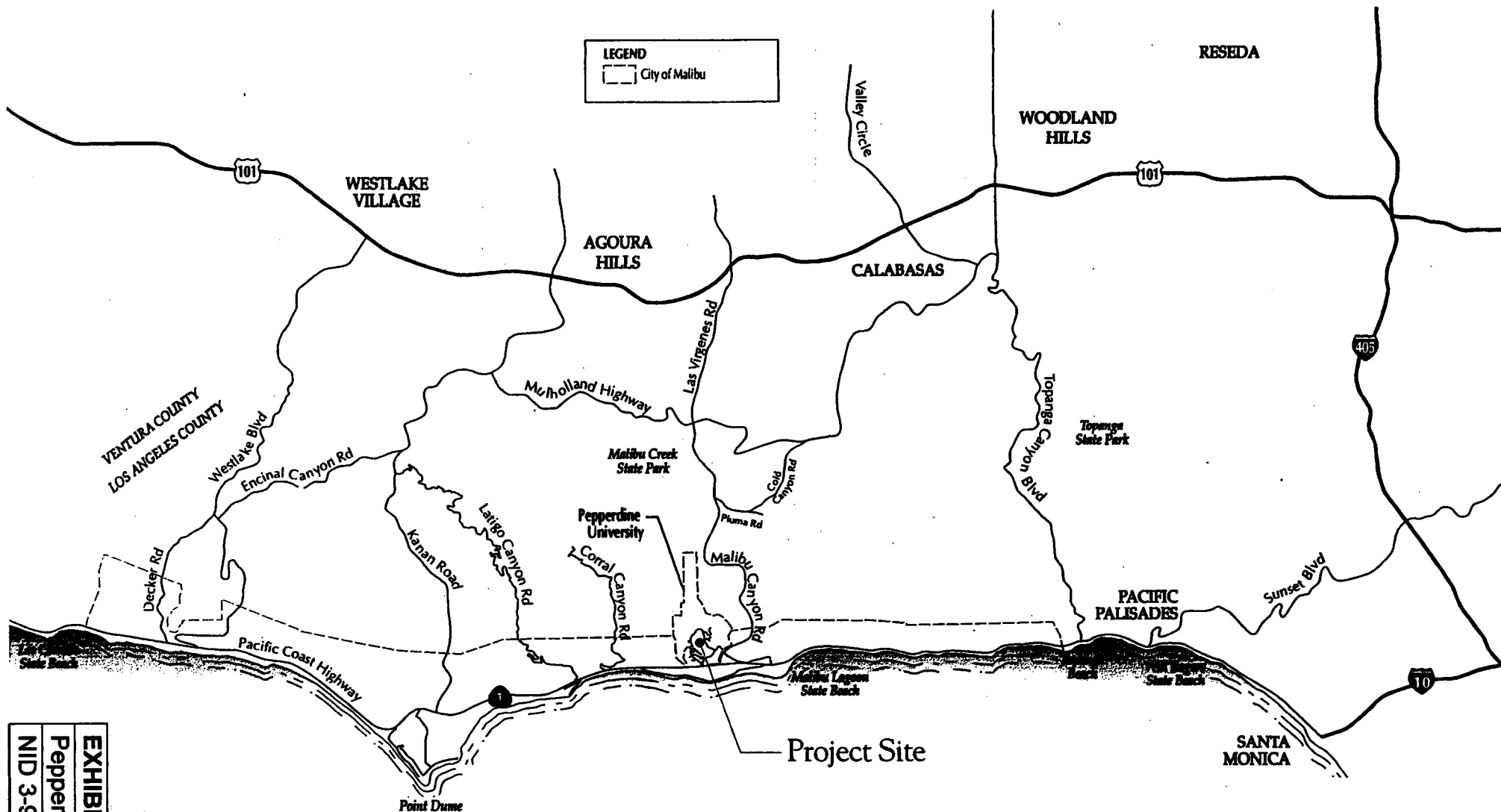
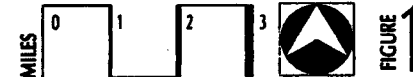
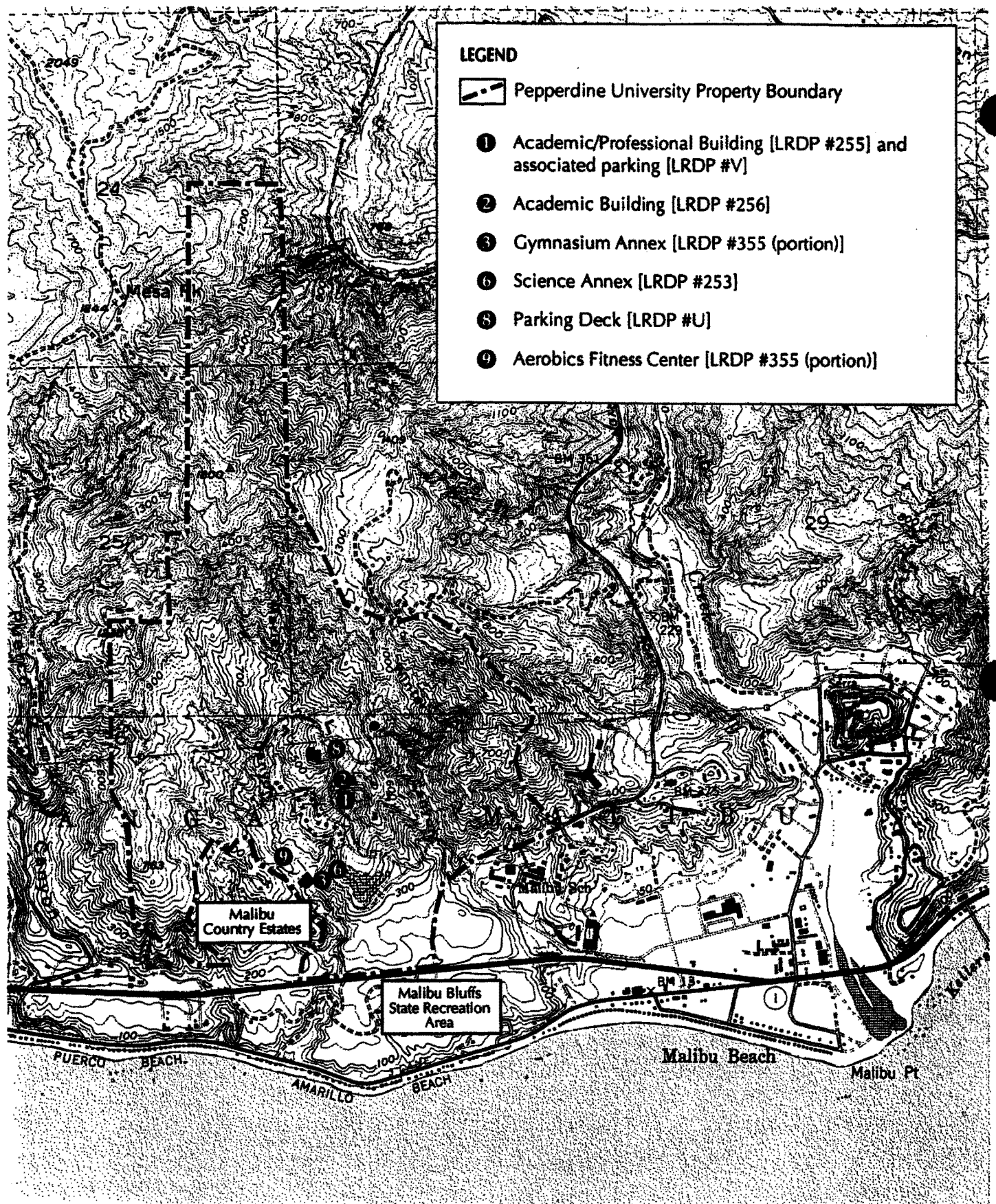


EXHIBIT 1
Pepperdine
NID 3-97

Regional Location

Prepared By:
ENVICOM CORPORATION



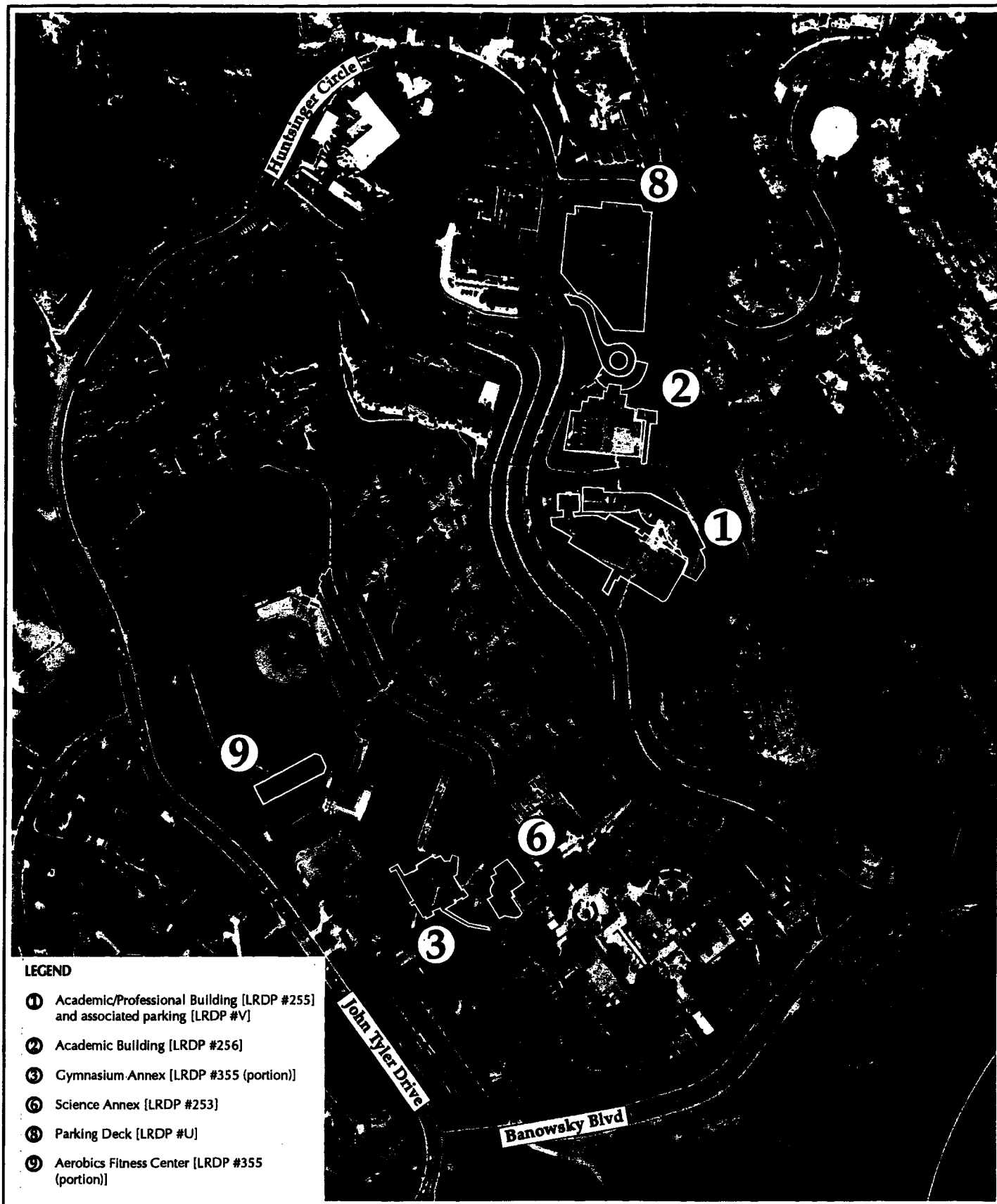


Source: USGS Quadrangle, Malibu Beach, CA, 1981

Local Setting



EXHIBIT 2
Pepperdine
NID 3-97



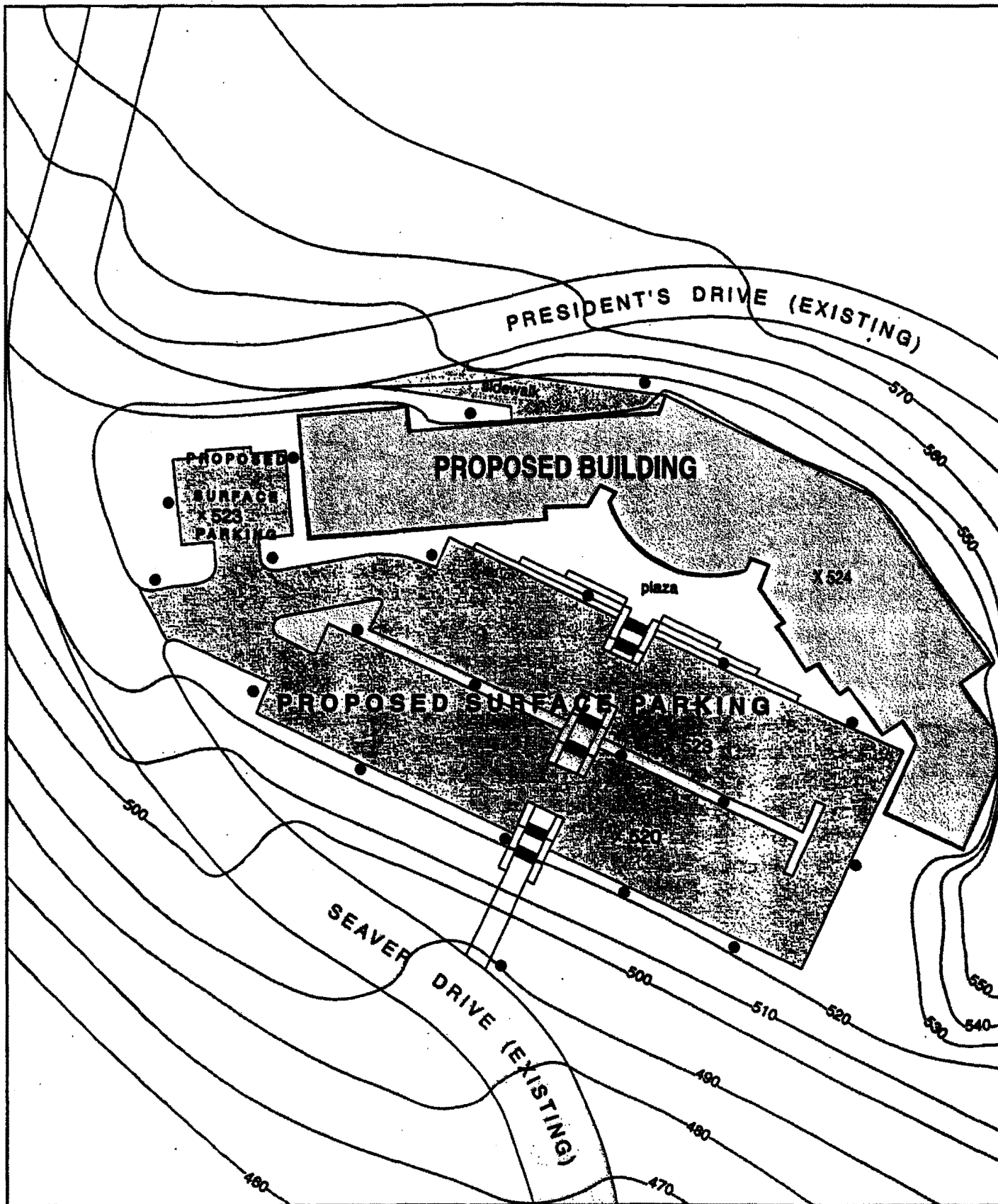
Aerial View of LRDP Amendment 97-3 / Notice of Impending DevelopmentComponents



EXHIBIT 3

Pepperdine

NID 3-97



Source: Planning Consultants Research, 1996

● Pole Mounted Lighting

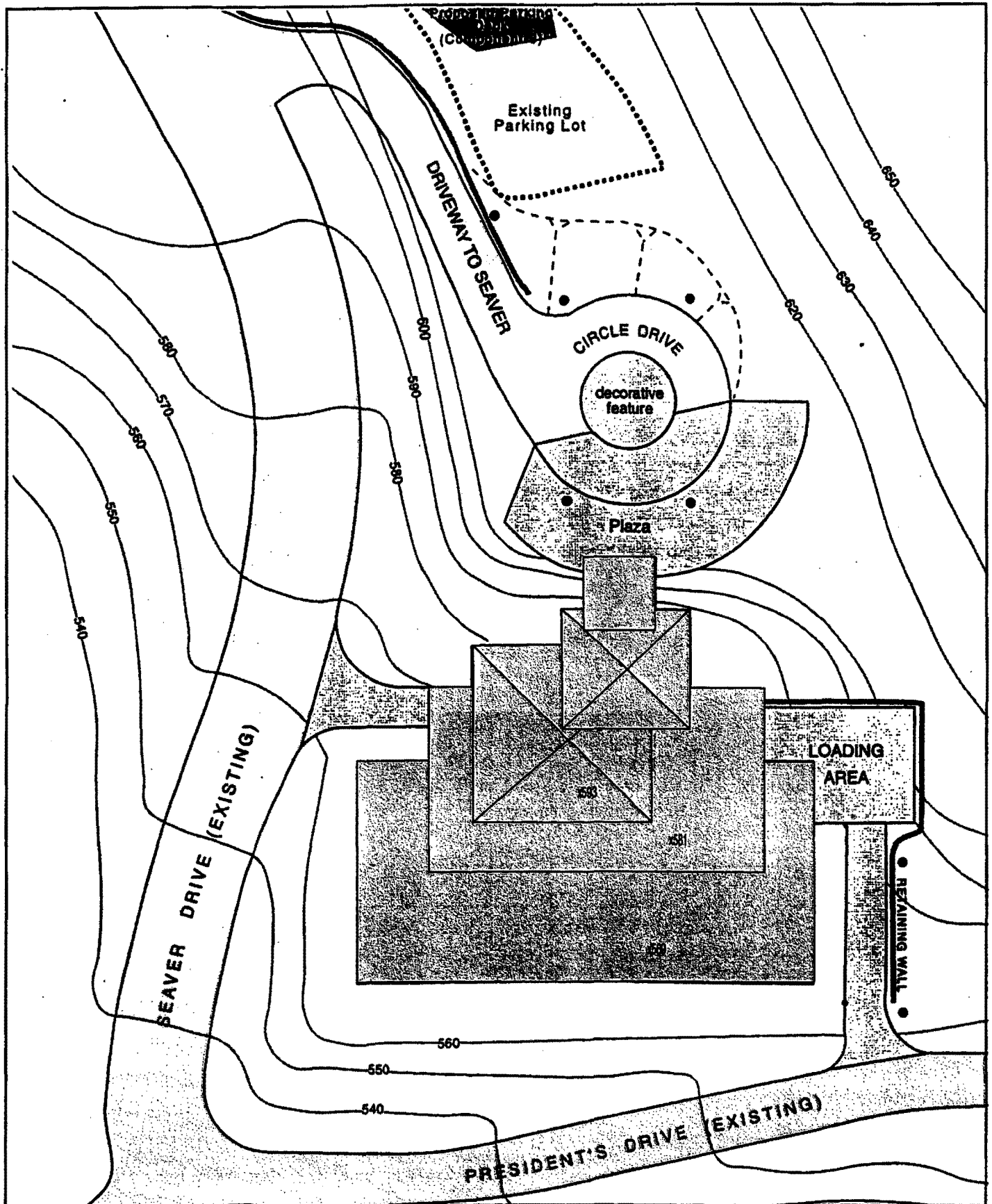
X100 Pad Elevation

Proposed Academic/Professional Building Site (Component 1)

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CORPORATION



EXHIBIT 4
Pepperdine
NID 3-97

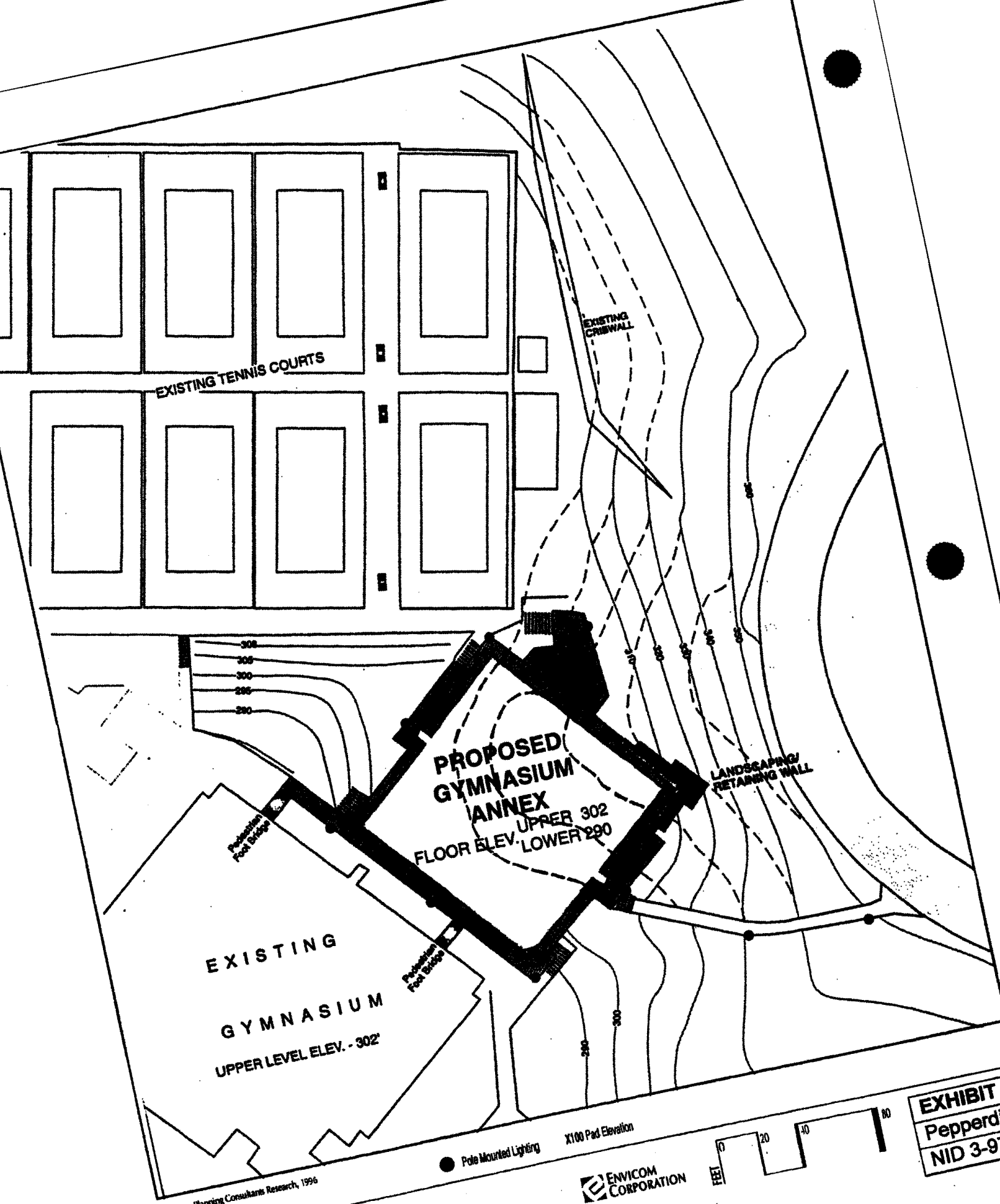


Source: Planning Consultants Research, 1996

Proposed Academic Building Site (Component 2)



EXHIBIT 5
Pepperdine
NID 3-97

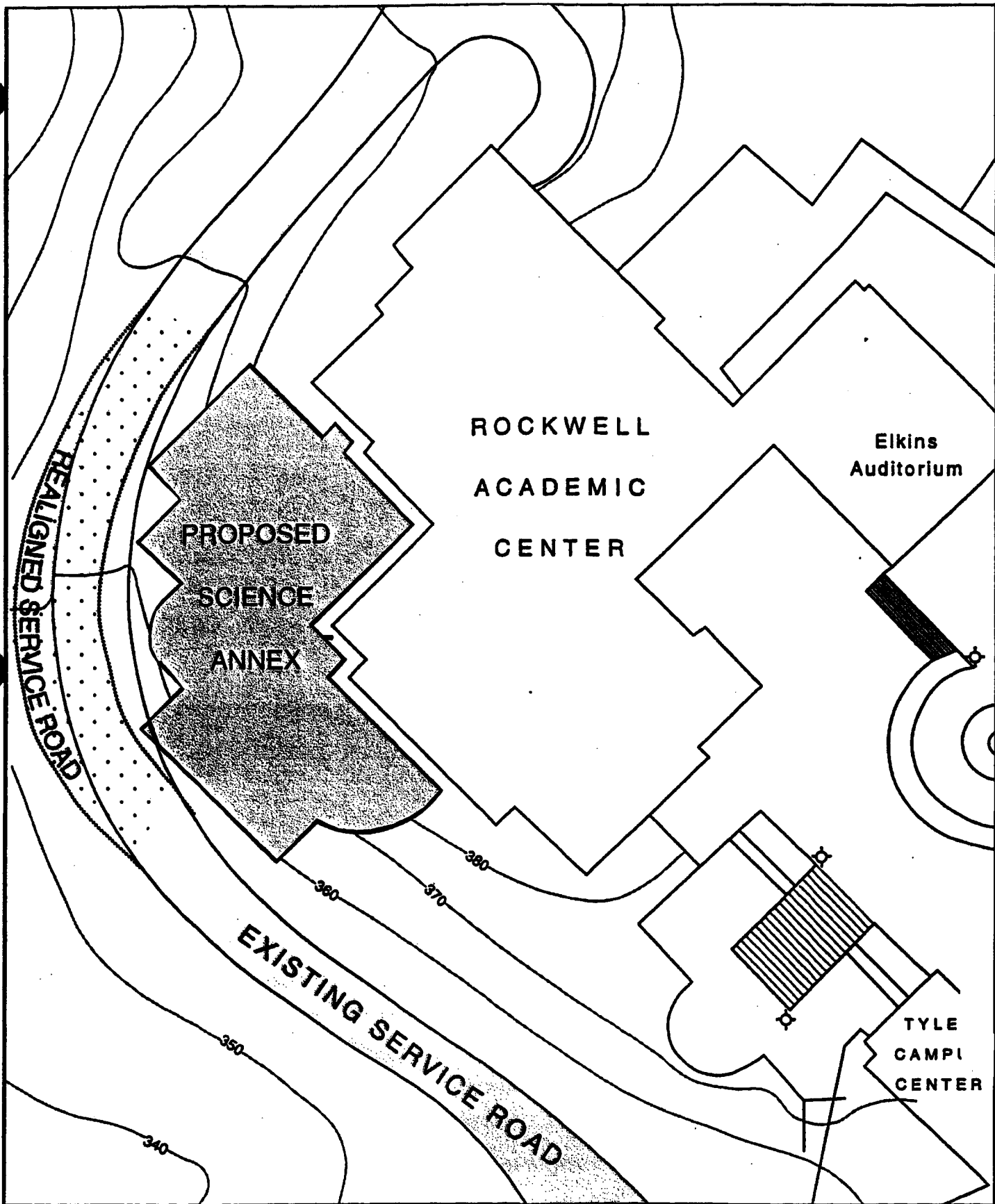


Source: Planning Consultants Research, 1996

Proposed Gymnasium Annex Site (Component 3)

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EXHIBIT
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NID 3-9



Source: Planning Consultants Research, 1996

● Pole Mounted Lighting

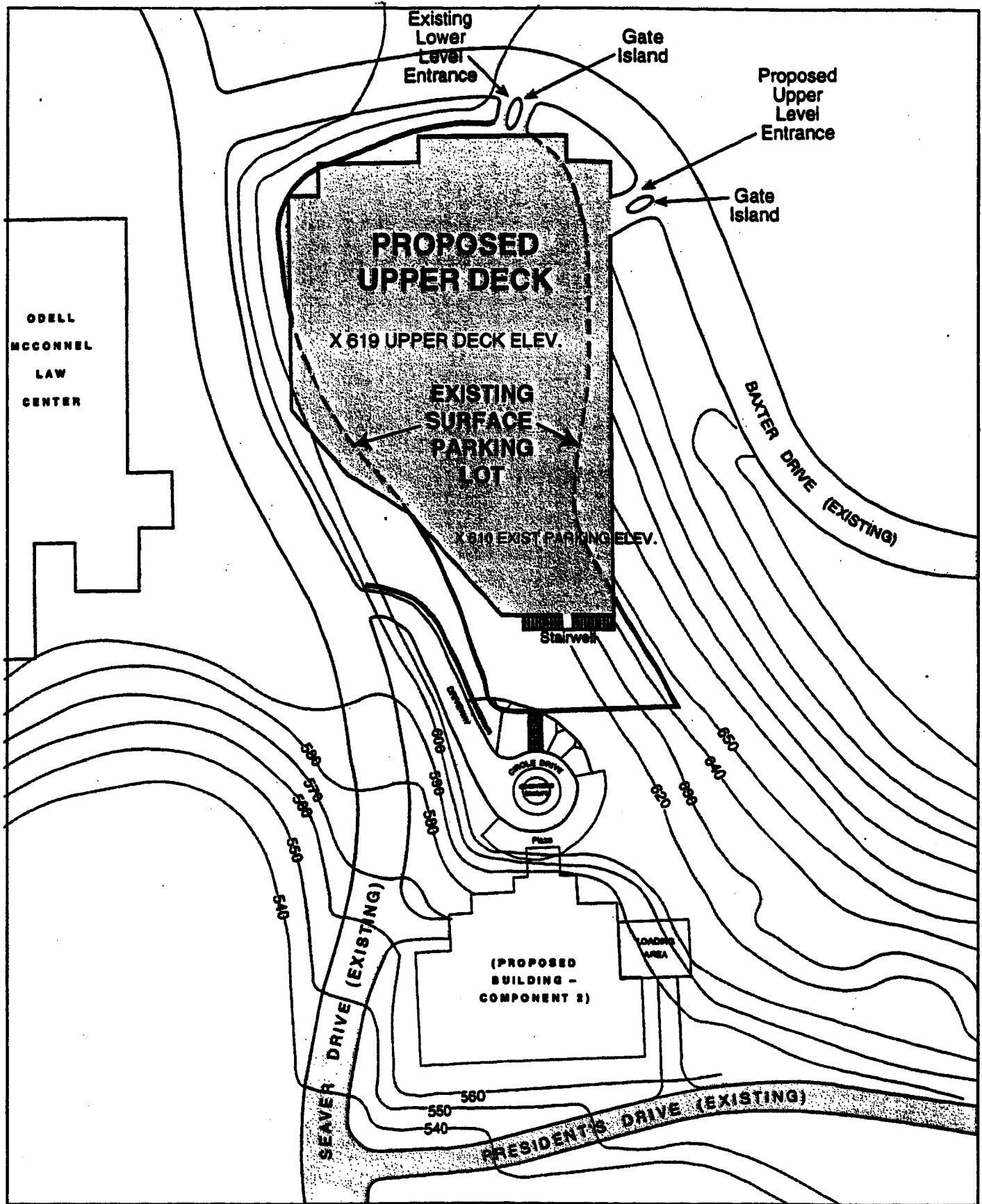
□ X100 Pad Elevation

Proposed Science Annex Site (Component 6)

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EXHIBIT 7
Pepperdine
NID 3-97



Source: Planning Consultants Research, 1996

● Pole Mounted Lighting

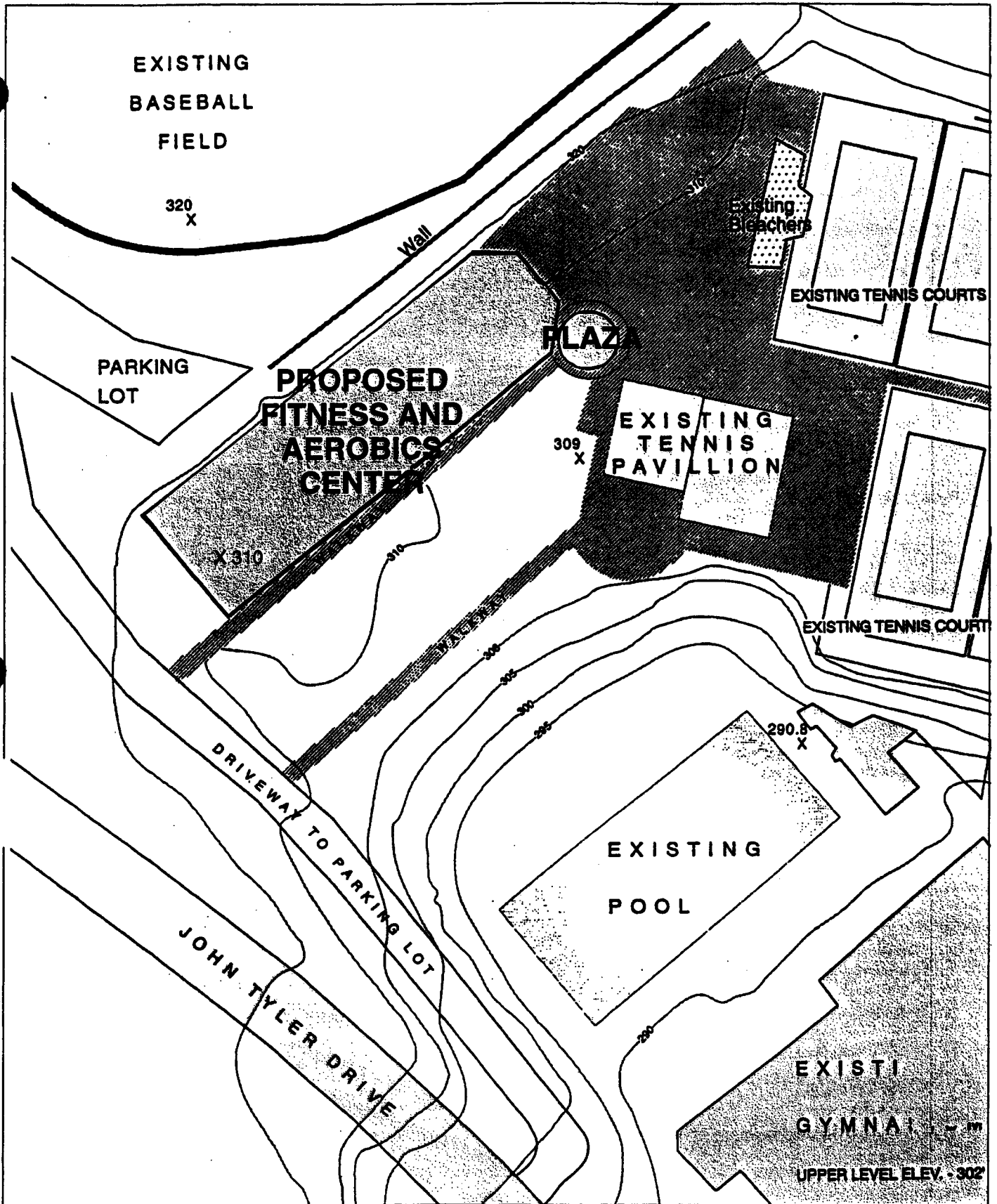
X100 Pad Elevation

Proposed Upper Deck Parking Structure Site (Component 8)

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EXHIBIT 8
Pepperdine
NID 3-97



Source: Planning Consultants Research, 1996

● Pole Mounted Lighting

X100 Pad Elevation

Proposed Aerobic / Fitness Center Site (Component 9)

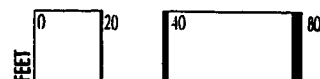


EXHIBIT 9
Pepperdine
NID 3-97

