

**Tue 3a**

**RECORD PACKET COPY**

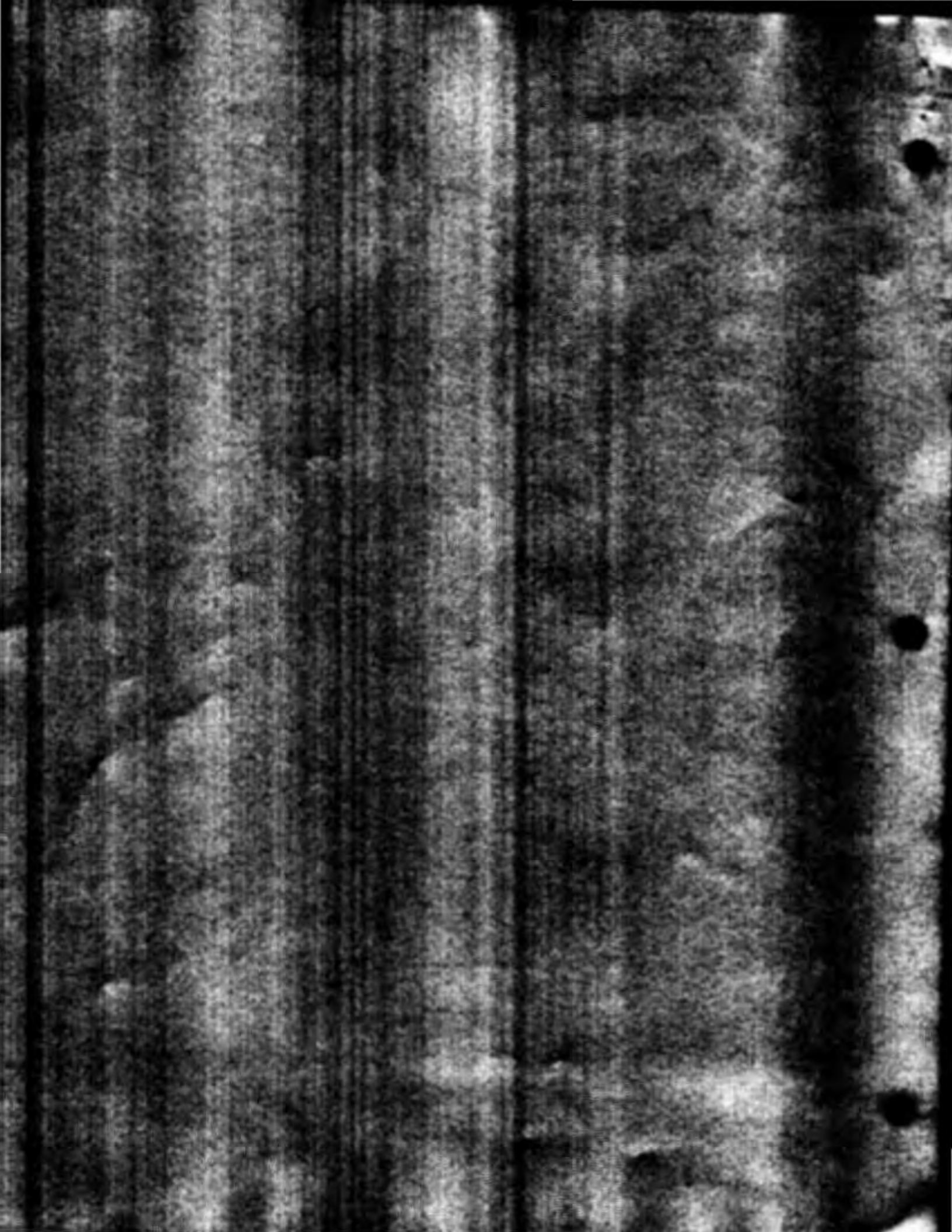
# **San Diego Coast District**

## **ADMINISTRATIVE CALENDAR**

**Tuesday, October 10, 2000**

**Table of Contents**

**6-00-115**



## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
 7575 METROPOLITAN DRIVE, SUITE 103  
 SAN DIEGO, CA 92108-4402  
 (619) 767-2370



# Tue 3a

Page 1 of 4  
 Permit Application No. 6-00-115/LRO  
 Date 9/15/00

## ADMINISTRATIVE PERMIT

APPLICANT: University of California, San Diego

PROJECT DESCRIPTION: Retention of three trailers totaling approximately 2,880 sq.ft. (previously used as a model charter school) until December 2004 for use as general office and research space.

PROJECT LOCATION: University of California, San Diego campus on the east side of North Torrey Pines Road, La Jolla, San Diego, San Diego Co. 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: October 10, 2000  
 10:00 a.m., Tuesday

LOCATION: City of Oceanside  
 City Council Chambers  
 300 North Coast Highway  
 Oceanside, CA 92504

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: *Laurinda Owens*

**STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgement.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

Proposed is the retention of three trailers totaling approximately 2,880 sq.ft. that were approved for temporary use as a "model Charter School" until September, 2000 (ref. CDP #6-98-76). The school has now moved to a permanent location on the east campus and although the university previously intended to remove the trailers at that time, they now proposed to retain the trailers for use as general office and research space through December, 2004 at which time they will be removed and the site restored. The project location is on the University of California, San Diego campus at Marshall College which is located east of North Torrey Pines Road in the City of San Diego.

The University of California campus is not subject to the City of San Diego's certified Local Coastal program (LCP), although geographically the Scripps Institute of

Oceanography (SIO) campus is within the La Jolla Shores segment of the City's LCP. Until such time that UCSD submits a Long Range Development Plan (LRDP) for Commission review and certification, the Commission retains permit jurisdiction for those areas of the campus that are within the coastal zone. Thus, the standard of review is Chapter 3 policies of the Coastal Act.

With regard to visual resources, Section 30251 of the Act provides for the protection of scenic coastal areas and the compatibility of new and existing development. UCSD is a very large campus which is located within the geographic area of the community of La Jolla. While some portions of the campus are located nearshore (i.e., the Scripps Institute of Oceanography), other portions are located much further inland. For those areas of the campus that are nearshore, potential impacts on scenic views of the ocean are a concern. In addition, several of the streets that the campus adjoins are major coastal access routes and/or scenic roadways (as designated in the La Jolla-La Jolla Shores LCP Land Use Plan). In this particular case, the location where the trailers are situated are in the central part of Marshal College which is well inland of North Torrey Pines Road. As such, the trailers are not visually prominent from off-campus public locations as the project site is located within the interior of the college campus and well removed from any major access routes such as La Jolla Shores Drive or North Torrey Pines Road, to the west. No public views to the ocean will be affected as well. Also, because the trailers are existing and through this permit, only the use is proposed to be changed (from academic to administrative), no physical changes to the area will occur (i.e., landscaping, etc.). In addition, as was noted in CDP #6-98-76, there are also other structures immediately surrounding the location of the trailers which are much larger in bulk and scale and as such, the trailers are compatible with the character of the surrounding area. As such, the trailers will not pose any adverse visual impacts. Therefore, the Commission finds the proposed development consistent with Section 30251 of the Act.

With regard to public access and parking, many Coastal Act policies address the need to maintain and enhance public access to coastal recreational facilities and the shoreline. The project site is located within UCSD's Main Campus, which is not between the sea and the first coastal roadway, nor within walking distance of shoreline recreational areas. As such, the primary concern is maintaining free-flowing traffic on the major coastal access routes surrounding the campus. These include I-5, Genesee Avenue, North Torrey Pines Road and La Jolla Shores Drive. The Commission has taken the position that on-campus parking problems are not a Coastal Act issue unless they result in spill-over effects within the surrounding off-campus area. In the case of the subject proposal, since the trailers are existing, no existing campus parking will be displaced or removed as a result of the trailers (nor was any parking displaced when they were originally placed at their existing location). Staff parking associated with the office and research use will be accommodated in nearby campus parking lots where adequate parking exists. As such, the subject proposal can be found consistent applicable policies of the Coastal Act addressing parking and coastal access.

In summary, the project will not result in adverse impacts on coastal resources and the proposal is consistent with applicable Chapter 3 policies of the Coastal Act, which is the

standard of review for UCSD projects, in the absence of a certified LRDP. Since the proposed development has been found consistent with all applicable Chapter 3 policies, the Commission finds that approval of the proposed project, will not prejudice the ability of UCSD to prepare a certifiable Long Range Development Plan for its campus.

SPECIAL CONDITIONS: None.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:  
I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

---

Applicant's Signature

---

Date of Signing