

## CALIFORNIA COASTAL COMMISSION

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



## RECORD PACKET COPY

**Wed 18j**

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Staff: LRO-SD  
Staff Report: 11/20/01  
Hearing Date: 12/11-14/01

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-01-158

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

Description: Additions to existing University Extension complex consisting of installation of three detached one-story modular structures housing ten-classrooms totaling approximately 7,260 sq.ft. and construction of an approximately 360 sq.ft. restroom addition to another existing building (Building "F") at the same complex on UCSD campus.

Lot Area	37,771 sq. ft.
Building Coverage	9,578 sq. ft. (25 %)
Pavement Coverage	4,812 sq. ft. (13 %)
Landscape Coverage	23,381 sq. ft. (62 %)
Parking Spaces	126 (Lot 303)
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	12 feet

Site: Northeast corner of North Torrey Pines Road and Muir College Drive (UCSD), 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 one-story, ten-classroom addition to an existing University Extension complex and small restroom addition to another structure on the UCSD campus. The primary issue raised by the proposed development relates to water quality. To address this concern, a special condition requires submittal of final landscape plans.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:**     *I move that the Commission approve Coastal Development Permit No. 6-01-158 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. Special Conditions.

The permit is subject to the following conditions:

1. Final Landscaping Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a detailed landscape plan consistent with the preliminary landscape plan submitted by Hodges and Hodges Architects dated 9/5/01 indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Drought tolerant native or naturalizing plant materials shall be utilized to the maximum extent feasible. Said plan shall be submitted to, reviewed and approved in writing by the Executive Director. Special emphasis shall be placed on the following:

- a) Planting of a landscaped strip along the perimeter of the proposed additions and other shrubs that will serve to filter on-site runoff.
- b) Planting of substantial tree elements and other shrubs along the North Torrey Pines Road frontage to help visually screen the development.

The permittee shall undertake development in accordance with the approved landscape plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the plan shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

#### IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Additions to existing Extended Studies and Public Programs complex consisting of installation of three detached modular structures housing ten classrooms totaling approximately 7,260 sq.ft. in size. The proposed structures will be one-story and 12 ft. high. Also proposed is construction of an approximately 360 sq.ft. restroom addition to another existing University Extension building in the same complex. Most of the buildings in the University Extension complex are lettered A-F; the building that will receive the restroom addition is Building "F" (ref. Exhibit No. 2). The project site is located on the main part of the campus at the northeast corner of North Torrey Pines Road and Muir College Drive. The proposed restroom addition will be constructed on the east side of Building "F" which is to the west of the proposed classroom additions. The proposed classroom and restroom additions will all be located in areas that presently consist of landscaping (i.e., grass/lawn area and trees).

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,...

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 proposed classroom additions are proposed to be located at the northeast corner of North Torrey Pines Road and Muir College Drive. As such, the proposed improvements will be visible from a major coastal access route (North Torrey Pines Road). However, the applicant proposes to install several new trees and other landscaping around the proposed classroom additions and restroom additions. This will help to visually screen the new development, consistent with Section 30251 of the Act. Since the applicant has not included a detailed landscape plan, Special Condition No. 1 requires submittal of a final landscape plan with special emphasis on the placement of trees along the North Torrey Pines Road frontage.

In addition, given the location of the project site which is inland from the coast, no public views to the ocean will be affected. The proposed one-story classroom buildings are only 12 feet high and are much lower in height and scale than many of the other surrounding campus structures. To the north and east of the project site are other Extended Studies and Public Programs (ESPP) buildings (ref. Exhibit No. 2). As the additions are low in scale, they will be visually compatible with the character of the surrounding area. As conditioned, the proposed development is 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.

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. There is sufficient available parking space in the parking structures to provide for anticipated needs associated with the proposed addition.

In addition, there is an adjacent parking lot (Parking Lot 303) next to the University Extension Complex that presently contains 126 parking spaces that are also used by the Extension complex. The ESPP complex is a long-term interim development which has been experiencing continued growth in their programs. The University has indicated that ESPP use of campus classrooms is being restricted as a result of overall growth at UCSD. Consequently, ESPP is seeking to also increase off-campus lease space to accommodate classrooms, as well as to expand existing ESPP space through the proposed additions. However, the proposed additions 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 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 additions to the University Extension complex consisting of installation of three modular structures housing ten classrooms totaling approximately 7,260 sq.ft and construction of an approximate 350 sq.ft. restroom addition to one of the buildings in the same complex. Although this will result in the creation of new impervious surface, the proposed structure is located well inland of the ocean. Although a detailed landscape plan has not been submitted with the subject application, the site plan indicates that landscaping is proposed around the perimeter of the proposed additions. As such, runoff from the two project sites will be directed toward proposed landscaped areas adjacent to the structures. 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. Special Condition No. 1 requires submittal of a final landscape plan indicating the placement of a landscape strip around the perimeter of the newly proposed structure. 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, as conditioned, 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.

The proposed project has been conditioned in order to be found consistent with the water quality and visual resource policies of the Coastal Act. Mitigation measures, including conditions addressing landscaping inclusive of planting of substantial tree elements to visually buffer the proposed development and installation of buffer strips to filter runoff, will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-

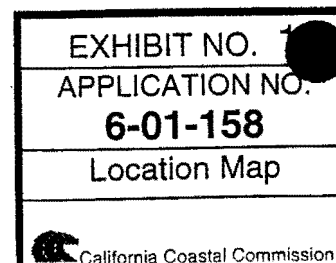
damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

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.

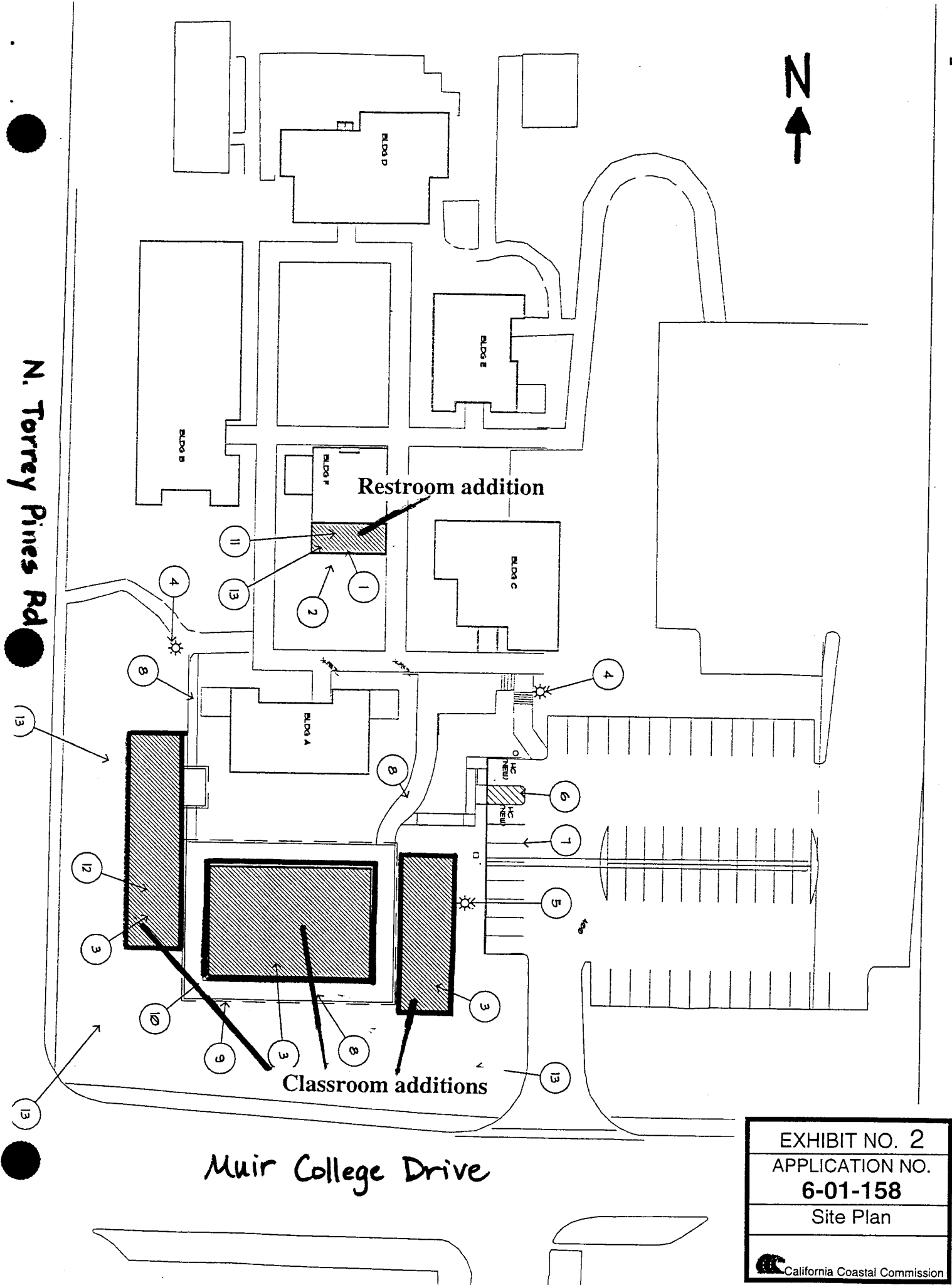


# SITE





N. Torrey Pines Rd



Muir College Drive

EXHIBIT NO. 2
APPLICATION NO.
<b>6-01-158</b>
Site Plan
 California Coastal Commission

