

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
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## RECORD PACKET COPY



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Filed: December 16, 2003  
 49th Day: February 3, 2004  
 180th Day: June 13, 2004  
 Staff: DL-SD  
 Staff Report: January 29, 2004  
 Hearing Date: February 18-20, 2004

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-03-128

**Applicant:** San Diego State University Foundation      **Agent:** Kevin Perry

**Description:** Construction of a 2-story, 38' 6" high, 40,000 sq.ft. aquatic research laboratory with 99 parking spaces on 2.2 acre lot.

Lot Area	92,244 sq. ft.
Building Coverage	19,282 sq. ft. (21%)
Pavement Coverage	57,932 sq. ft. (63%)
Landscape Coverage	15,030 sq. ft. (16%)
Parking Spaces	99
Zoning	CC – Commercial Community
Plan Designation	Metropolitan Wastewater Department Area

**Site:** Southwest corner of Kincaid & Spruance Road at the former Naval Training Center, Peninsula, San Diego, San Diego County.  
 APN 450-790-08.

**Substantive File Documents:** Certified Peninsula Community Plan and City of San Diego LCP Implementing Ordinances; Certified NTC Precise Plan and LCP

### **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. **Final Sign Plan.** The permittee shall comply with the submitted plans by Pacific Cornerstone Architects, dated 12/15/03 that provides for the following:

- a. Signage in the parking lot that indicates that the site is available for public parking on weekends and holidays, and on weekdays after 4 p.m.
- b. Signage that indicates an additional 5 spaces are available for public parking on a first-come first-serve basis Monday through Friday.

The permittee shall undertake the development in accordance with the approved 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 required.

2. **Runoff Control/Best Management Practices (BMPs).** The permittee shall comply with the submitted Water Quality Technical Report and Storm Drain Report by PARTNERS Planning and Engineering dated 5/5/03. The water quality program shall be implemented in accordance with these approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No change in the plans shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is required.

3. **Landscaping Plan.** The applicant shall comply with the submitted landscape plans by Pacific Cornerstone Architects, dated 12/15/03, and the landscape requirements of the Mitigated Negative Declaration for the project (11/18/03) that requires drought resistant plant materials, no invasive plant materials, and organic fertilizers and pesticides used in accordance with the Integrated Past Management program.

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.

#### IV. Findings and Declarations.

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** The proposed project is construction of 2-story, 40,000 sq.ft. research building for an aquatic research laboratory. The building will provide office space and ancillary lab space for a new environmental monitoring laboratory for joint use by the San Diego State University Foundation and the United States Geological Survey (USGS). The building will be a maximum of 38'-6" high, and includes an 11,500 sq.ft. outdoor yard enclosed by 9-foot high walls. On-site parking would be provided for 99 vehicles. The proposed project is part of a multi-phase project planned on the site that includes a 65,000 sq.ft. City of San Diego Metropolitan Waste Water Department (MWWD) Environmental Monitoring Laboratory currently under construction (CDP #6-00-190). New sidewalks and street improvements to Spruance Road are also proposed.

The 2.2-acre project site is located in the southeastern portion of NTC on the former Camp Nimitz site adjacent to the boat channel, which is an extension of San Diego Bay. The site is approximately 0.33 miles southwest of Lindbergh Field at the intersection of Spruance Road and Kincaid Road, adjacent to and east of the existing City of San Diego Metropolitan Waste Water Department (MWWD) Environmental Monitoring Laboratory currently under construction (CDP #6-00-190). The project site is currently disturbed and under development associated with the MWWD laboratory. The site previously contained several vacant military administration buildings that were demolished (CDP #6-00-167).

The adjacent MWWD building provides 290 parking spaces. All of these spaces, plus the proposed 99 spaces will be available for use by visitors and employees of both buildings. Under the City's research and development parking standards of 2.5 spaces per 1,000 sq.ft. of building area, both sites would require only 235 spaces; therefore, more than adequate parking to serve the proposed use will be provided. In its approval of the MWWD building, the Commission required that the City provide signage indicating that public parking will be permitted on the site on weekends, holidays, and after 4 p.m. on weekdays. In addition, a minimum of 5 spaces were required to be made available to the public on a first-come first serve basis during weekdays. Parking on the subject site will also be available to the public, and the applicant for the proposed laboratory has similarly proposed to set aside 5 spaces for the public. Thus, the project will provide an important reservoir of public parking for users of the esplanade.

The laboratory is proposed to be a maximum of 38' 6" feet height. The adjacent MWWD building is a maximum of 44 feet high. The site is also adjacent to a training center used by City of San Diego for police and fire safety exercises. As part of the planning process for the redevelopment of the former Naval Training Center, the City did a visual analysis on the NTC site. The project is located across the channel from the proposed park and open space area proposed for the redeveloped NTC site. The only public views that might be affected by the proposed development would be from the other side of the boat channel. The park is proposed to be located on a low point on the NTC site, and although

there will be expansive views towards the boat channel, there are no views across the channel due to the existing buildings on and surrounding the subject site. Even if the buildings lining the channel were demolished, the airport is immediately beyond and there are no scenic views in that direction. Thus, there is little opportunity to create view corridors on the southeast side of the channel, including on the subject site. At best, there are occasional glimpses of portions of the downtown skyline from across the channel, and these views are not expected to be significantly altered by construction of the proposed project.

Construction of a building in excess of 30 feet in height could potentially be inconsistent with the character of the surrounding community. In the majority of the Coastal Zone in the City of San Diego, building heights are limited to 30 feet. This limitation does not apply to the downtown area, or on Port District lands. There are existing buildings on the NTC site in excess of 30 feet, including several above 40 feet in height, and several buildings higher than 30 have been approved in concept, in the certified NTC Specific Plan and LCP. Construction of a 39 foot-high building would not be inconsistent with the character of the development that has existed in this area for many years. In addition, the building would be at the end of the airport, well inside the boundaries of the old NTC property, and significantly removed from any residential or commercial area where the 30-foot height limit applies. The nearest developed area to the subject site is Navy land and Harbor Island, which is within the Port District jurisdiction where the 30-foot height limit does not apply.

Aside from height, the building has been designed to be visually attractive from views from the adjacent esplanade and from the proposed open space planned to be located across the boat channel from the proposed building. Trees will be provided around the perimeter of the building and along Spruance Road. Drought-resistant plant materials have been incorporated into the proposed planting scheme, and no invasive plant materials would be used.

The subject site is adjacent to the area planned to be redeveloped as a public esplanade as part of the overall NTC redevelopment. The esplanade is a separate legal lot from the subject site, recently approved for development by the City's Parks and Recreation Department and pending review by the Commission (CDP #6-03-081). The proposed project would not encroach upon or impact the approved esplanade improvements.

In the future, Phase II of this project could consist of future wet laboratory operations including construction of a seawater intake/discharge system and/or boat docks. However, the boat channel and a 15-foot wide area from the top of channel will be conveyed to the City by the Navy under a separate conveyance not expected to occur for several years. No in-water construction is part of the current project, and project activity would be set back from the boat channel approximately 85 feet. Exterior lighting from the laboratory would be shielded from directly impacting the boat channel. The applicant has indicated that the project is viable even if Phase II was not built in this location, thus, review of the proposed laboratory will not prejudice the Commission's future review of a wet laboratory associated with the project.

The project has extensive water quality and Best Management Practices proposed, which are contained in a water quality technical report and storm drain report for the development. The programs includes construction BMPs and operations BMPs including hazardous material storage, integrated pest management, efficient irrigation systems, inlets/catch basins, sweeping of parking lots, and vegetative filter strips. In addition, the proposed project is subject to the same requirements placed on the rest of the NTC redevelopment by the City of San Diego and the Commission, including the installation and long-term maintenance Best Management Practices prior to the issuance of each grading permit. The Commission's water quality staff has reviewed the project and determined that the proposed water quality program is consistent with the Coastal Act requirements for the protection of water resources.

The subject lab site is located in the former Naval Training Center (NTC), now known as Liberty Station. The former NTC was operated as a military facility by the federal government from 1922 to 1997. In July 1993, the U.S. Navy declared its intention to close the base under the terms of the Base Closure and Realignment Act of 1990, and the City of San Diego began planning for the reuse of the site in 1993.

The City of San Diego has a certified NTC Precise Plan and Local Coastal Program (LCP) covering the 361 acres of NTC that was conveyed to the City, including the subject site. The Plan designates the subject site for use as MWWDD complex, and the site is zoned "Commercial Community," which is for community-serving commercial services, retail uses, and limited industrial uses. However, the subject site is located on public trust lands and is thus within the Commission's original jurisdiction. Chapter 3 of the Coastal Act is the standard of review, with the certified NTC Precise Plan used as guidance.

**B. Biological Resources.** 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, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate drainage controls will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

**C. Community Character /Visual Quality.** The development as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

**D. Public Access/Parking.** As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, 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 the City of San Diego to implement its certified LCP for the NTC community.

**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.

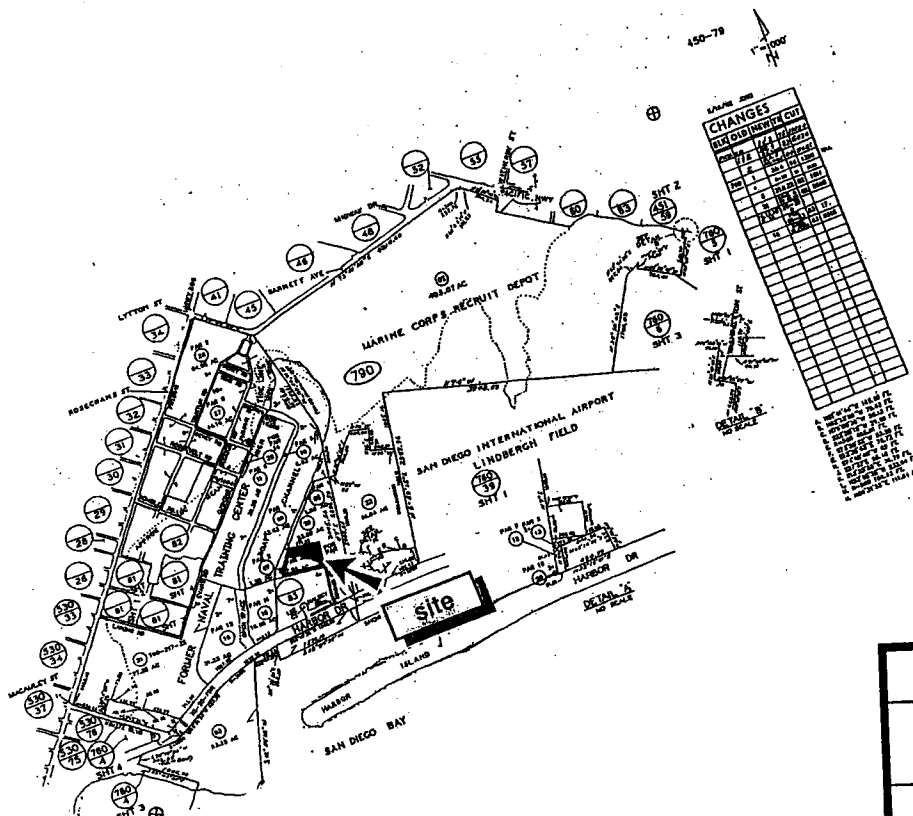
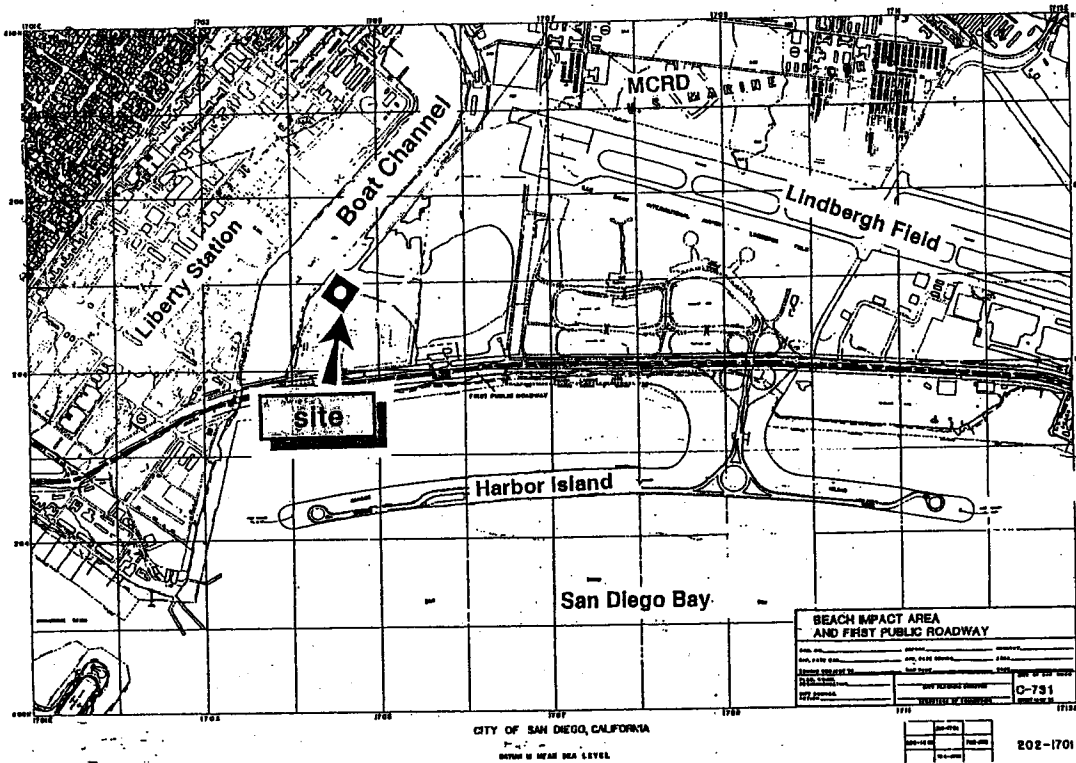
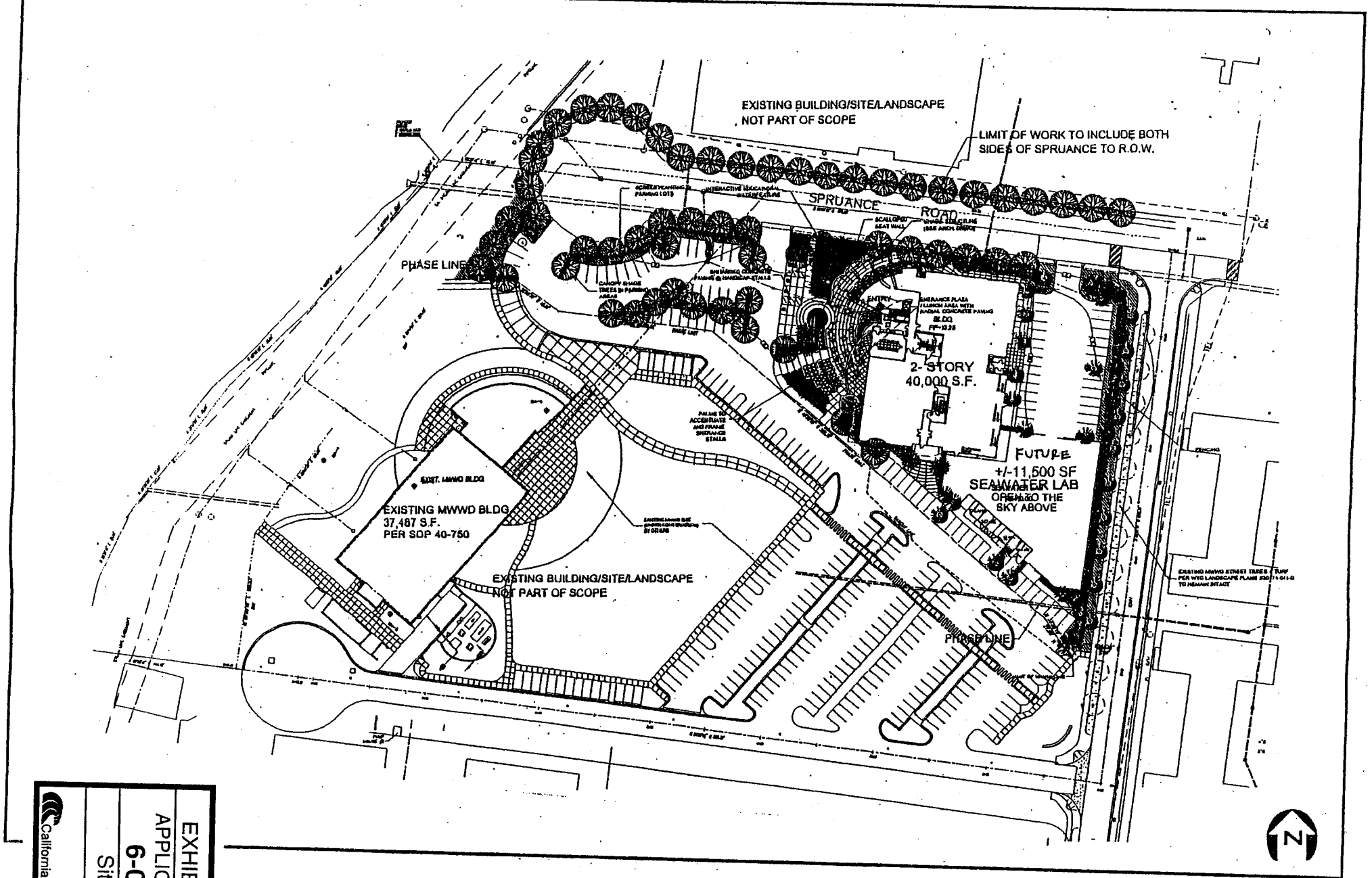



EXHIBIT NO. 1  
 APPLICATION NO.  
 6-03-128  
 Location Map

California Coastal Commission



  
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 EXHIBIT NO. 2  
 APPLICATION NO.  
 6-03-128  
 Site Plan

**USGS Lab - Landscape Concept**

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