

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Wed 3c

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Staff: Laurinda Owens-SD
Staff Report: 4/18/06
Hearing Date: 5/10-12/06

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-06-027

Applicant: University of California at San Diego **Agent:** Milton Phegley

Description: Demolition of a 1,280 sq.ft. conference room (North Conference Room), demolition of a small structure that houses vending machines and installation of a paved courtyard area.

Lot coverage	19,682 sq.ft.
Building Coverage	4,378 sq.ft. (22%)
Paved area	11,720 sq.ft. (60%)
Landscape coverage	3,584 sq.ft. (18%)
Parking Spaces	0
Zoning	Unzoned
Plan Designation	Academic

Site: Muir College, immediately south of the Mandeville Arts Center, UCSD campus, La Jolla, San Diego, San Diego County. APN 344-080-16

Substantive File Documents: Updated draft UCSD Long Range Development Plan; CDP #6-04-114.

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. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. The proposed development consists of Phase II of the Student Center including demolition of the North Conference Room (approximately 1,280 sq.ft.). Also proposed are other minor improvements including demolition of a small structure that houses vending machines and cutting the floor beams back to face a catwalk. After demolition of the North Conference Center, installation of a paved courtyard is proposed to facilitate walkways and enhance pedestrian circulation and provide additional area for student gathering, socializing and outdoor meetings. Also proposed is relocation of the existing general store to the south (outside of the coastal zone boundary) and replacement of the space vacated by the general store with the student bookstore (Groundworks) (inside the coastal zone boundary). (Reference Exhibit No. 2).

In addition, an approximately 320 sq.ft. addition to an existing adjacent retail/office structure (known as Lecture Notes and Soft Reserves) is proposed. The facility is a student run organization that publishes and sells lecture notes taken in classes, as well as providing loan copies of articles, etc. placed on reserve for classes. However, this is an improvement to an existing structure and is not located between the sea and the first coastal road. As such, this improvement does not require a coastal development permit and is exempt. In addition, also proposed is the interior renovation of the Lecture Notes and Soft Reserves facility and the radio station. However, these improvements are also exempt and do not require a coastal development permit.

These proposed facilities are intended only for use by students. They improve similar facilities already found in the existing Student Center. The area is designed for pedestrian access and is centrally located on the main campus. In and of themselves, the proposed facilities will not draw additional people to the campus, or in any way cause increased enrollment, thus they do not generate the need for additional parking.

No new landscaping is proposed in association with the subject proposal. Although some plant elements will be removed as a result of the proposed improvements, the landscaping work for both Phase I and II of the Student Center expansion was approved under Phase I of the Student Center expansion which was permitted under CDP #6-04-114. That permit

included construction of two, two-story structures totaling 13,593 sq.ft. to include a new restaurant, dining seating, lounge and meeting space including expanded facilities for the Women's Center and extensive landscaping including several new Eucalyptus trees. The issue of planting of Eucalyptus trees on the UCSD campus has been addressed by the Commission in the past. In this particular case, it was found that the Eucalyptus trees proposed under Phase I of the student center expansion were not adjacent to any environmentally sensitive habitat areas. UCSD has developed an overall landscape theme and strategy for future development on campus that eliminates use of Eucalyptus trees on or near environmentally sensitive habitat area and proposes retention and enhancement of Eucalyptus trees on those portions of the campus that are far removed from any sensitive habitat areas and which are adjacent to the existing groves of Eucalyptus trees on the campus (as is the subject project).

The original student center consisted of a cluster of buildings (a craft center, the Grove Café, a bookstore, bike shop, food co-op, general store, radio station, meeting room and offices). The center is surrounded by a fire lane to the east and a pedestrian pathway to the west. Immediately east is Porters Pub and Stage. As noted earlier, the coastal zone boundary bisects the student center project site in half.

Approximately only half of the original student center (specifically, the food co-op, general store, offices and all of the radio station) is in the coastal zone and subject to the Commission's jurisdiction. The building proposed to be demolished and the proposed pavement for an outdoor meeting area is in the Commission's jurisdiction. Thus, for the portion of the project subject to the Commission's jurisdiction, the standard of review is the Chapter 3 policies of the Coastal Act.

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

C. Community Character /Visual Quality. The development is located within an existing developed area and will be compatible with the character and scale of the surrounding area, which includes a number of multi-story structures. It is situated mid-campus and will not impact public views. Therefore, the Commission finds that the development 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 or to nearby recreational facilities. The development is an expansion of existing student center in a central campus area designed for pedestrian movement and primarily serves the students that are presently on campus. As such, it is not a structure which would generate the need for more parking or draw people

onto the campus. In any case, there are a number of nearby parking lots that the applicant has identified where there will be ample excess parking that can be used by those visiting the student center and/or who will need to drive to the facility. In addition, the site is well east of North Torrey Pines Road and thus removed from the beach and other public recreation areas. Therefore, the Commission finds 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 City of San Diego does have a certified LCP for most of its coastal zone. However, the UCSD campus segments in La Jolla are not part of that program and remain an area of deferred certification where the Commission temporarily retains coastal development permit authority. UCSD does have a Long Range Development Plan (LRDP), but does not plan to submit it for certification. The proposed development will be consistent with Chapter 3 of the Coastal Act, the legal standard of review, and also with the LRDP which is used as guidance. Approval of the project will not prejudice the ability of the university to prepare and implement an LRDP that is in conformity with the provisions of Chapter 3.

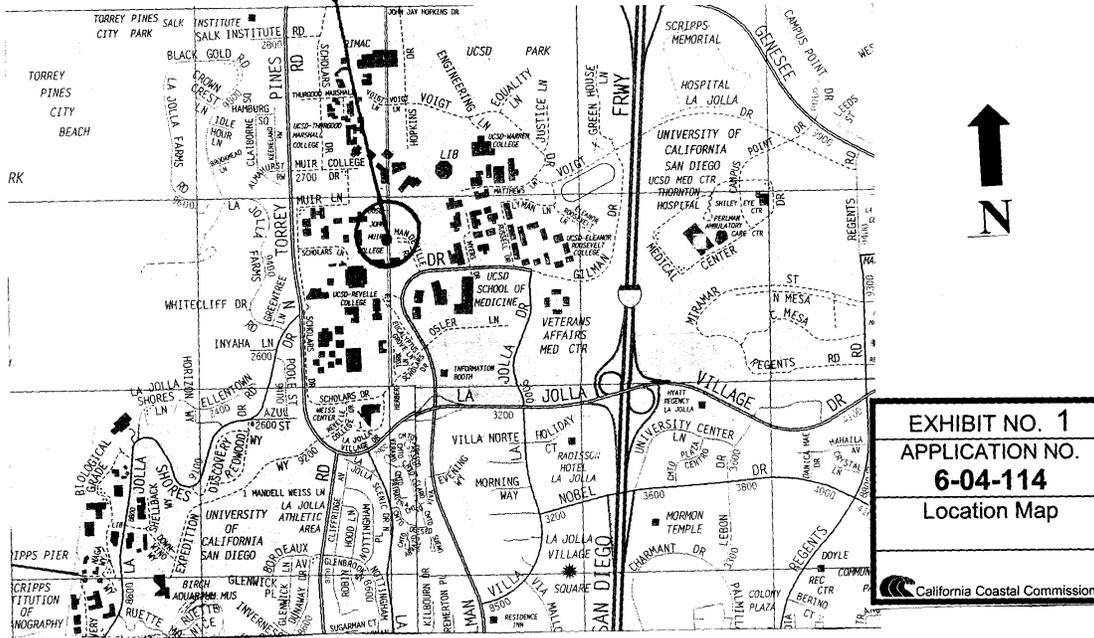
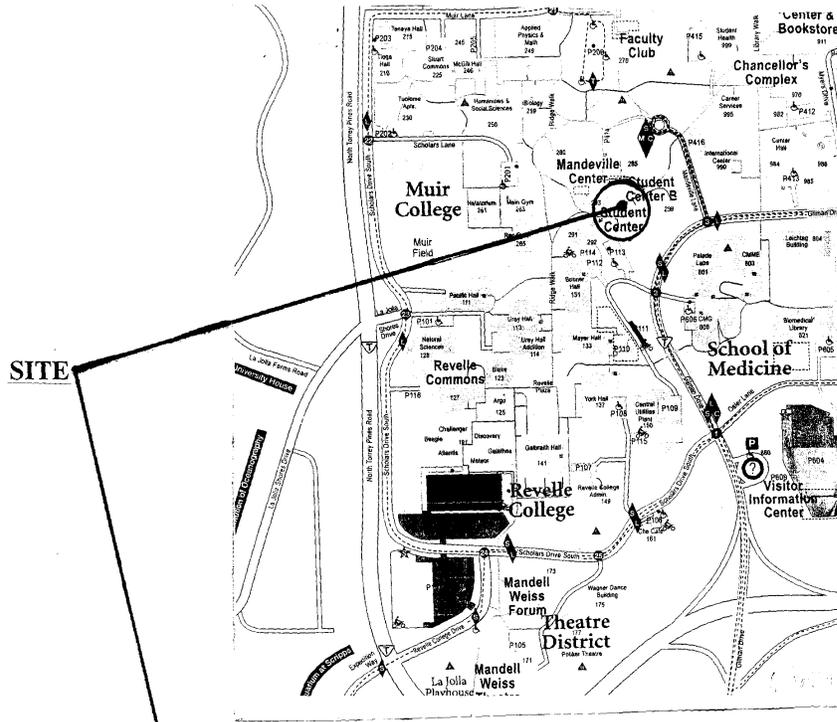
F. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

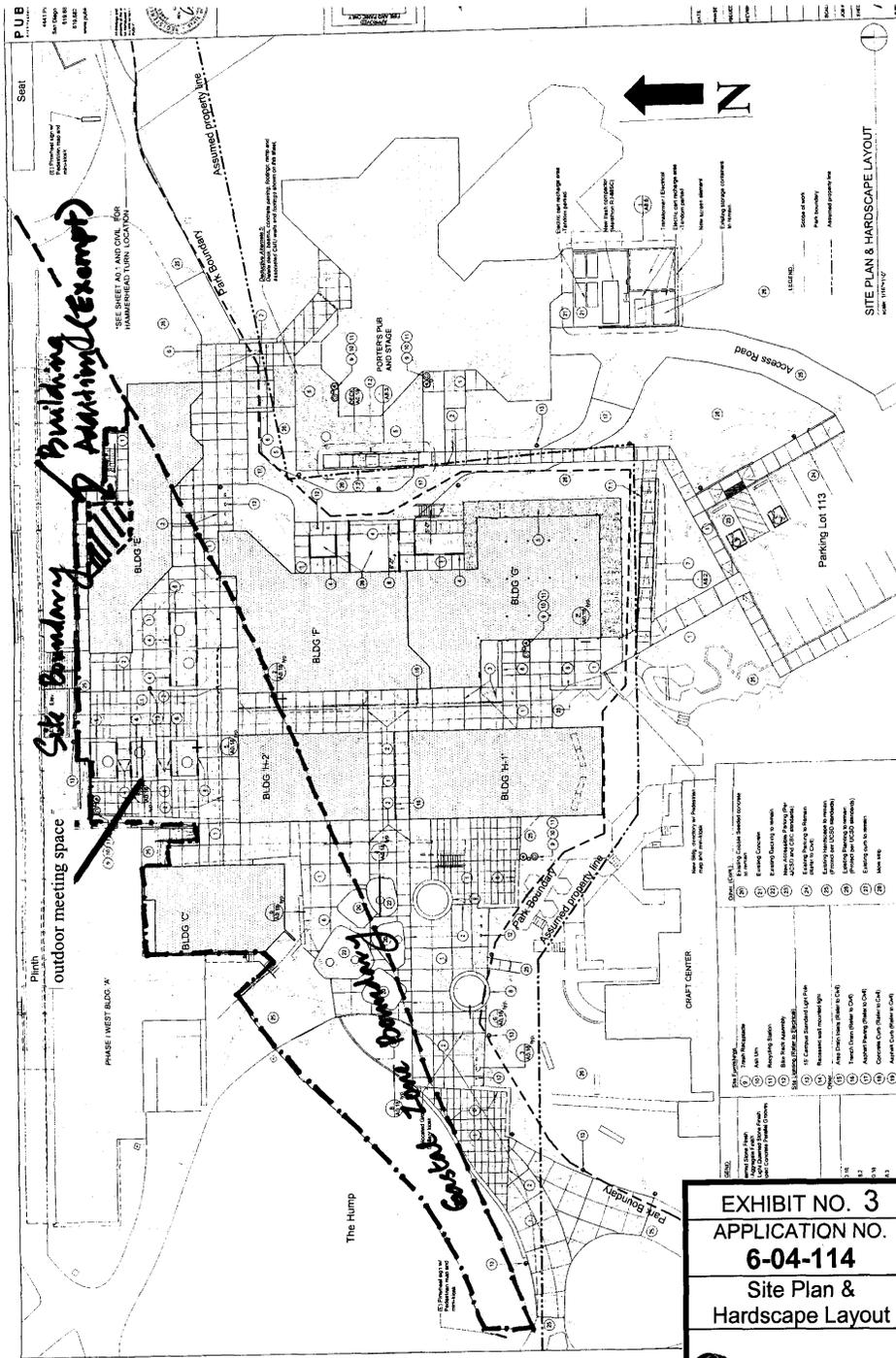
STANDARD CONDITIONS:

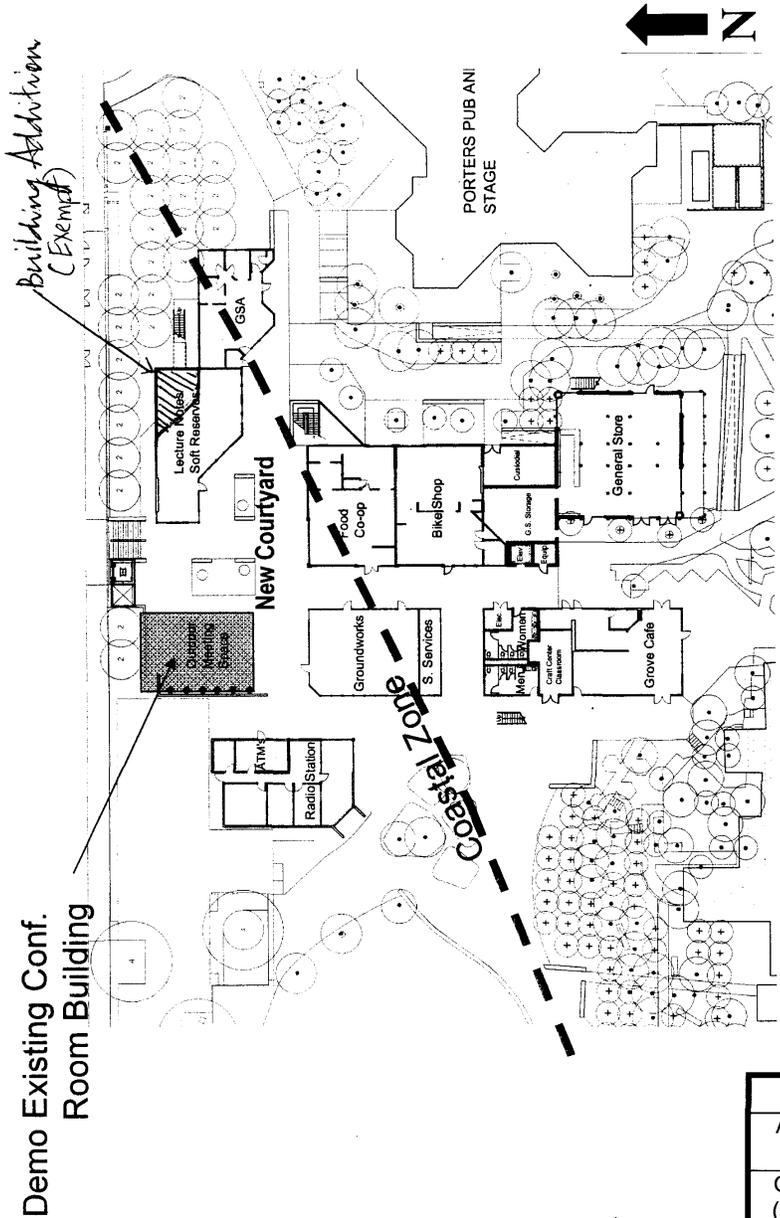
1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** 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.

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Demo Existing Conf.
Room Building

EXHIBIT NO. 4
APPLICATION NO. 6-04-114
Ground Floor Plan (after demolition of conference room & vending machine house)
 California Coastal Commission