

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Wed 3d

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Staff: Laurinda Owens-SD
Staff Report: 4/20/06
Hearing Date: 5/10-12/06

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-06-28

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

Description: Installation of 20 ft. high, 4,400 sq.ft. prefabricated steel machine shop building within an existing parking lot on the Scripps Institution of Oceanography (SIO) campus.

Lot Area	32,510 sq. ft.
Building Coverage	18,240 sq. ft. (56%)
Pavement Coverage	14,270 sq. ft. (44%)
Landscape Coverage	0 sq. ft. (0%)
Zoning	Unzoned
Plan Designation	Academic
Ht abv fin grade	20 feet

Site: Northeast of Discovery Way and Scripps Pier, Scripps Institution of Oceanography, UCSD, La Jolla, San Diego, San Diego County. APN 344-090-07.

Substantive File Documents: Updated draft UCSD Long Range Development Plan

Standard of Review: Chapter 3 policies of the Coastal Act.

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. Runoff Control/BMPs. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, a drainage and runoff control plan for the proposed development prepared by a licensed engineer. The plan shall document that drainage from the proposed structure shall be directed through structural BMP's (such as vegetative or other media filter devices) effective at removing and/or mitigating pollutants of concern, including particulates prior to being discharged offsite.

The water quality/BMP Program shall be implemented in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No change in the plan shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. Proposed is the installation of a 20 ft. high, 4,400 sq.ft. pre-fabricated steel building adjacent to an existing 3,000 sq. ft. storage building (T-43) on the Scripps Institution of Oceanography (SIO) campus which is part of UCSD. The new building will be located in the southeast corner of the Central Service Yard parking lot. The building, (known as the Marine Sciences Development Shop), will be used to house a machine shop that is being relocated from another area of the campus. According to the applicant, the Marine Sciences Development Shop is an important and essential part of scientific research operations at SIO. The project site is located within the interior of the SIO campus northeast of Discovery Way and the Scripps Pier. In conjunction with the new building, the project also includes renovation to several other adjacent buildings that are currently used for storage and offices. However, these interior renovations are exempt and do not require a coastal development permit.

The proposed location for the new machine shop building is currently an asphalt parking lot and the project would displace approximately four service yard parking spaces. The roof of the existing adjacent building is approximately 14 feet high. The new addition would attain a maximum height of 20 feet at the peak to allow for clearance of larger machines and materials.

Although the proposed structure is a new building located in a paved area with no increase in impervious surfaces, it is, nevertheless, located in close proximity to the ocean and, therefore, water quality must be addressed. In this particular case, there are already Best Management Practices (BMP) measures in place at the Scripps Institution of Oceanography (SIO) that are designed to address drainage and runoff from the project site. There are no immediate changes proposed (in conjunction with the project or otherwise) to the storm water discharge system. The area and the parking lot discharge into Outfall #1 near the site. As indicated by the applicant, once runoff reaches the parking lot, where it is joined by other runoff, the total runoff would be addressed by SIO's on-going BMP efforts as well as other requirements to reduce dry weather flow and improve the quality of wet weather flow. As to the runoff from the proposed new building, it will be directed into landscaped areas or a suitable filter media drain and will not flow across the parking lot or into the storm drain without being properly treated. However, the final design on this building is not complete. The roof drainage system for the building will contain structural BMP's. For this reason, the project is conditioned for submittal of final drainage/runoff control plans pursuant to Special Condition No. 1 and the Commission finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine resource policies of the Coastal Act.

Regarding protection of public views, the proposed structure will not have an adverse effect on public views to the ocean. As can be seen from the photos submitted (ref. Exhibit No. 4), the project site is surrounded by other existing structures on the SIO campus. While the project is west of La Jolla Shores Drive (the first coastal road and a designated Scenic Roadway in the certified La Jolla LCP Land Use Plan), the proposed building will not be readily visible as it will be surrounded by other structures. In addition, it is similar in height (five feet higher) than the existing adjacent building. There are also other taller buildings between the proposed building and La Jolla Shores Drive to the east. As such, the proposed building will not block ocean views while looking west from either La Jolla Shores Drive or El Paseo Grande, an adjacent roadway. The proposed structure will also be visible from the beach to the west and from offshore as it is located approximately 200 feet inland from the ocean. However, the structure is proposed to be compatible in design, character and general color (earth tone) to other surrounding buildings on the SIO campus and will not stand out or be visually obtrusive, consistent with Section 30251 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, as conditioned, 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 west of La Jolla Shores Drive, the first coastal road. However, due to the presence of other buildings and mature landscaping in the area, it will not impact public views to the ocean. 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 proposed development is located between La Jolla Shores Drive (the first coastal road) and the sea. A total of four parking spaces will be displaced as a result of the proposed new building; however, the parking is associated with other uses that have been relocated elsewhere at SIO and not for campus parking by students or visitors. Thus, the parking demand is not proposed to be increased with the new project. 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.

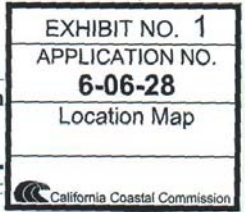
E. Local Coastal Planning. The City of San Diego does have a certified LCP for most of its coastal zone. However, the UCSD campus segments in La Jolla are not part of that program and remain an area of deferred certification where the Commission temporarily retains coastal development permit authority. UCSD does have a Long Range Development Plan (LRDP), but does not plan to submit it for certification. The proposed development is 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.

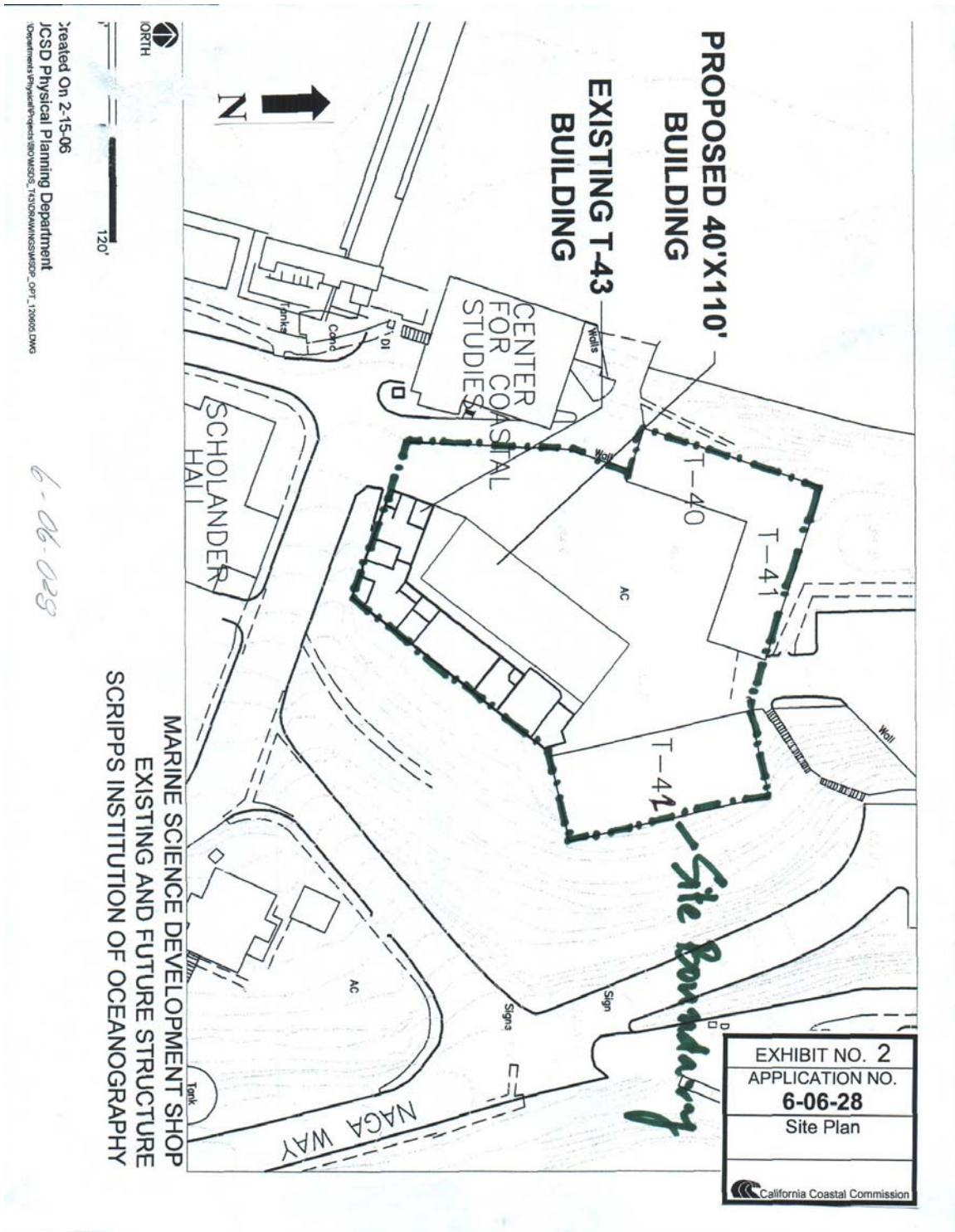
F. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least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

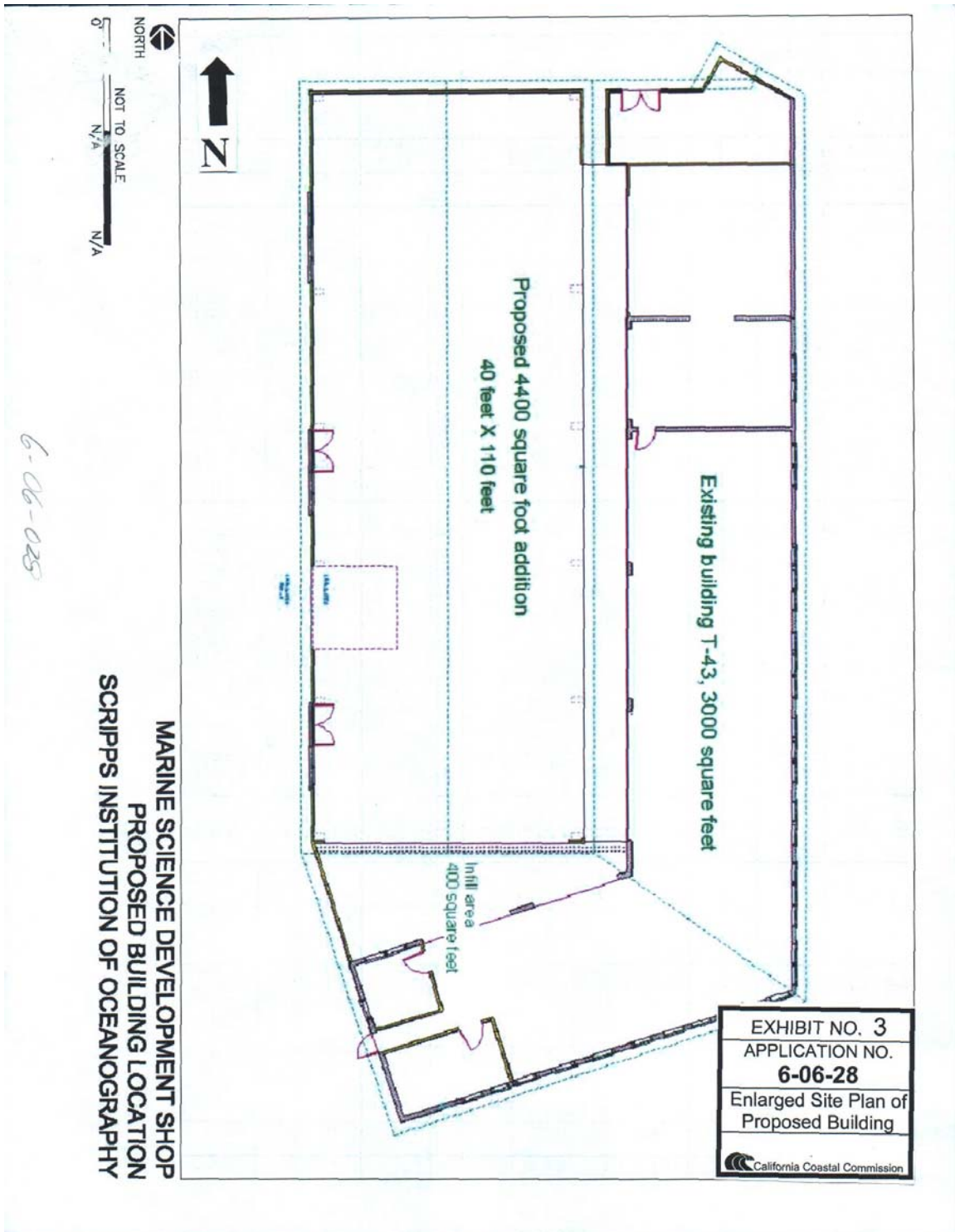
STANDARD CONDITIONS:

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.

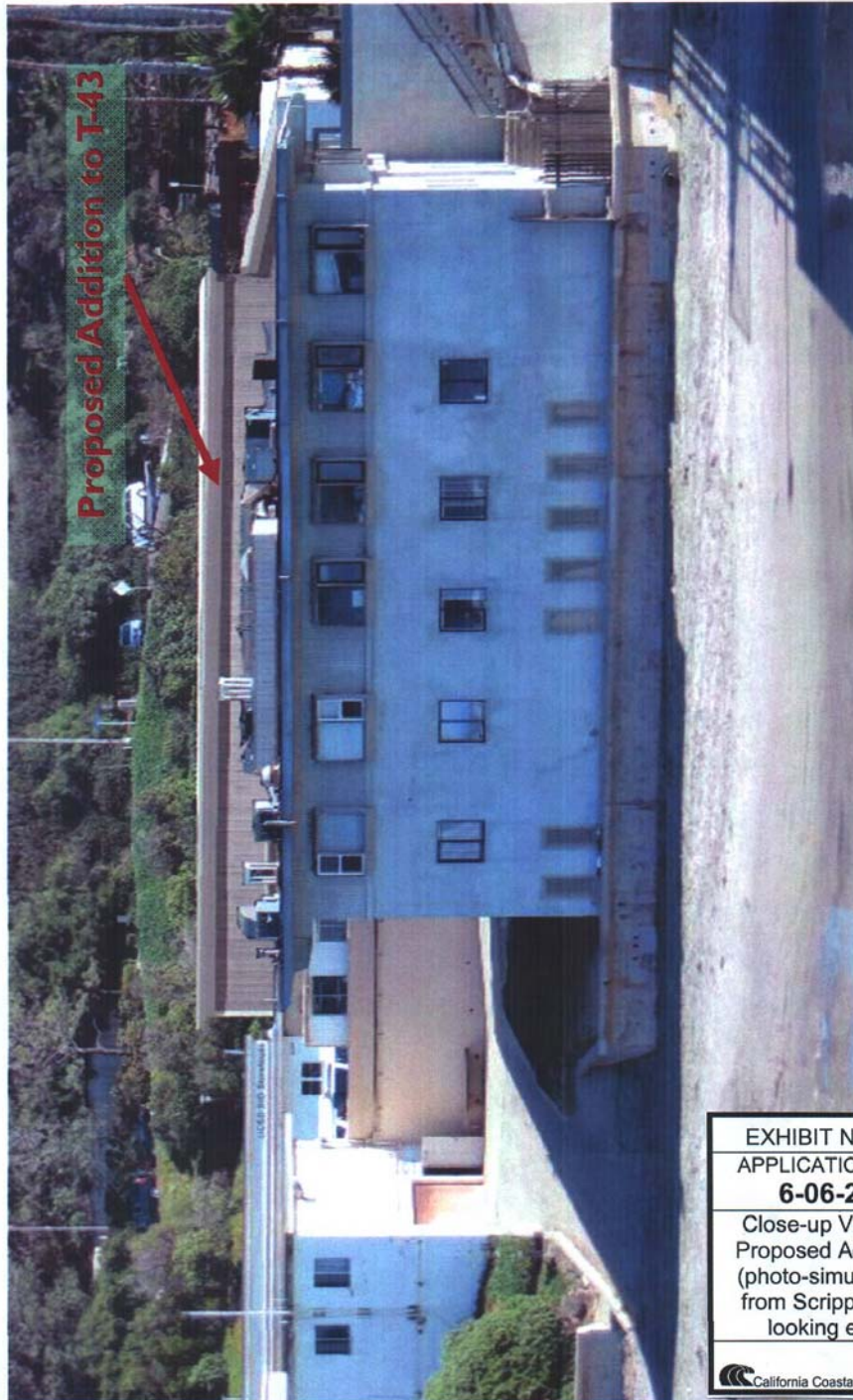
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior 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.








Close-up View from Scripps Pier looking East



6-06-028

EXHIBIT NO. 4
APPLICATION NO.
6-06-28
Close-up View of Proposed Addition (photo-simulation) from Scripps Pier looking east
 California Coastal Commission