

## CALIFORNIA COASTAL COMMISSION

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# Thu 3a

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 Staff: Laurinda Owens-SD  
 Staff Report: 12/19/06  
 Hearing Date: 1/10-12/07

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-06-122

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

**Description:** Demolition of existing 8,400 sq. ft., one story metal prefabricated structure (machine shop) and 2,040 sq. ft. one-story student lounge on a 49,675 sq.ft. (1.14 acre) site.

**Site:** North of El Paseo Grande and Discovery Way (UCSD), La Jolla, San Diego, San Diego County. APNs 344-090-09, 346-090-01

**Substantive File Documents:** Updated draft UCSD Long Range Development Plan

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### 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.** Proposed is the demolition of a one-story machine shop building and a one-story graduate student lounge on the Scripps Institution of Oceanography (SIO) campus. The proposed demolition is intended to make way for a new conference and meeting center (Scripps Institution of Oceanography Conference Center) for approximately 250 people and other ancillary improvements which will be submitted under a separate coastal development permit application in the near future. When the demolition occurs, for security reasons, the contractor will fence and secure the demolition area. Erosion control measures will be implemented. The proposed demolition will include the removal of buildings only.

The project site is located on 1.2 acres within the SIO portion of the campus and is located at the southwest of the main campus, bounded by the ocean to the west, El Paseo Grande to the south and La Jolla Shores Drive to the east.

**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 the erosion control measures will be implemented at the start of demolition. As such, the proposed project 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. As the proposed project is for demolition only, no impacts on public views to the ocean will occur. 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 project is located between La Jolla Shores Drive (the first coastal road) and the sea. Since the proposed project results in the demolition only of existing structures and does not involve new construction, no impacts on public access will result from project approval. 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 project 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.

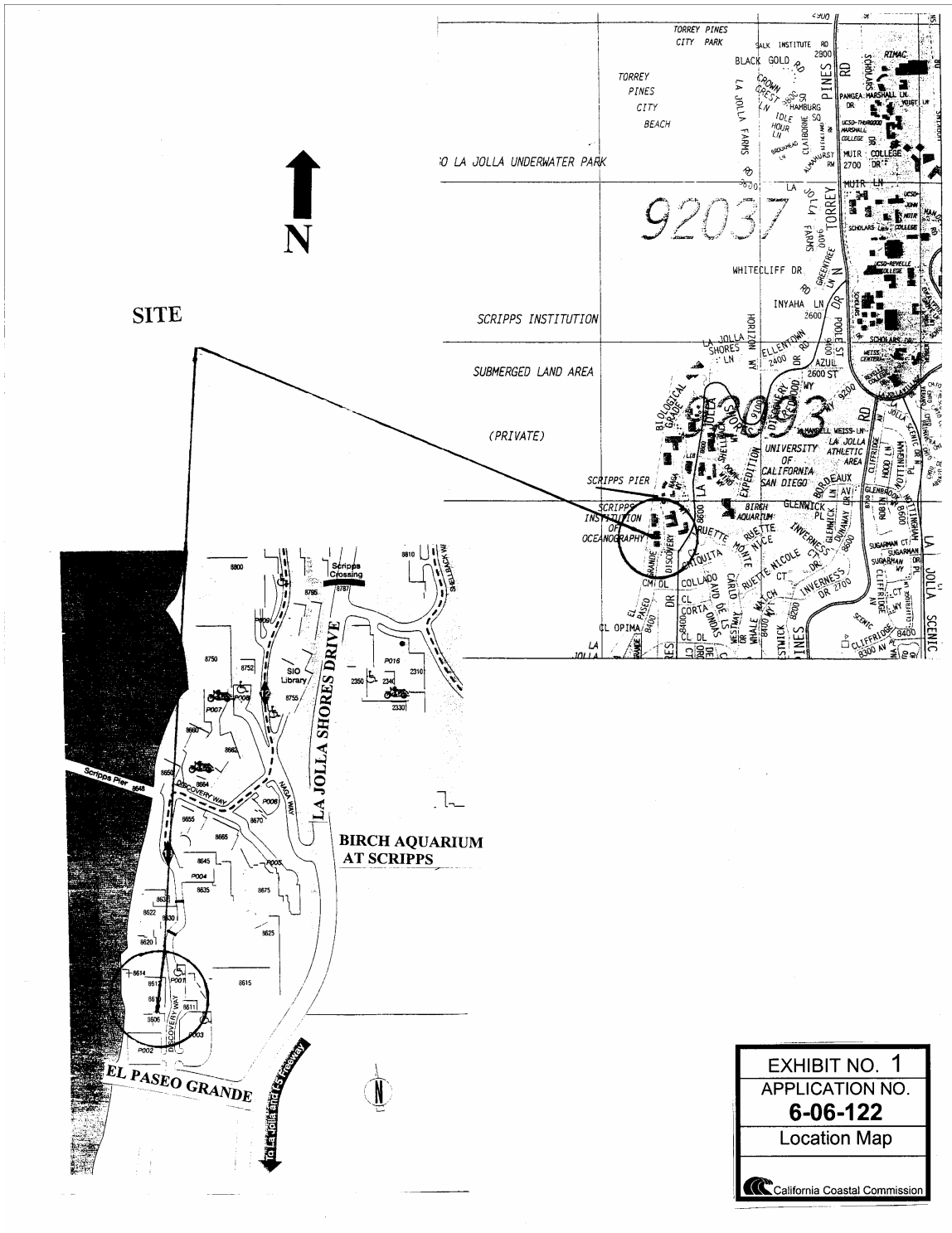


EXHIBIT NO. 1  
APPLICATION NO.  
**6-06-122**  
Location Map

California Coastal Commission

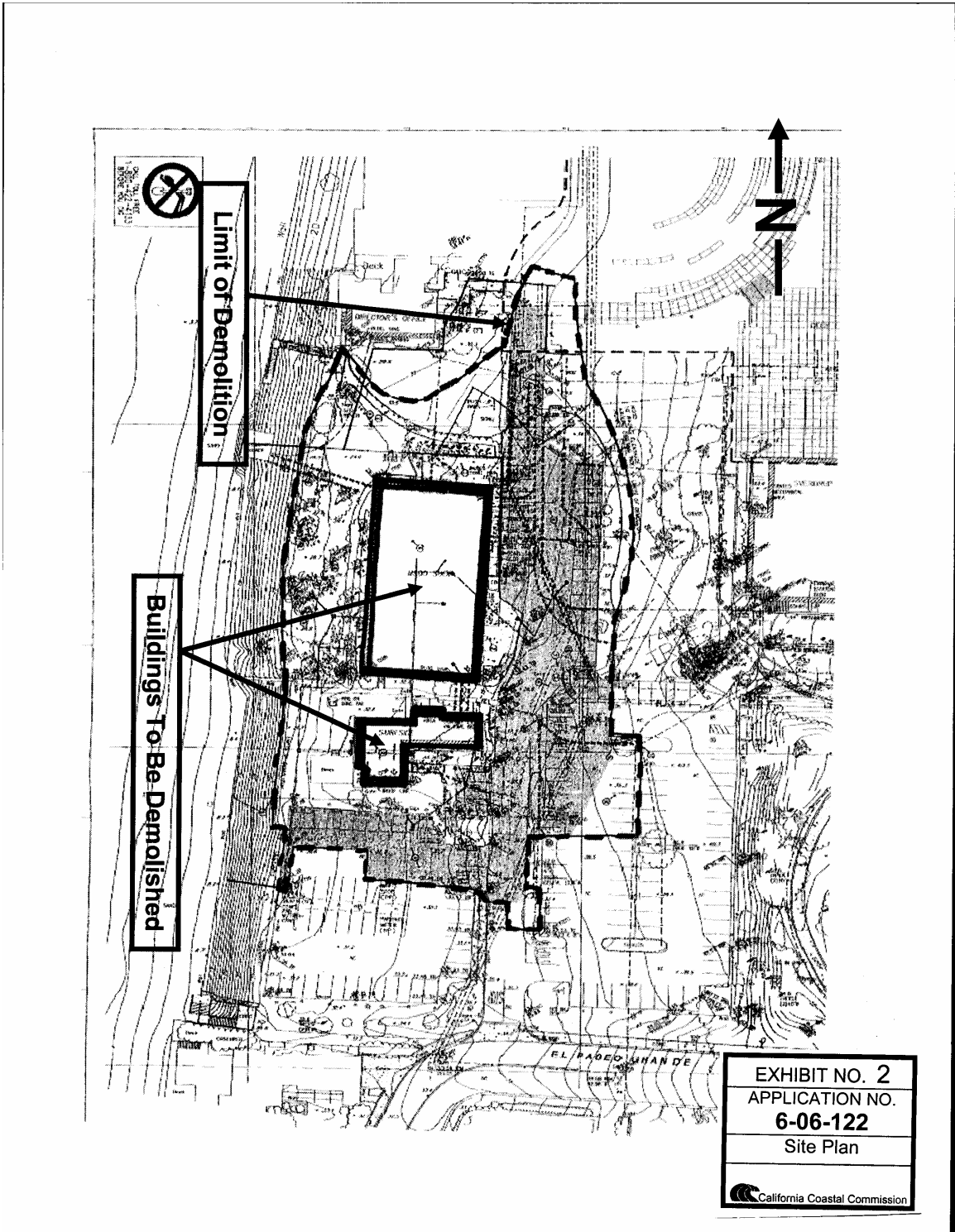


EXHIBIT NO. 2
APPLICATION NO.
<b>6-06-122</b>
Site Plan
 California Coastal Commission