

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

(619) 767-2370

RECORD PACKET COPY

**Fri 9d**

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Staff Report: 4/22/04
Hearing Date: 5/12-14/04

REGULAR CALENDARSTAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-04-13

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 above 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; certified La Jolla Community Plan and Local Coastal Program Land Use Plan; CDPs #6-03-113, 6-03-4, 6-02-164, 6-02-24, 6-01-186 and 6-01-186.

STAFF NOTES:Summary of Staff's Preliminary Recommendation:

Staff recommends approval of the subject permit with a special condition addressing landscaping. The primary issue raised by the proposed development relates to proposed landscaping. The applicant proposes to install several new Eucalyptus trees around the proposed development. However, the project site is adjacent to a natural canyon which contains native vegetation including Coastal Sage Scrub habitat. As such, the use of a non-native plant species in this location could significantly degrade this natural area and

- a. Drought-tolerant and native plant species shall be utilized. No invasive species are permitted. No Eucalyptus trees are permitted.

The permittee shall undertake development in accordance with the approved landscape plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan 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. 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.

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 coastal development permit.

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,...

native species. Although there are some exceptions to this rule (i.e., Monarch butterflies and raptors that use trees for perching, roosting, nesting) very few insects use the understory of Eucalyptus trees as generally it is very sterile. In addition, the trees have a negative effect on songbirds due to their gooey sap. In addition, the flowers and other tree materials can clog the nostrils of birds and not much grows in the understory of these trees because of the materials in the leaves. Sometimes wind rows of Eucalyptus trees can be seen in areas that used to be agriculture indicating that wind can carry the seeds of such trees and they can re-establish themselves in other areas. For these reasons, the planting of such trees near a natural canyon containing sensitive native plant and animal species, could result in the significant degradation of an environmentally sensitive habitat area.

Not only are invasive plants a concern, but it is also important to use native plants adjacent to natural areas. In this particular case there is a concern because the project site is in close proximity to the adjacent natural canyon that contains sensitive native plants. As such, the use of non-natives in the area could adversely affect the natural area. Many non-native plants (including Eucalyptus trees) are not compatible with native natural areas and even if they are non-invasive, they still adversely affect the natural areas in several ways. As noted above, the Eucalyptus leaves contain a sap that does not allow the growth of vegetation underneath them and the sap also affects bird species. In this particular case, the canyon area is identified by the University as an ecological reserve park where development activities are limited. Therefore, for a project that is in close proximity to a natural area, native plants that are compatible with the adjacent natural areas should be used to prevent impacts which would significantly degrade those areas, consistent with Section 30240 of the Act.

Due to concerns with non-native and non-drought tolerant plants, (which include Eucalyptus trees) and their potential to adversely affect native habitat areas, the Commission has required in past decisions (including, but not limited to, CDPs #6-03-113, 6-03-4, 6-02-164, 6-02-24, 6-01-186 and 6-01-186) that any new trees approved on the UCSD campus be native, drought-tolerant plant species (which does not include Eucalyptus trees).

As noted earlier, the applicant proposes to install several Eucalyptus trees along with other landscape elements in the project vicinity for the subject project. Even though it is acknowledged that such trees are not extremely invasive, they are still not native or drought-tolerant and are incompatible with natural areas, as described earlier. In this particular case, given that the site is adjacent to a canyon which contains coastal sage scrub habitat and other sensitive plant and animal species, the use of Eucalyptus trees could significantly degrade this natural area, inconsistent with Section 30240 of the Coastal Act. The use of native, drought-tolerant and non-invasive species should be used instead. As such, Special Condition #1 requires that the applicant submit a revised landscape plan that includes only native, drought-tolerant and non-invasive plant species.

In addition, with regard to potential impacts on public views and visual resources, the proposed addition will not be visible from the major coastal access routes and is far

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), less 15 parking spaces that will be removed as a result of CDP #6-04-12 also on this Commission Meeting agenda. Thus, the total campus parking figure including both the subject project and CDP #6-04-12 is 17,283 spaces. The latest occupancy numbers revealed that the overall occupancy rate at peak use was at 83%. In this particular case, although 28 parking spaces will be removed from the parking lot, this will not result in any shortages of parking associated with canyonview pool site/recreation center.

As such, currently there is adequate parking to meet 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 structure(s).

Therefore, inasmuch as adequate parking is available for the new structure(s) and the proposed development will not result in any adverse impact to 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

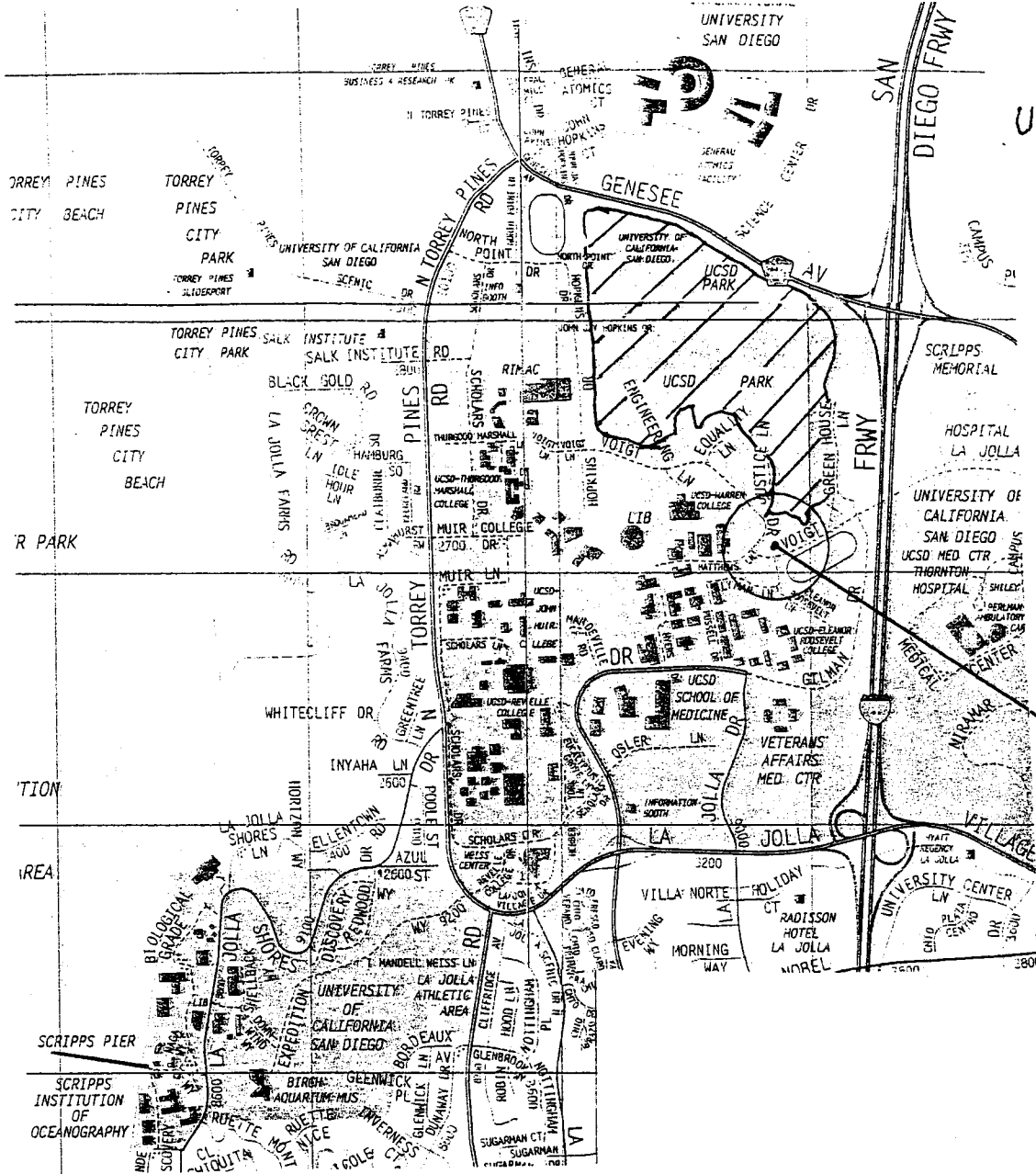
Marine resources shall be maintained, enhanced, and where feasible, restored....

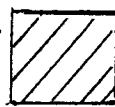
Section 30231

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,

As noted in the previous finding, the applicant has identified the plant species that will be used in the landscaping. Irrigation and use of fertilizers and pesticides can cause polluted runoff, therefore Special Condition #1 requires submittal of a final landscape plan that requires the use of drought-tolerant native and non-invasive plant species, as they require less irrigation and less fertilizers and pesticides. Inasmuch as impervious surface area is being removed through the proposed swimming pool and the pool will be below grade, there will be minimal, if any, new impervious surface area as a result of the new

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



UCSD PARK → 

SITE

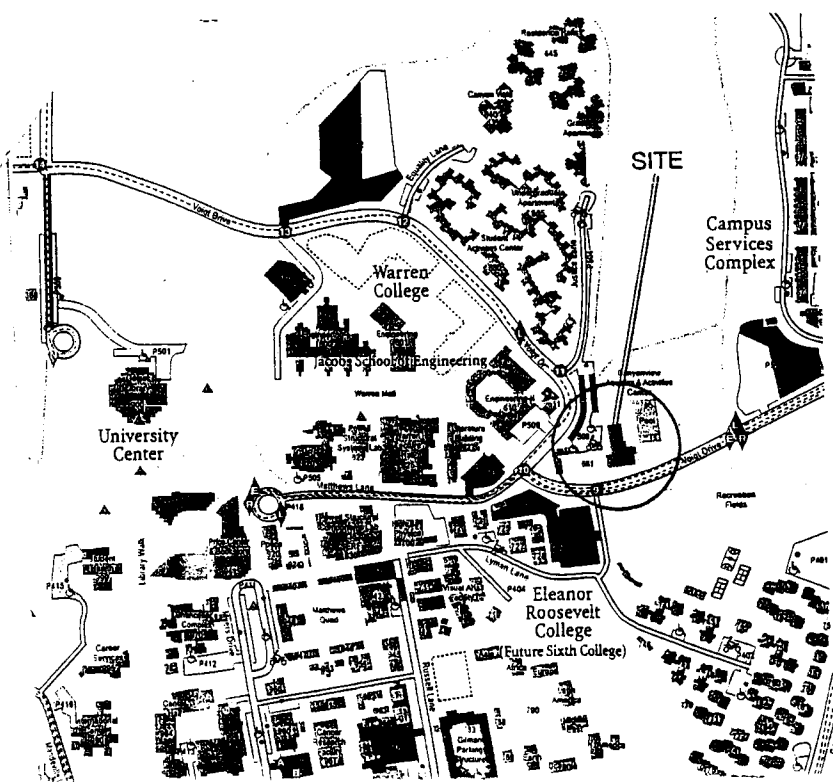



EXHIBIT NO. 1
APPLICATION NO.
6-04-13
Location Map

 California Coastal Commission