

## CALIFORNIA COASTAL COMMISSION

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



## RECORD PACKET COPY

**Wed 18h**

Filed: 9/7/01  
49th Day: 10/26/01  
180th Day: 3/6/02  
Staff: LRO-SD  
Staff Report: 11/14/01  
Hearing Date: 12/11-14/01

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-01-144

Applicant: University of California, San Diego (UCSD) Agent: Milt Phegley

Description: Construction of a two-story, 9,600 sq.ft. office and conference addition to the existing Institute of the Americas complex on the main UCSD campus.

Lot Area	98,012 sq. ft.
Building Coverage	29,877 sq. ft. (31%)
Pavement Coverage	30,667 sq. ft. (31%)
Landscape Coverage	37,468 sq. ft. (38%)
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	39 feet

Site: 10111 North Torrey Pines Road, UCSD campus, La Jolla, San Diego, San Diego County. APN 342-010-24

Substantive File Documents: University of California, San Diego "Draft" Long Range Development Plan.

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STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

The staff recommends that the Commission approve the subject permit. The proposed development consists of a two-story addition to the existing Institute of Americas complex on the UCSD campus. The primary issue raised by the proposed development relates to water quality.

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**I. PRELIMINARY STAFF RECOMMENDATION:**

The staff recommends the Commission adopt the following resolution:

**MOTION:**     *I move that the Commission approve Coastal Development Permit No. 6-01-144 pursuant to the staff recommendation.*

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. Standard Conditions.**

See attached page.

**III. Findings and Declarations.**

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the construction of a two-story, 9,600 sq.ft., 39-foot high addition to the existing Institute of the Americas complex on the main UCSD campus. The existing Institute of the Americas (IOA) structure is approximately 27,050 sq.ft. in size and presently consists of an existing institute and conference center. The IOA is a leading institution in United States-Latin American cooperation. The IOA cooperates in research and academic studies with UCSD programs such as the Graduate School of International and Pacific Relations and the Institute for Mexican-American Studies. The proposed addition consists of approximately 11 offices and associated support space, as well as a conference room element (with support, audio-visual, and interpreter space). The offices will be occupied by IOA staff and researchers and also

will provide office space for visiting scholars, etc. The conference center is primarily intended for use by people who are already on campus or visiting scholars.

The project site is located on the main part of the campus to the east side of Scholars Drive, an interior campus roadway which is east of North Torrey Pines Road and south of Genesee Avenue. The IOA is also east of Eleanor Roosevelt College which is currently under construction pursuant to CDP #6-99-64. The structure is adjacent to Ridge Walk, an interior campus pedestrian walkway. The proposed addition will occur to the south side of the structure in an area that presently consists of landscaping. The project site is within the Commission's area of permit jurisdiction. Thus, the standard of review is Chapter 3 policies of the Coastal Act.

2. Visual Resources. Section 30251 of the Act states, in part, the following:

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 land forms, to be visually compatible with the character of surrounding areas,...

The proposed structure will be located within the interior part of the campus. 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 area where the proposed modular structure will be located is situated in the main part of the UCSD campus which is well inland of North Torrey Pines Road.

It is also somewhat removed from any major access routes. Given the location of the project site which is inland from the coast, no public views to the ocean will be affected. The proposed additions to the existing IOA will be 39 feet high which is similar to the height of other surrounding campus structures. To the west of the project site is Eleanor Roosevelt College which is currently under construction pursuant to CDP #6-99-64. This college and other structures in the area located in close proximity to the proposed structure are much larger in bulk and scale and, as such, the structure will be compatible with the character of the surrounding area. Therefore, the Commission finds the proposed development consistent with Section 30251 of the Act.

3. Public Access/Parking. Section 30252 of the Coastal Act states, in part:

"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 development or in

other 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..."

With respect to projects on UCSD's Main Campus, which is not between the sea and the first coastal roadway, nor within walking distance of shoreline recreational areas, 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 on the main campus, are not a Coastal Act issue unless they result in spill-over effects within the surrounding off-campus area, particularly North Torrey Pines Road and La Jolla Shores Drive, which serve as major coastal access routes. In the case of the subject proposal, the proposed development will not have any such effect. While the proposed addition is described as an office and "conference room" addition to the existing Institute of the Americas complex, UCSD has clarified that the conference center will be used for meetings and seminars involving a mix of people who are already on campus or who will be visiting the campus for a conference. As such, the new conference center will not draw in large numbers of outside visitors to the campus nor will the facility be used to host private functions open to the general public, both of which could adversely affect traffic circulation in this area.

With regard to parking the University provides ongoing parking surveys with current information with each coastal development permit application documenting the adequacy of on-site campus parking. Presently, the total parking inventory on the UCSD campus is 15,736 parking spaces (as of July 7, 2001). This figure includes both the Gilman and Pangea parking structures. The latest occupancy numbers for the Spring 2001 quarter revealed that the overall occupancy rate at peak use was at 77%. As such, currently there is adequate parking to meet all existing uses on campus. Although it is difficult to determine an approximate parking ratio for the wide variety of campus uses and facilities, especially when a large percentage of students live on campus, there is no apparent shortage of parking to serve the University's existing and proposed needs. UCSD has indicated that most of the existing parking needs for IOA are accommodated in the Pangea parking structure, as will be the parking needs for new occupants and users of the proposed addition. In addition, there is sufficient available parking space in the parking structure to provide for anticipated needs associated with the conference center. Furthermore, the proposed addition to the structure will not result in the displacement of any on-site campus parking. Therefore, inasmuch as adequate parking will be provided for the new addition and the the proposed development will not result adversely impact public access or traffic circulation in the area, the Commission finds the proposed development consistent with the Chapter 3 policies of the Coastal Act addressing protection of public access.

4. Water Quality. Sections 30230 and 30231 address water quality and state the following, in part:

Section 30230

Marine resources shall be maintained, enhanced, and where feasible, restored....

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, ....

The proposed project involves construction of a two-story, 9,600 sq.ft. office and conference room addition to the existing Institute of Americas complex. The proposed new additions are intended for use by University staff and visiting scholars, etc. Although this will result in the creation of new impervious surface, the proposed structure is located well inland of the ocean. In any case, runoff from the site will be directed toward proposed landscaped areas adjacent to the structure. Directing runoff through landscaping for filtration of on-site runoff in this fashion is a well established Best Management Practice for treating runoff from development such as the subject proposal. In these ways, potential problems are treated at the source such that most pollutants never enter the storm water system. Directing runoff towards these landscaped areas of the site will reduce the potential water quality impacts resulting from the proposed development to the maximum extent feasible. Therefore, the Commission finds the proposed development consistent with the water and marine resource policies of the Coastal Act.

5. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. 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 or the City's LCP. UCSD does, however, have the option of submitting an LRDP for Commission review and certification.

While UCSD has submitted a draft LRDP, its EIR and topographic maps to the Commission staff informally, as an aid in analyzing development proposals, the Coastal Commission has not yet formally reviewed the LRDP, and the University has not indicated any intention of submitting the LRDP for formal Commission review in the future. The proposed structure is consistent with the University's draft LRDP to accommodate campus growth.

As stated previously, Chapter 3 policies of the Coastal Act are the standard of review for UCSD projects, in the absence of a certified LRDP. Since the proposed development, as conditioned, 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.

6. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

As discussed herein, the proposed project will not cause significant adverse impacts to the environment. Specifically, the project has been found consistent with the public access and community character policies of the Coastal Act. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. 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.



6-01-144

**NOTE:**

Institute of the Americas is proposing to expand their facilities with a 2-story addition (9,600 GSF) consisting of offices, support spaces, multipurpose conference room, and a catering kitchen.

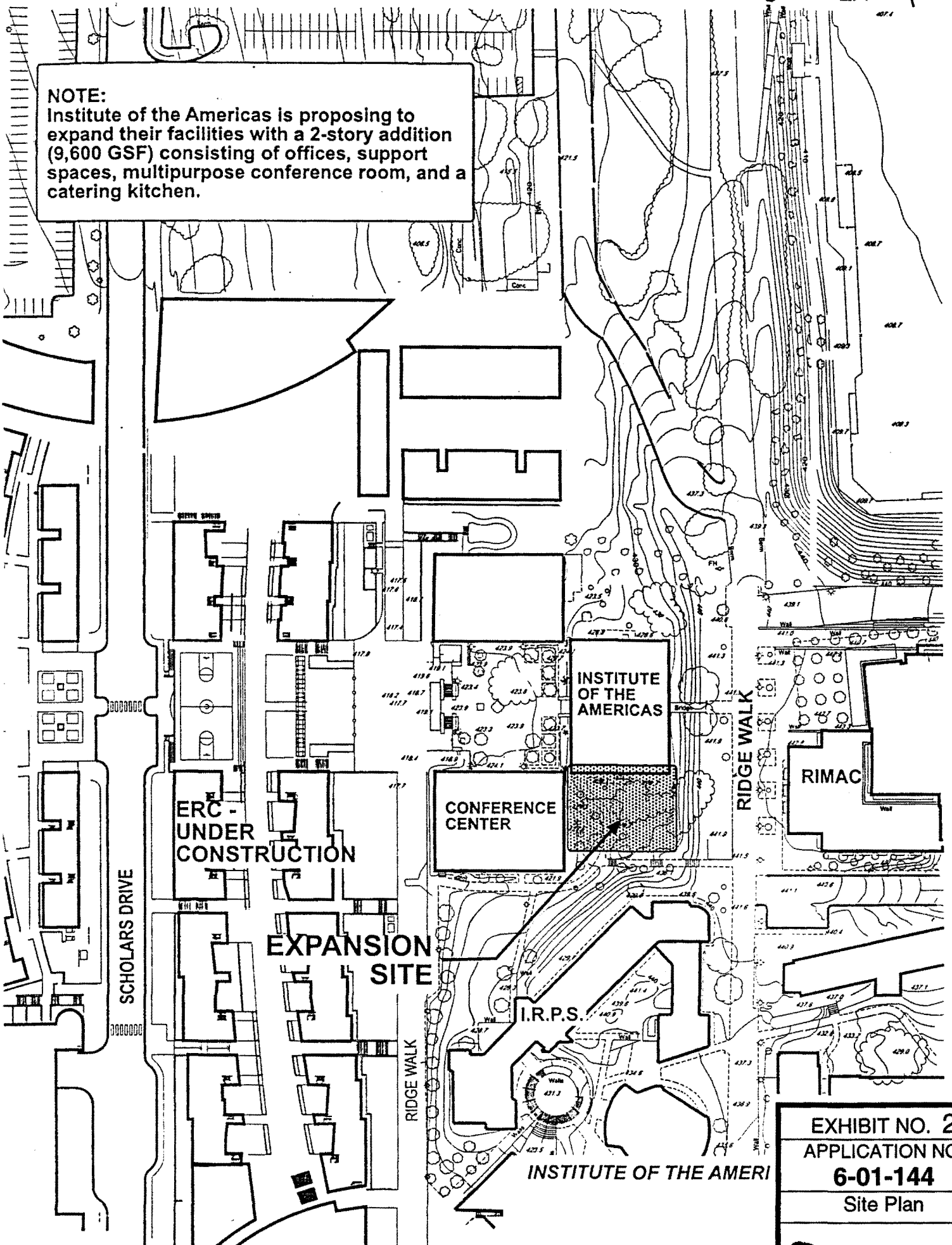


EXHIBIT NO. 2  
APPLICATION NO.  
**6-01-144**  
Site Plan