

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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RECORD PACKET COPY



Wed 5b

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 Staff Report: 3/24/04
 Hearing Date: 4/14-16/04

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-04-013

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

Description: Demolition of portion of existing 3,200 sq.ft. recreation administration building and construction of a new 75 ft. x 165 ft. competition swimming pool, a 3,483 sq.ft. mechanical building, and installation of new landscaping.

Lot Area	171,473 sq. ft.
Building Coverage	17,256 sq. ft. (10%)
Pavement Coverage	79,406 sq. ft. (46%)
Landscape Coverage	53,686 sq. ft. (32%)
Unimproved Area	21,125 sq.ft. (12%)
Parking Spaces	9
Zoning	Unzoned
Plan Designation	Academic
Ht abe finished grade	14 ft.

Site: North side of Voigt Drive at Lyman Lane, Warren College, 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

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:

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. **Detailed Project Description/History.** Proposed are improvements to an existing "Canyonview Aquatics Center" at Warren College on the UCSD campus. Specifically, a portion (1,382 sq.ft.) of an existing 3,200 sq.ft. recreation administration building will be demolished to make way for the construction of a second outdoor 75 ft. x 165 ft. competition swimming pool. In addition, a new one-story, 3,483 sq.ft. mechanical building is proposed adjacent to the existing recreation complex. The existing recreation complex consists of an existing 11,162 sq.ft. recreation building and recreation swimming pool. Grading for excavation for the proposed swimming pool will consist of 8,517 cy. of cut with all of the materials to be exported off site. The applicant has indicated that graded spoils will be deposited at a location outside of the coastal zone. The proposed project site is near the UCSD Park Ecological Reserve to the north and northeast. This area consists of an undeveloped canyon containing native vegetation, including high-quality Diegan coastal sage scrub (CSS) habitat. However, the construction site and actual swimming pool are some distance from this area and the proposed project will not result in any adverse impacts to the nearby canyon or its habitat.

The applicant has indicated that a new pool is needed as the existing pool is not a full-depth pool which makes it less than optimal for university intercollegiate teams. In addition, the pool was built in 1983 and since that time, the UCSD campus has grown substantially warranting a second pool to meet the needs of the campus aquatic program. Also proposed is the interior remodeling of an existing recreation building. However, this latter improvement does not require a permit.

The proposed swimming pool and mechanical building are located adjacent to an existing parking lot where 62 parking spaces exist for use by the existing facility. Twenty-eight (28) spaces will be removed as a result of the proposed swimming pool. However, the applicant has submitted a parking analysis and table which demonstrates that there are six other parking lots in the nearby area which are not filled to capacity and at peak occupancy levels, there will be approximately 37 spaces in those lots which can also accommodate any parking needs for the canyonview pool site/recreation center. As such, adequate parking for the subject 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.

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.



Scale 1" = 100'

NEW AREA TO BE
REMOVED
POTENTIAL EFFECTS OF
VEGETATION REMOVAL
PROPOSED LOT 10A
THROUGH LOT 10D

EXIST. POOL

PARK BOUNDARY

PROPOSED PARK
BOUNDARY
ECOLOGICAL RESERVE

SERVICE BUILDING

EAST POOL
EXISTING

EXISTING RECREATION
BUILDING
P.R. 2000

UNITS OF WORK

EXIST. RECREATION BLDG.

REST POOL

VOIGT DRIVE

NEW POOL

VOIGT DRIVE

EXISTING
ADMIN. BUILDING
WITH PARKING
SPACES

EXIST. ADMIN. BLDG.

EXHIBIT NO. 2
APPLICATION NO.
6-04-13
Site Plan
California Coastal Commission