

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
767-2370



# Fri 4b

## RECORD PACKET COPY

Filed: 11/5/03  
49th Day: 12/24/03  
180th Day: 5/3/04  
Staff: LRO-SD  
Staff Report: 12/9/03  
Hearing Date: 1/14-16/04

### STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-03-113

**Applicant:** University of California, San Diego      **Agent:** Milt Phegley

**Description:** Construction of a 7,489 sq.ft., one-story, 29-ft. high addition to an existing 14,701 sq.ft. faculty club including: new conference room, reading room/library, restrooms and other misc. improvements.

Lot Area	73,024 sq. ft.
Building Coverage	22,190 sq. ft. (30%)
Pavement Coverage	18,944 sq. ft. (26%)
Landscape Coverage	31,890 sq. ft. (44%)
Parking Spaces	50
Zoning	Unzoned
Plan Designation	Academic
Ht abe finished grade	29 ft.

**Site:** South of Muir Lane on Muir College campus, 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; CDP #6-86-507

#### I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

**STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:**

Staff recommends a YES vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

**II. Standard Conditions.**

See attached page.

**III. Special Conditions.**

The permit is subject to the following conditions:

1. Revised Landscaping Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director a detailed landscape plan indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Said plan shall be in substantial conformance with the landscape plans submitted with this application by Spurlock Poirier Landscape Architects dated 7/14/03 except that they shall be modified such that drought tolerant, native or non-invasive plant species shall be utilized.

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

2. Final Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final drainage and runoff control plans. The plans shall document that the runoff from the roof, hardscape, and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation to the maximum extent practicable, prior to being conveyed off-site in a non-erosive manner. The installation of every roof gutter downspout shall be accompanied by an energy dissipater to prevent erosion at the point of discharge.

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

**IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** The proposed development involves the construction of a 7,489 sq.ft., one-story, 29-ft. high addition to an existing 14,701 sq.ft. faculty club. The structure is located inland of North Torrey Pines Road on the Muir campus of UCSD next to the existing Mandeville Center performing arts complex and is located adjacent to an existing parking lot. The existing building was constructed pursuant to CDP #6-86-507 approved by the Coastal Commission on October 9 1986. The proposed addition will be located on the north side of the building which will be extended into an area that presently consists of landscaping. The proposed addition will include a new conference room, reading room/library, restrooms, a new canopy/entry, expanded kitchen and dining room, expanded exterior courtyard restrooms and other misc. improvements. The faculty club is a meeting and food service facility for a wide variety of faculty campus meetings and events. The proposed expansion is necessary in order to accommodate the increased demand for faculty facilities and services due to campus growth. Adequate parking for the facility will continue to be provided.

The site is surrounded by open landscaped areas. The applicant has submitted a preliminary landscape plan which includes the planting of several Eucalyptus trees as well as other vegetation. However, as this tree species is non-native, the applicant has agreed to revise the landscape plans and to replace the proposed tree elements with a native or non-invasive plant species instead. A special condition requires the submittal of final revised landscape plans to reflect this change.

The project site is within the Commission's area of permit jurisdiction. Thus, the standard of review is the Chapter 3 policies of the Coastal Act.

**B. Biological Resources/Water Quality.** Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The proposed development will not have an adverse impact on any sensitive habitat, and, will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the project, as conditioned, is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

**C. Community Character /Visual Quality.** The proposed development is located within an existing developed area on the interior of the campus. It will not be visible from any major public access routes or public roadways. No impacts on public views are anticipated. In addition, the applicant proposes to install additional native landscaping adjacent to the newly remodeled structure. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

**D. Public Access/Parking.** The proposed development will not have an adverse impact on public access to the coast. The structure is located adjacent to an existing parking lot where 50 parking spaces are reserved for the exclusive use of the facility. No

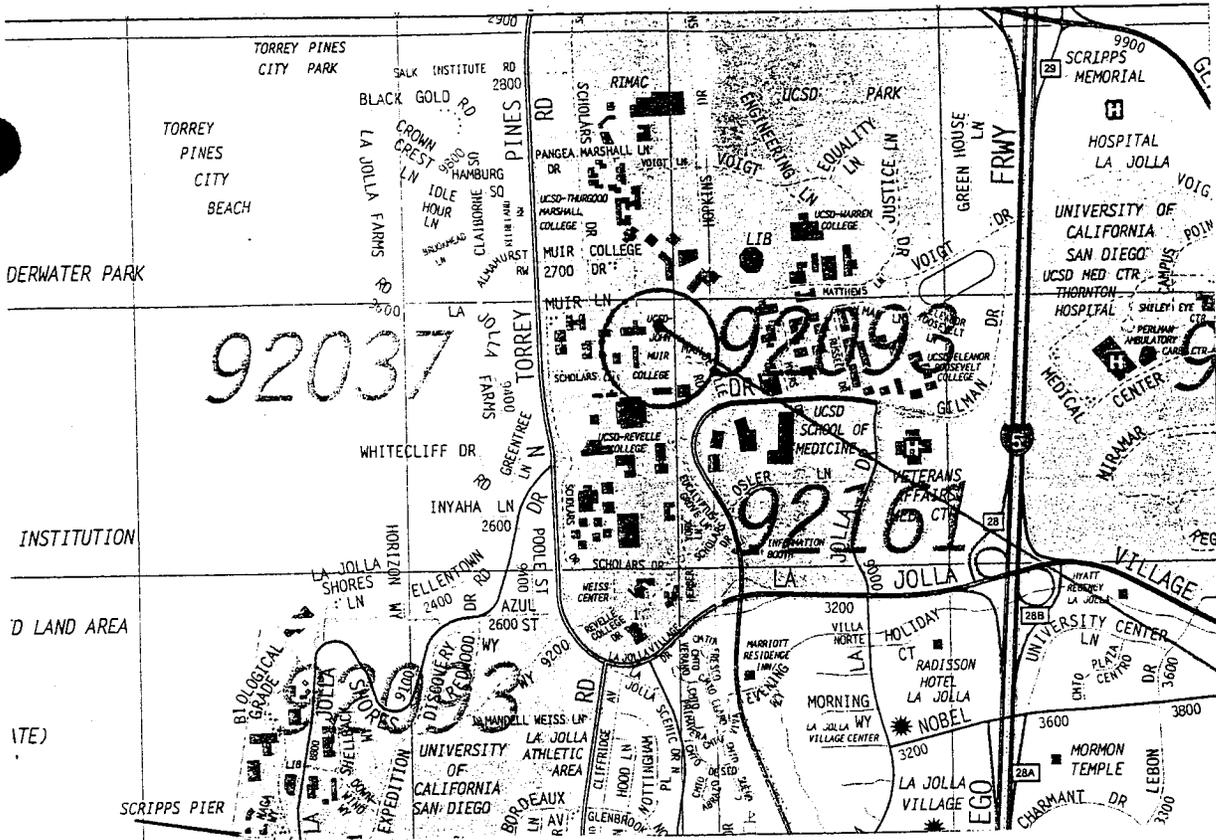
parking spaces will be removed as a result of the proposed additions to an existing structure. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

**E. Local Coastal Planning.** The subject site is located in an area of original jurisdiction, where the Commission retains permanent permit authority and Chapter 3 of the Coastal Act remains the legal standard of review. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of UCSD to prepare a certifiable Long Range Development Plan for its campus.

**F. California Environmental Quality Act.** As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, 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

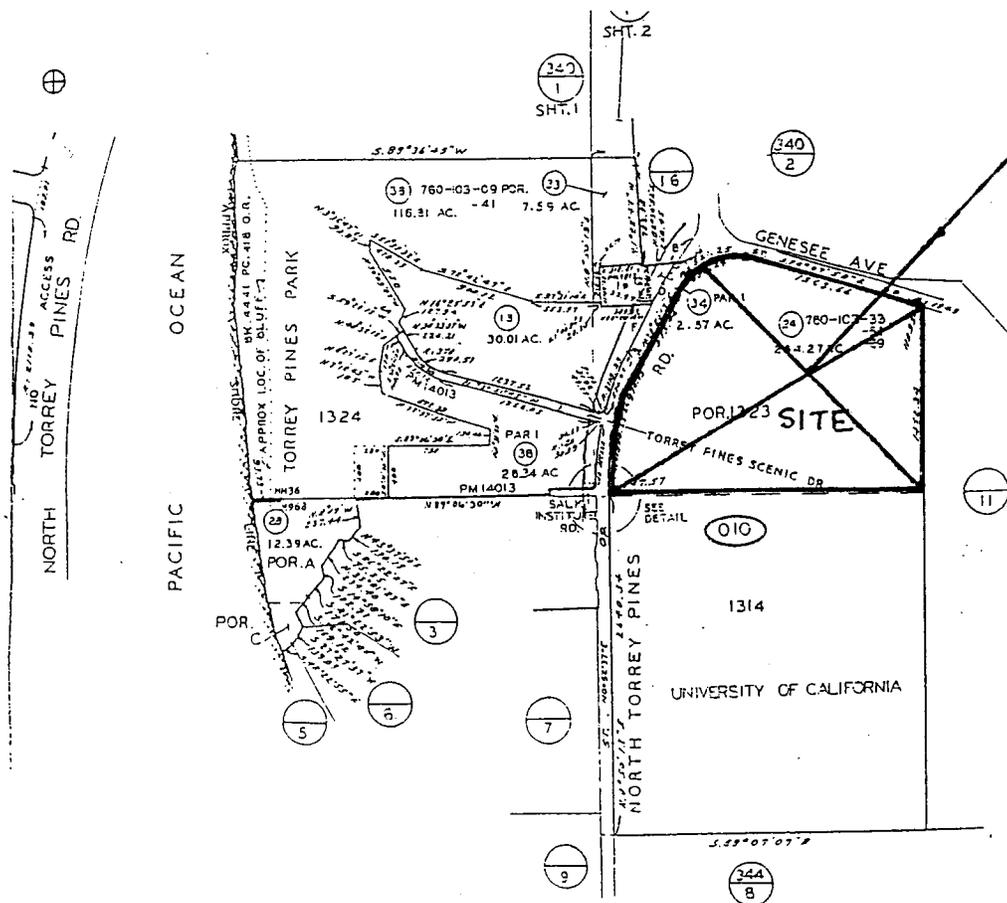
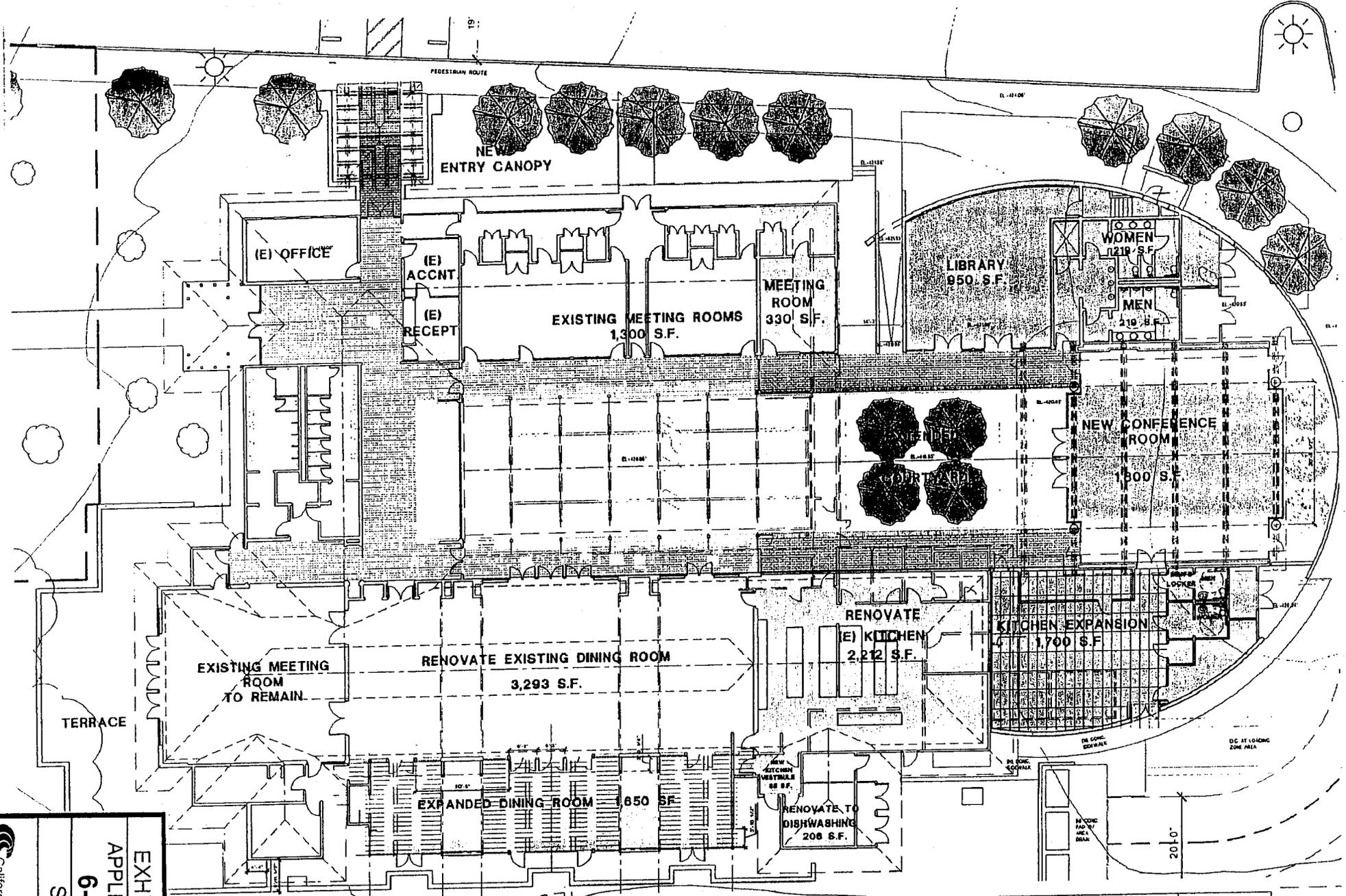


EXHIBIT NO. 1  
 APPLICATION NO.  
**6-03-113**  
 Location Map





10-05-115

California Coastal Commission  
 EXHIBIT NO. 6-03-113  
 APPLICATION NO.  
 Site Plan

Expansion and Renovation Plan

**Ida and Cecil Green Faculty Club Expansion & Renovation**  
**University of California San Diego**

EXISTING TO BE UPGRADED	4,688 S.F.
EXISTING TO BE RENOVATED	
NEW CONSTRUCTION	

