

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

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## RECORD PACKET COPY

**Fri 9c**

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Staff: LRO-SD  
Staff Report: 4/21/04  
Hearing Date: 5/12-14/04

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-04-12

Applicant: University of California, San Diego

Agent: Milt Phegley

Description: Construction of a two-story, 6,344 sq.ft. addition to an existing student health center including removal of 7,115 sq.ft. of existing pavement and 53 Eucalyptus trees and planting of 103 new Eucalyptus trees.

Lot Area	85,700 sq. ft.
Building Coverage	18,377 sq. ft. (21%)
Pavement Coverage	10,409 sq. ft. (13%)
Landscape Coverage	56,924 sq. ft. (66%)
Parking Spaces	9
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	32 feet

Site: West side of Library Walk, north of Lyman Walk, University Center area, 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' CDP #s 6-03-113, 6-03-4, 6-02-164, 6-02-24, 6-01-186, 6-01-158.

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STAFF NOTES:Summary of Staff's Preliminary Recommendation:

Staff recommends approval of the subject permit. The primary issue raised by the proposed development relates to proposed landscaping. The applicant proposes to install 103 new Eucalyptus trees but the project site is located in the interior part of the campus and is well removed from any native habitat areas. It is also surrounded by a grove of existing Eucalyptus trees. As such, the use of a non-native plant species in this location will not result in any adverse impacts to environmentally sensitive resources.

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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:

1. Detailed Project Description. Construction of a two-story, 6,344 sq.ft. addition to an existing student health center including removal of 7,115 sq.ft. of existing pavement and 53 Eucalyptus trees and planting of 103 new Eucalyptus trees. The new addition will house new office space, a conference room, exam and treatment rooms and restrooms. The project site is located in the University Center area of the campus adjacent to an existing grove of Eucalyptus trees.

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.

2. Visual Resources/Protection of ESHA. Section 30251 of the Act states 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,...

In addition, Section 30240 also states the following:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation 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 Institution 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

than the subject building (ref. Exhibit No. 2). Coupled with the existing landscaping cited above, the proposed development will be visually compatible with surrounding development. Therefore, for all of the above reasons, the proposed structure will not result in any adverse impacts to visual resources or public views and will be visually compatible with the surrounding 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.

With regard to parking, the proposed structure(s) will be located adjacent to Parking Lot 415. A total of 24 spaces presently exist in this lot and through the proposed development and additions to the existing structure, 15 spaces will be removed leaving a net balance of 9 spaces. However, all of the remaining spaces in the adjacent parking lot will be allocated for Health Center use (for attending physicians/staff or emergency services), loading, or handicapped parking. None of the parking spaces are provided for general parking use. In addition, there are a number of nearby parking lots which the applicant has identified where there is available excess parking that can be used by students visiting the health center who drive onto the campus. For example, in Lot 207 (which is located to the west near Peterson Hall) there is an excess of 38 spaces and in Lot 783 (the Gilman Parking structure which is located to the east on the Eleanor Roosevelt College) there is an excess of 56 spaces. Although the latter lot is not as close to the facility as the former lot, there is no student parking in the lot adjacent to the Health Center and students must park elsewhere anyway or walk to the health center, if needed (or take the campus shuttle which has a stop in the immediate area).

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 17,298 parking spaces (as of Fall Quarter, 2003). The latest occupancy numbers revealed that the overall

5. Local Coastal Planning. The University of California campus is not subject to the City of San Diego's certified Local Coastal program (LCP), although geographically the Scripps Institution 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 visual resource policies of the Coastal Act. Mitigation measures, including conditions addressing landscaping, 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, as conditioned, 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



SITE

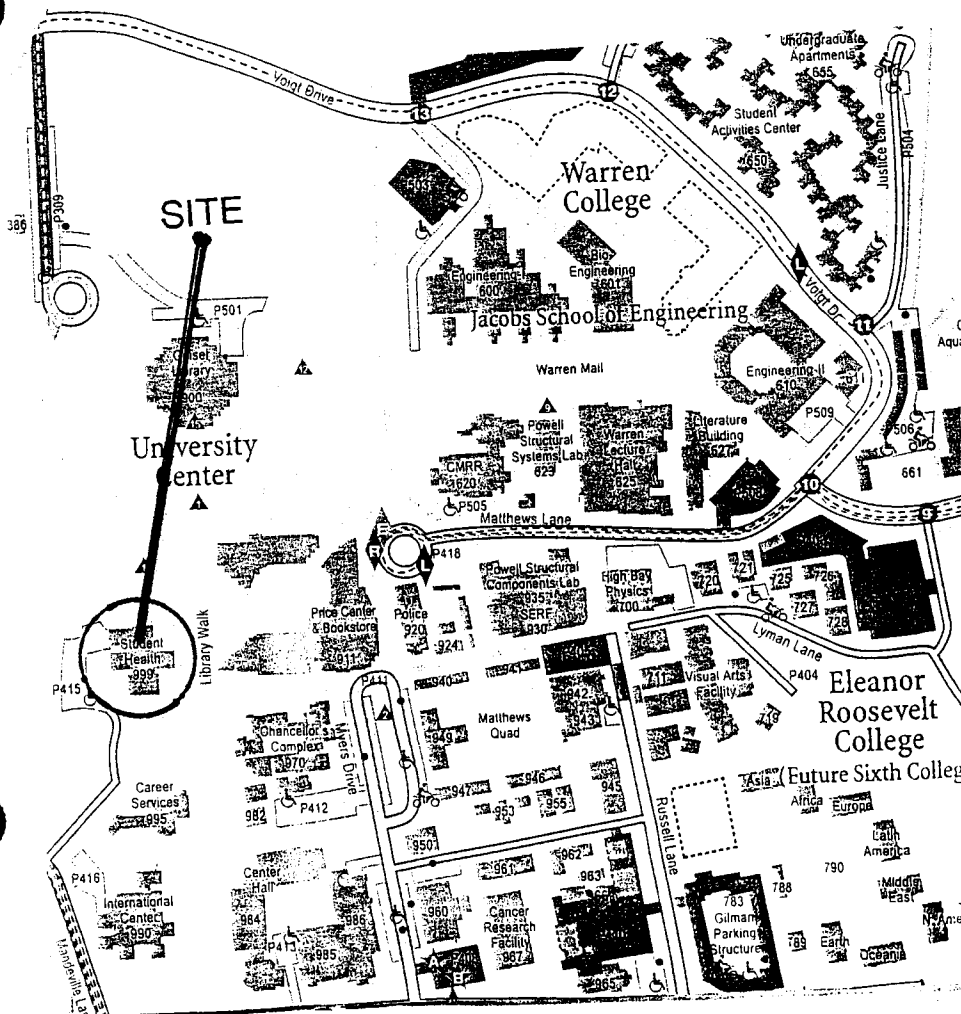
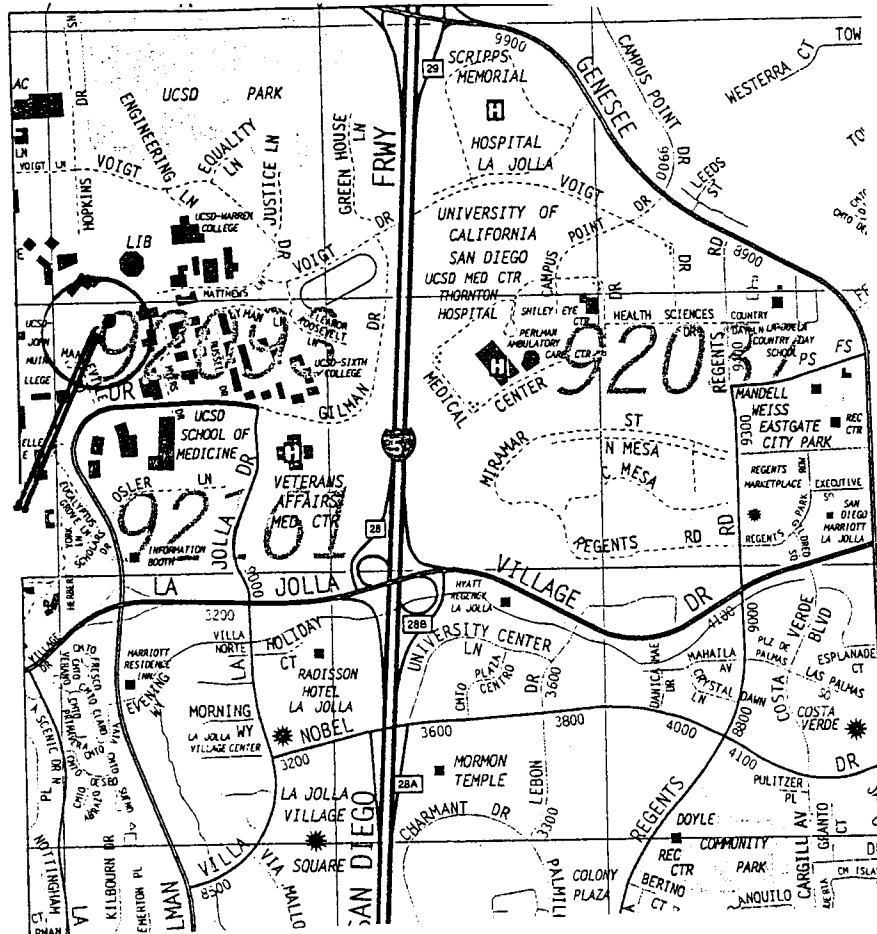


EXHIBIT NO. 1  
APPLICATION NO.  
**6-04-012**  
Location Map