

**CALIFORNIA COASTAL COMMISSION**

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# Tu 14a & 14b

**DATE:** March 22, 2007

**TO:** Commissioners and Interested Persons

**FROM:** Jack Ainsworth, Deputy Director  
Gary Timm, South Central Coast District Manager  
Steve Hudson, Supervisor, Planning and Regulation  
Melissa Hetrick, Coastal Program Analyst

**SUBJECT:** **Proposed Major Amendment 1-07** to the UCSB Certified Long Range Development Plan (LRDP); and **Notice of Impending Development (NOID) 2-07**, for the Isla Vista Foot Patrol Building Project, for Public Hearing and Commission Action at the April 10, 2007, Commission Meeting in Santa Barbara.

## **DESCRIPTION OF SUBMITTAL**

The University of California at Santa Barbara (UCSB or University) is requesting Commission certification of an amendment to the University's certified Long Range Development Plan (LRDP) that would allow subsequent construction of the Isla Vista Foot Patrol Building. UCSB has also submitted the accompanying Notice of Impending Development (NOID) for implementation of the proposed project upon certification of the LRDP amendment. The LRDP Amendment was filed as complete pursuant to Section 13549 of the CA Code of Regulations on February 16, 2007. The NOID shall not be deemed filed as complete until the Commission has acted on the subject LRDP Amendment. According to Section 13530 of the CA Code of Regulations, the Commission has 90 days from the date of filing to act on the LRDP Amendment. The Commission, therefore, has until May 17, 2007 to act on the LRDP Amendment.

The Long Range Development Plan amendment is a project-driven amendment that would allow for the development of a 30 foot high, two story building and parking lot for the Isla Vista Foot Patrol on a portion of an existing parking lot on the western edge of Main Campus of the University. The purpose of the project is to provide a stable law enforcement facility for the foot patrol. The foot patrol was established in 1970 as a combined community policing effort, staffed by members of the County Sheriff's Department, the UCSB Police Department, and the California Highway Patrol. The project site is located along Trigo Road between Embarcadero Del Norte Road in Isla Vista, Santa Barbara County and Ocean Road at the University of California, Santa Barbara. The certified 1990 LRDP currently designates this area as a parking lot with the land use designation of "Academic Uses," which allows for administrative and

student support uses. Amendment revisions to the LRDP include: identifying the site as a potential building location; assigning a maximum height limit of 35 feet; and transferring 5,400 assignable square feet from Building Location 9 on Main Campus to the proposed Building Location 39.

The associated impending development consists of the construction of a 5,367 sq. ft., two story, 30 foot high building and 1,375 sq. ft. covered loading area on an existing 28,500 sq. foot parking lot currently used by University permit holders and bicyclists. The project would also include construction of a 5,456 sq. ft. ground level parking lot (15 spaces) for use by the Isla Vista Foot Patrol, 5,270 sq. ft. ground level parking lot (19 spaces) for University permit holders, and a 4,235 sq. ft. bike parking area (300 bike spaces). The University will lose 29 vehicle parking spaces overall as a result of the project. The number of bike spaces available at the lot will be the same as provided now. The project also includes removal of ornamental landscaping, 8 jacaranda trees, and one pine tree onsite and 3,889 sq. ft. of landscaping with predominantly native vegetation.

### **SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending that the Commission, after public hearing, **approve** LRDP Amendment 1-07 to the certified LRDP, as submitted, and **approve** the respective Notice of Impending Development 2-07 as conditioned. Staff is recommending two special conditions for NOID 2-07 regarding 1) Consistency with the LRDP and 2) Revised Landscaping Plan. ***The appropriate motions and resolutions are located on page 4 and 5.***

The proposed project would replace an existing University parking lot with a 5,367 building and parking lot for the Isla Vista Foot Patrol, a 19 space vehicular parking lot for the University, and a 300 space bicycle parking area. The project would result in a net loss of 29 University parking spaces at the subject site. These spaces would be replaced by extra parking spaces built into the recently completed Campus Parking Lot 3 located three blocks north of the project.

The standard of review for the proposed LRDP amendment is the Chapter 3 policies of the Coastal Act. The standard of review for the related NOID is the policies of the certified LRDP. The LRDP Amendment is consistent with the Chapter 3 policies of the Coastal Act as submitted. The NOID is consistent with the policies of the certified LRDP, as conditioned.

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## I. PROCEDURAL REQUIREMENTS

### A. STANDARD OF REVIEW

#### **LRDP Amendment:**

The standard of review for the proposed amendment to the certified LRDP, pursuant to Sections 30605, 30512(c), and 30514(b) of the Coastal Act, is that the proposed amendment meets the requirements of and is in conformance with the Chapter 3 policies of the Coastal Act.

Pursuant to Section 13551(b) of the California Code of Regulations, the University resolution for submittal must indicate whether the LRDP will require formal adoption by the Board of Regents after the Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Coastal Act Sections 30512, 30513 and 30519. Pursuant to Section 13551(b)(1) of the Commission's regulations, the proposed amendment will take effect automatically upon Coastal Commission approval.

#### **Notice of Impending Development:**

Section 30606 of the Coastal Act and Article 14, §13547 through §13550 of the California Code of Regulations govern the Coastal Commission's review of subsequent development where there is a certified LRDP. Section 13549(b) requires the Executive

Director or his designee to review the notice of impending development (or development announcement) within ten days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified LRDP. The notice is deemed filed when all necessary supporting information has been received.

Pursuant to CCR Section 13550(b)-(d), within thirty days of filing the notice of impending development, the Executive Director shall report to the Commission the pendency of the development and make a recommendation regarding the consistency of the proposed development with the certified LRDP. After public hearing, by a majority of its members present, the Commission shall determine whether the development is consistent with the certified LRDP and whether conditions are required to bring the development into conformance with the LRDP. No construction shall commence until after the Commission votes to render the proposed development consistent with the certified LRDP.

## **B. PUBLIC PARTICIPATION**

Section 30503 of the Coastal Act requires public input in preparation, approval, certification and amendment of any LRDP. The University held public hearings and received written comments regarding the projects from public agencies, organizations and individuals. The hearings were duly noticed to the public consistent with Sections 13552 and 13551 of the California Code of Regulations which require that notice of availability of the draft LRDP amendment (LRDPA) be made available six (6) weeks prior to the Regents approval of the LRDP amendment. Notice of the subject amendment has been distributed to all known interested parties.

## **II. STAFF RECOMMENDATION: MOTIONS & RESOLUTIONS**

### **A. LRDP AMENDMENT 1-07: APPROVAL AS SUBMITTED**

**MOTION I:** *I move that the Commission certify the University of California at Santa Barbara Long Range Development Plan Amendment 1-07 (IV Foot Patrol Building) as submitted.*

**STAFF RECOMMENDS A YES VOTE:** Passage of this motion will result in certification of the Long Range Development Plan Amendment 1-07 and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners

### **RESOLUTION I:**

The Commission hereby certifies the University of California at Santa Barbara Long Range Development Plan Amendment 1-07 as submitted and adopts the findings stated

below on the grounds that the amendment as submitted is consistent with Chapter 3 of the Coastal Act. Certification of the amendment as submitted complies with the California Environmental Quality Act because there are no feasible mitigation measures or alternatives that would substantially lessen the significant adverse effects that the approval of the amendment would have on the environment.

## **B. NOID 2-07: APPROVAL WITH CONDITIONS**

**MOTION II:** *I move that the Commission determine that the development described in the Notice of Impending Development 2-07 (IV Foot Patrol Building), as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan.*

**STAFF RECOMMENDS A YES VOTE:** Passage of this motion will result in a determination that the development described in the Notice of Impending Development 2-07 as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan as amended pursuant to LRDP Amendment 1-07, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **RESOLUTION II: TO DETERMINE DEVELOPMENT IS CONSISTENT WITH LRDP:**

The Commission hereby determines that the development described in the Notice of Impending Development 2-07, as conditioned, is consistent with the certified University of California at Santa Barbara Long Range Development Plan, as amended pursuant to LRDP Amendment 1-07 for the reasons discussed in the findings herein.

## **III. NOID 2-07 SPECIAL CONDITIONS**

### **1. Consistency with the LRDP**

Prior to the commencement of any development, certification of the Long Range Development Plan Amendment 1-07 by the Coastal Commission must be final and effective in accordance with the procedures identified in California Code of Regulations, Title 14, Division 5.5, Section 13547.

### **2. Revised Landscaping Plan**

Prior to the commencement of development, the University shall submit a revised landscaping plan, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The revised plan shall incorporate the criteria set forth below. All development shall conform to the final approved landscaping plans:

- (a) All disturbed areas on the project site shall be planted and maintained for erosion control purposes within (60) days after construction of the Isla Vista Foot Patrol Building is completed. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.
- (b) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.
- (c) Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.

#### **IV. FINDINGS FOR THE APPROVAL OF THE LONG RANGE DEVELOPMENT PLAN AMENDMENT 1-07, AS SUBMITTED, AND THE RESPECTIVE NOTICE OF IMPENDING DEVELOPMENT 2-07, AS CONDITIONED**

The following findings support the Commission's approval of the LRDP amendment 1-07 as submitted and approval of the respective Notice of Impending Development 2-07, as conditioned. The Commission hereby finds and declares as follows:

##### **A. PROJECT DESCRIPTION**

The University of California at Santa Barbara (UCSB or University) is requesting Commission certification of an amendment to the University's certified Long Range Development Plan (LRDP). UCSB has also submitted the accompanying Notice of Impending Development (NOID) for implementation of the proposed project upon certification of the LRDP amendment. The Long Range Development Plan amendment is a project-driven amendment that would allow for the development of a 30 foot high, two story building and parking lot for the Isla Vista Foot Patrol on a portion of an existing parking lot on the western edge of Main Campus of the University (Exhibits 1-4). The purpose of the project is to provide a stable law enforcement facility for the foot patrol, which was established in 1970 as a combined community policing effort, staffed by members of the County Sheriff's Department, the UCSB Police Department, and the California Highway Patrol.

##### **Project Location**

The project would be located adjacent to the Isla Vista Theater on the southeastern edge of Isla Vista and the southwestern edge of UCSB's Main Campus. The project site is an existing 28,500 sq ft. University parking lot (Lot 40) located along Trigo Road

between Embarcadero Del Norte Road in Isla Vista, Santa Barbara County and Ocean Road at the University of California, Santa Barbara. The parking lot currently provides 48, permit only, vehicle parking spaces for use by the University and 300 bike parking spaces. The parking lot is currently landscaped with eight jacaranda trees and one pine tree, and ornamental landscaping. A eucalyptus windrow separates the campus from Isla Vista at this location. The project area is not considered a raptor roosting, nesting, or foraging area as determined by raptor surveys performed on the eucalyptus windrow by Morro Group, Inc from May to June, 2006.

### **LRDP Amendment**

The certified 1990 LRDP currently designates the project area as a parking lot with the land use designation of "Academic Uses," which allows for administrative and student support uses. The subject lot is not designated in the 1990 LRDP for "coastal access parking." The proposed amendment would modify Figures 12 and 15 and Table 13 (mistakenly identified as Figure 13 in the 1990 LRDP) to identify a potential new building location (Building Location 39) in the project area. Figure 15 of the LRDP would assign a maximum height limit of 35 feet to the area. This maximum height limit is consistent with those areas of Main Campus directly east of the project site, height limits for Isla Vista established by the County of Santa Barbara, and the height of the neighboring Isla Vista Theatre. The Amendment would also modify Table 13 of the LRDP to transfer 5,400 assignable square feet from Building Location 9 on Main Campus to the proposed Building Location 39, so that no net increase in assignable square feet on Main Campus would result from the project. Potential Building Location 9 is an undeveloped site on the west side of Main Campus intended for future uses such as art gallery and support functions, expansion of Snidecor Hall, or expansion of the Faculty Club. A portion of the site would remain a University parking lot as discussed below.

### **Notice of Impending Development**

The impending development consists of the construction of a 5,367 sq. ft., two story, 30 foot high building and 1,375 sq. ft. covered loading area on a portion of the 28,500 sq. ft. parking lot currently located at the subject site. The project would also include construction of a 5,456 sq. ft. ground level parking lot (15 spaces) for use by the Isla Vista Foot Patrol, 5,270 sq. ft. ground level parking lot (19 spaces) for University permit holders, and a 4,235 sq. ft. bike parking area and facilities (300 bike spaces). The project will result in the loss of 29 University vehicle parking spaces overall. The number of bike spaces available at the lot will be the same as provided now. Commission staff note that the original project submitted by the University included a design that would have reduced the amount of bike parking onsite. In response to concerns from Commission staff, however, the University submitted revised plans to include additional bike spaces. The project also includes removal of ornamental landscaping, eight jacaranda trees, and one pine tree onsite and landscaping of an approximately 3,889 sq. ft. area.

## **B. CONSISTENCY ANALYSIS**

The standard of review for the proposed LRDP amendment is the Chapter 3 policies of the Coastal Act. The standard of review for the related NOID is the policies of the certified LRDP.

### **Environmentally Sensitive Habitat and Water Quality**

The LRDP contains several policies regarding the protection and management of coastal waters and sensitive habitat areas. Sections 30230 and 30231 of the Coastal Act, which have been included in the certified LRDP, require that marine resources and the biological productivity of coastal waters, including wetlands, shall be maintained and, where feasible, enhanced. Section 30240 of the Coastal Act, which has been included in the certified LRDP, provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and that development in areas adjacent to such areas shall be sited and designed to prevent impacts which would significantly degrade such areas. In addition, the LRDP contains several other policies which also require the protection of sensitive habitat and wetland areas. For instance, Policy 30231.1 requires that wetlands and coastal waters be protected from increased sedimentation or contamination from new development. Policy 30231.2 requires that new development be designed to minimize soil erosion and to direct runoff away from coastal waters and wetlands.

The subject site is a paved parking lot that is landscaped with non-native and ornamental vegetation. A eucalyptus windrow separates the campus from Isla Vista at this location. This windrow is not known to provide habitat for monarch butterflies. The project area is also not considered a raptor roosting, nesting, or foraging area as determined by raptor surveys performed on the eucalyptus windrow by Morro Group, Inc from May to June, 2006. The project site is located 0.25 miles from the nearest coastal bluff and beach area.

The proposed project will not displace any sensitive habitats. However, if revegetation of disturbed areas onsite is not successful, the project may result in potential adverse effects to the existing bluff and beach habitat located downslope of the project site from increased erosion and sedimentation. Erosion can best be minimized by landscaping all disturbed and graded areas of the site. In addition, the Commission also finds that the use of non-native and/or invasive plant species for landscaping results in both direct and indirect adverse effects to native plants species. Adverse effects from such landscaping result from the direct occupation or displacement of native plant communities by new development and associated non-native landscaping. Indirect adverse effects include offsite migration and colonization of native plant habitat by non-native/invasive plant species (which tend to outcompete native species) adjacent to new development.

In the case of the proposed development, the University has submitted a preliminary landscaping plan for the project site. However, this plan proposes the use of primarily

non-native plant species. Due to the proximity of the site to sensitive coastal bluffs and beach, and to ensure that all areas impacted by the impending development are landscaped in accordance with the LRDP provision to minimize erosion, the Commission finds it necessary to require **Special Condition Two (2)**. Special Condition Two requires the University to submit final landscape plans, for review and approval by the Executive Director, to revegetate all disturbed areas on site with predominantly native plant species endemic to the surrounding area. Specifically, Special Condition Two (2) requires that all landscaping shall consist primarily of native/drought resistant plants. All native plant species shall be of local genetic stock. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized or maintained within the property.

The Commission, therefore, finds that the notice of impending development, as conditioned, is consistent with the applicable and LRDP policies with regards to environmentally sensitive habitat areas and water quality. The Commission also finds that the LRDP Amendment is consistent with the Chapter Three policies of the Coastal Act that pertain to water quality and biological resources.

### **Parking and Access**

Coastal access is generally viewed as an issue of physical supply, and is dependent not only on the provision of lateral access (access along a beach) and vertical access (access from an upland street, bluff or public park to the beach), but also the availability of public parking and/or public transportation alternatives. In past Commission actions, the Commission has found that the availability of public parking (including on-street parking) constitutes a significant public access and recreation resource and is as important to coastal access as shoreline accessways. Section 30252 of the Coastal Act, incorporated by reference into the LRDP, states in part that the location and amount of new development should maintain and enhance public access to the coast by facilitating the provision or extension of transit service and providing adequate parking facilities or providing substitute means of serving the development with public transportation. The LRDP also contains policies that require the University to accommodate coastal visitor parking.

The University of California, Santa Barbara campus is uniquely situated along 2½ miles of coastline in Santa Barbara County. Surrounding the 815-acre campus is a mixture of suburban residential, commercial areas, agricultural, and undeveloped lands. The Main, Storke, and West Campus areas of UCSB effectively surround the community of Isla Vista on three sides, and the Pacific Ocean lines the community on the south. Isla Vista is a residential community with a small commercial center, approximately ½ square mile in area, located in an unincorporated area of Santa Barbara County immediately west of the University and immediately east of the Coal Oil Point Natural Reserve.

The current population of Isla Vista is approximately 20,000; some 13,000 of whom are students. Development in Isla Vista is generally characterized as high-density residential with some single-family residential neighborhoods and a small commercial “downtown” district. The multiple residential areas in Isla Vista are generally characterized by a lack of parking, landscaping, and architectural amenities. There are approximately 3,000 existing on-street parking spaces in the community, all of which are currently available for public use on a “first-come, first-serve” basis. There are five existing vertical access ways that provide public access from the Del Playa Drive to the sandy beach. The approximately 3,000 on-street parking spaces within Isla Vista are heavily used, limiting use of the vertical access ways and the beach. The subject site is approximately 0.25 miles from the nearest public vertical access way to the beach.

At UCSB, public pedestrian access is available to and along the entire 2½ miles of coastline contiguous to the campus. Additionally, the parking facilities on campus constitute the majority of publicly-available beach parking in the area. Approximately 2,195 parking spaces on campus may currently be used by the general public for a fee. Several parking lots on campus have been specifically identified in the LRDP to accommodate public coastal access parking.

As a result of their proximity, the social and economic interests of the University and Isla Vista community are inextricably linked. Particularly notable is the impact to transportation and parking conditions as a result of the influx of students, staff, researchers, and the many other visitors associated with the University. The growing campus exacerbates the existing and historical lack of parking in Isla Vista, which has been attributed to a number of different factors, including: substantial development of Isla Vista in the 1950s and 1960s when only one space per unit was required; the large number of residents (primarily students) per unit was not contemplated at the time of development; development of dense multi-unit housing on the east side of Isla Vista; and commuters to the University utilizing on-street parking in the areas close to the University to avoid on-campus parking fees. Due to the coastal access parking problem in Isla Vista, the Commission, in previous actions (UCSB LRDP 1-04 for the San Clemente Housing and County of Santa Barbara Appeal A-4-STB-04-124 for a preferential parking program in Isla Vista), has indicated that future University projects would receive strict scrutiny in the future with regard to new development and its potential to contribute incrementally to the existing parking problem.

In this case, the proposed project would convert an existing parking lot (Lot 40) that provides parking for University permit holders to a mixed use site that would include a new building and parking lot for use only by the Isla Vista Foot Patrol and vehicle and bike parking for the University. The current lot provides 48, permit only, vehicle parking spaces for use by the University and 300 bike parking spaces. None of these parking spaces are specifically designated as public “coastal access parking spaces” in the 1990 LRDP and are primarily used by students and staff going to the Isla Vista theatre. The newly reconstructed lot would provide 15 spaces for use by staff and visitors to the Isla Vista Foot Patrol and 19 vehicle spaces for UCSB. There would be a total loss of 29 spaces for use by UCSB permit holders. The number of bike parking spaces (300)

would remain the same and the existing dilapidated bike parking would be improved with new bike racks.

The Isla Vista Foot Patrol program is currently located in a leased space in Isla Vista. Any traffic and parking needs for the program would essentially be relocated to a new location in Isla Vista as a result of the project. The University, however, would lose 29 vehicle parking spaces. Reductions in parking spaces could force staff and students of the University to park in other lots and side streets that provide coastal access parking for the area. However, the University is in the process of building a new parking structure on the western side of Main Campus, approximately 3 blocks northeast of the project site. This parking lot, Campus Parking Structure 3, was approved as LRDP Amendment 2-03 and NOID 10-03 (CPS3 Project) by the Commission in June 2004. The parking lot is planned to include 1,086 spaces within the structure and 70 spaces outside the structure. The May 21, 2004 Commission findings for approval of the CPS3 project state in part:

***The CPS3 project is designed to restore parking supply lost to new development on the Main Campus. The 1,086 space structure and 70 space open lot will provide a net increase in parking supply of 123 spaces after compensatory parking spaces (spaces that will make up for loss of surface parking due to other Main Campus development, or new demand created by other projects) are discounted from consideration.***

Accordingly, Campus Parking Structure 3 was planned to accommodate the demand created by the then envisioned future development of Main Campus outlined in the 1990 LRDP Amendment and development approved through LRDP Amendments from 1990 to June 2004. In addition, the structure would provide the University with an additional 123 spaces to be used as extra parking for future projects planned by the University. Since 2004, the University has submitted several LRDP Amendments for new development on campus. These amendments, however, have either included sufficient parking or mitigated parking demands in other ways and have not officially utilized the extra 123 spaces in Lot 3 to mitigate increased parking demand. The University is, therefore, proposing to assign 29 of the 123 extra spaces in Parking Lot 3 as replacement spaces to mitigate the loss of 29 University parking spaces on the subject site (Lot 40). Currently the first two levels of Lot 3 are completed and open and it is planned that the rest of the structure will be open at the end of March 2007. Given the close proximity of the two lots, Campus Lot 3 is a reasonable location for University permit holders to park to access Isla Vista Theatre and other areas previously serviced by Lot 40. In addition, the proposed reconstruction of Lot 40 would result in some disabled parking and regular University parking directly adjacent to Isla Vista Theatre. Therefore, given the replacement parking available in Parking Lot 3, the replacement of bicycle parking spaces, and other described improvements there will be no net reduction in parking spaces caused by the project described in the LRDP Amendment and related NOID.

For the above reasons, the Commission finds that the LRDP Amendment 1-07, as submitted, is consistent with the applicable Chapter 3 policies with regard to public

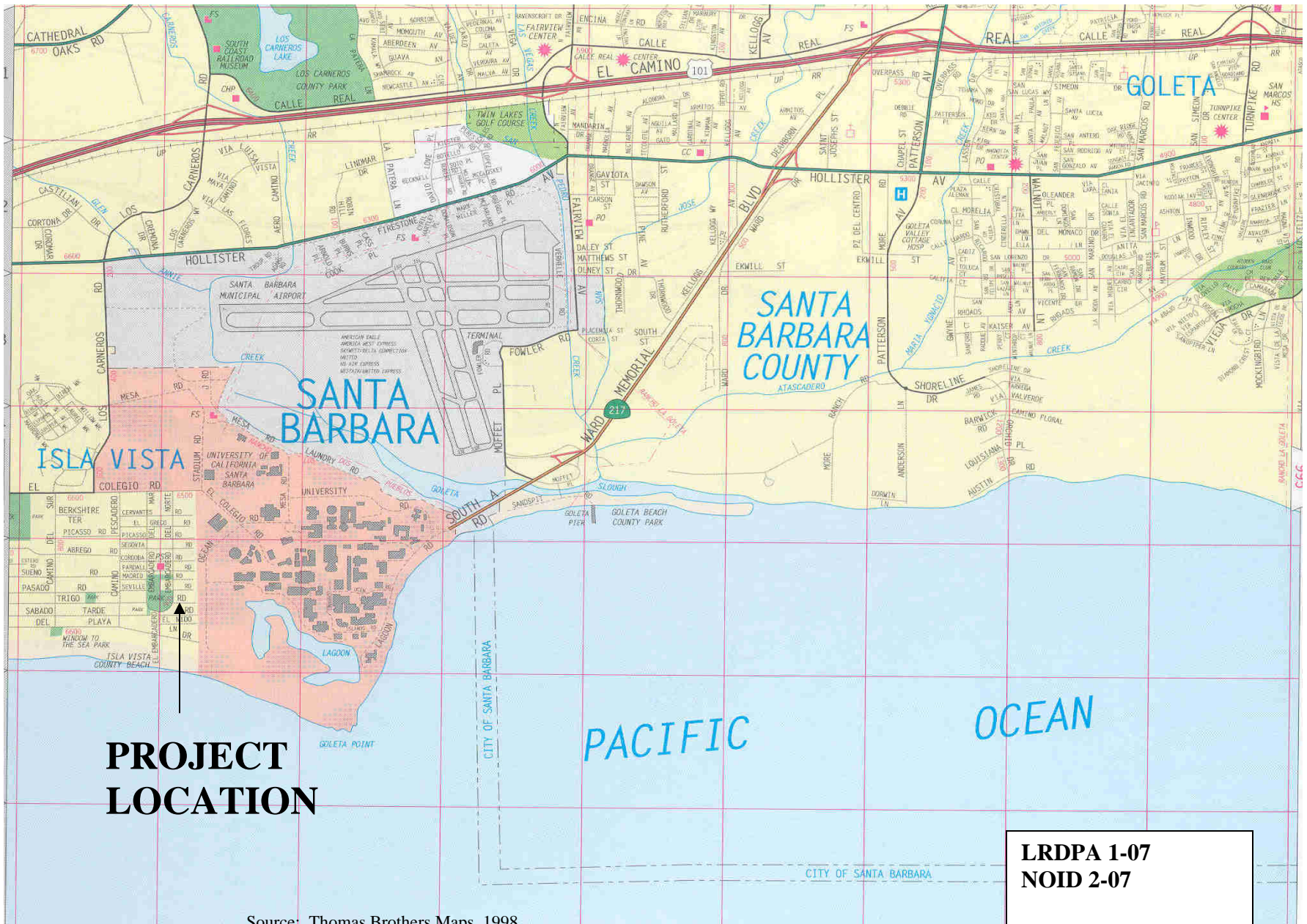
access and NOID 2-07, as conditioned, is consistent with the applicable policies of the LRDP with regards to public access.

## **C. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

Pursuant to Section 21080.9 of the California Environmental Quality Act ("CEQA"), the Coastal Commission is the lead agency responsible for reviewing Long Range Development Plans and Notices of Impending Development for compliance with CEQA. In addition, Section 13096 of the Commission's administrative regulations requires Commission approval of Notices of Impending Development to be supported by a finding showing the application, as modified by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). The Secretary of Resources Agency has determined that the Commission's program of reviewing and certifying LRDPs qualifies for certification under Section 21080.5 of 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. Section 21080.5(d)(1) of CEQA and Section 13540(f) of the California Code of Regulations require that the Commission not approve or adopt a LRDP, "...if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment."

For the reasons discussed in this report, the LRDP amendment, as submitted is consistent with the intent of the applicable policies of the Coastal Act and no feasible alternatives are available which would lessen any significant adverse effect which the approval would have on the environment. Therefore, the Commission finds that the LRDP amendment, as modified, is consistent with CEQA.

The Commission has imposed conditions upon the Notice of Impending Development to include such feasible measures as will reduce environmental impacts of new development. The Commission incorporates its findings on Coastal Act and LRDP consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development approved by this NOID, as conditioned, is consistent with both the policies of the certified LRDP and Coastal Act. Feasible mitigation measures which will minimize all adverse environmental impacts have been required as special conditions. As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that Notice of Impending Development as conditioned herein, is consistent with CEQA, the Coastal Act, and the applicable provisions of the Long Range Development Plan.

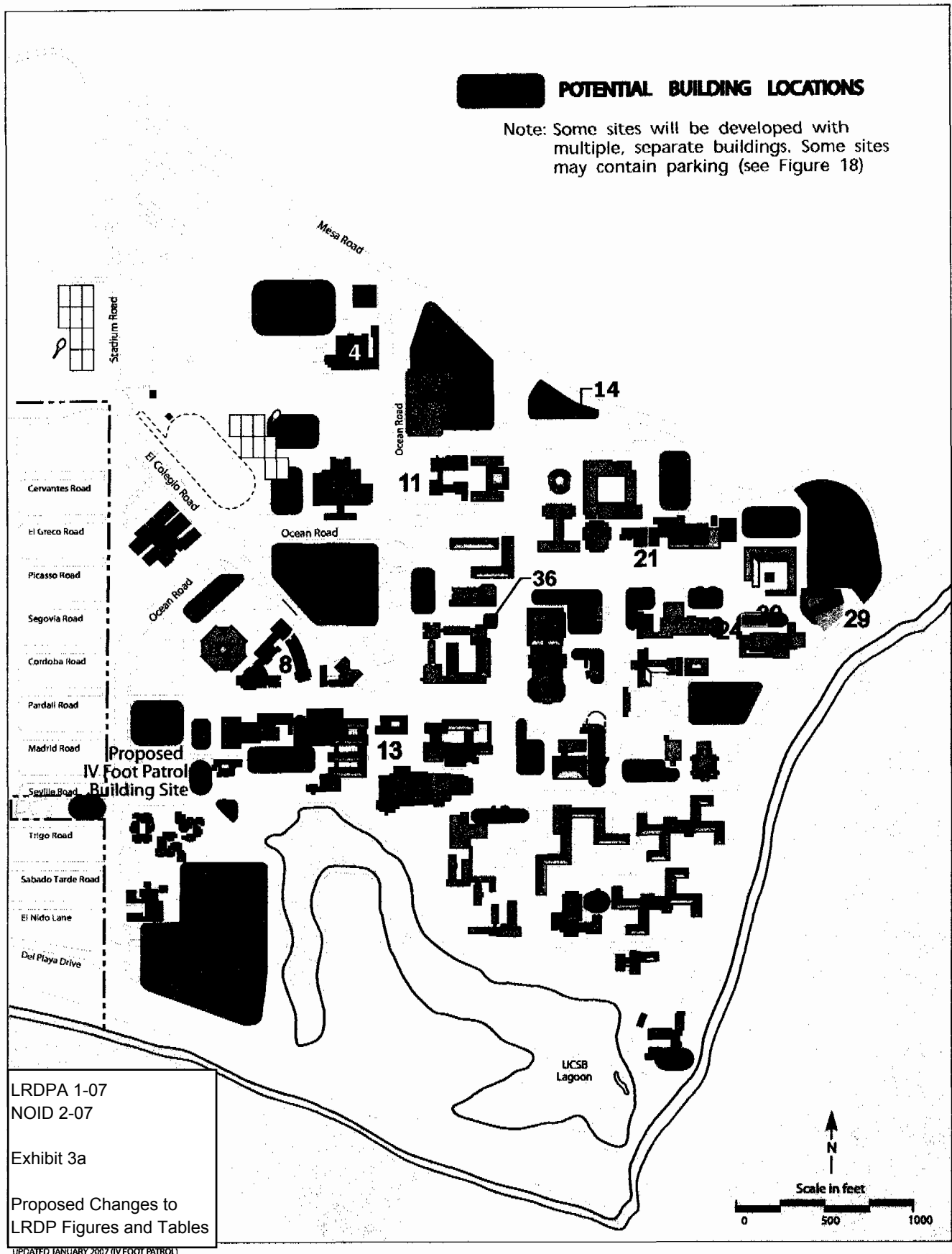


Source: Thomas Brothers Maps, 1998.

**LRDPA 1-07  
NOID 2-07**

**Exhibit 1**

**Project Location**



**FIGURE 12 Amended Potential Building Locations**

**Table 13****Potential Non-Residential Building Development  
Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
32	0 <sup>ii</sup>	0 <sup>ii</sup>	Project: Open Space Range of Uses: <ul style="list-style-type: none"> <li>Habitat restoration</li> <li>Existing pump station</li> <li>Existing service area</li> <li>Existing utility related functions</li> </ul>
[33]	318	25	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>Expansion of existing functions in public safety building</li> <li>Housing and residential services support functions</li> <li>Offices, meeting rooms, and conference space</li> <li>Warehouse and storage space</li> <li>Service loading docks</li> </ul>
34 <sup>i</sup>	20 <sup>i</sup>	3.1 <sup>i</sup>	Project: Harder Stadium Offices Range of Uses: <ul style="list-style-type: none"> <li>Surge space including academic and administrative offices, dry teaching/research space, and storage space.</li> </ul>
35 <sup>ii</sup>	189.3 <sup>ii</sup>	37.6 <sup>ii</sup>	Project: Recreation and Aquatics Center Expansion Range of Uses: <ul style="list-style-type: none"> <li>Recreation, athletic functions</li> <li>Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities &amp; functions</li> </ul>
36	4.3	3.8	Project: The Arbor Expansion Range of Uses: <ul style="list-style-type: none"> <li>Convenience store, sandwich vendor, pizza vendor, ATMs and utility room.</li> </ul>
37*	26.6*	43.2*	Project: Student Resource Building Range of Uses: <ul style="list-style-type: none"> <li>Offices and meeting rooms</li> <li>Student services and administrative functions</li> <li>Computer laboratories</li> <li>Childcare facilities</li> <li>Related support functions</li> </ul>
38**	8.8**	6**	Project: Residential Life Resource Center Range of Uses: <ul style="list-style-type: none"> <li>Administrative offices for the Housing and Residential Services Department</li> </ul>
39***	5.2***	5.4***	Project: Isla Vista Foot Patrol Range of Uses: <ul style="list-style-type: none"> <li>Police services</li> </ul>

[ ] No major capital project currently planned at this location

<sup>i</sup> Amended by Harder Stadium Offices LRDP Amendment, April 2002.

<sup>ii</sup> Amended by Recreation and Aquatics Center Expansion LRDP Amendment, November 2002.

\* Amended by Student Resource Building project, May 2003.

\*\* Amended by Residential Life Resource Center project, May 2003.

\*\*\* Proposed amendment by Isla Vista Foot Patrol, October 2006.

LRDPA 1-07  
NOID 2-07

Exhibit 3b

Proposed Changes to  
LRDP Figures and Tables

**Table 13****Potential Non-Residential Building Development  
Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
26	33	69	Project: Life Sciences Building Range of Uses: <ul style="list-style-type: none"> <li>• Academic offices and support space for natural sciences disciplines</li> <li>• Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space</li> <li>• ESM class and research laboratories, academic and administrative offices and space, and support space for ancillary functions (e.g., storage, instrument rooms, computer service etc.)</li> <li>• Expansion of Noble Hall (Biological Sciences)</li> </ul>
[27]	47.5 <sup>1</sup>	59.5 <sup>1</sup>	Project: Engineering Science Building Range of Uses: <ul style="list-style-type: none"> <li>• Parking structure</li> <li>• Expansion of engineering</li> <li>• Visitor center</li> </ul>
[28] (2)	12.5 <sup>2</sup>	71.8 <sup>2</sup>	Project: California Nanosystems Institute/Campus Parking Structure 2 Range of Uses: <ul style="list-style-type: none"> <li>• Instruction and research building for the sciences and engineering</li> <li>• Mixed Use Parking Structure (approximately 605 spaces) and Cafe</li> </ul>
29	15	29	Project: Institute of Theoretical Physics Range of Uses: <ul style="list-style-type: none"> <li>• Academic offices</li> <li>• Conference, seminar, and meeting rooms</li> <li>• Support space for computing, library, and other ancillary functions</li> </ul>
[30]	9	<del>44</del> 21*	Project: <del>No major capital project currently planned at this location</del> <u>Materials Research Laboratory Building*</u> Range of Uses: <ul style="list-style-type: none"> <li>• Class laboratories for sciences and engineering discipline area</li> <li>• Academic offices and support space</li> </ul>
[31]	27	28	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Expansion of functions located in Marine Biotechnology Laboratory</li> <li>• Class and research laboratories for biological sciences related to seawater system</li> <li>• Aquaria for research and visitor serving functions</li> <li>• Support space for equipment related to seawater system (e.g. filter, pumps, tanks)</li> </ul>

<sup>1</sup> Amended by Engineering Science Building LRDP Amendment, 2000.

<sup>2</sup> Amended by Major Amendment 4-02, May 9, 2003.

(2) Parking also permitted

\* Proposed amendment by Material Research Laboratory Addition project, May 2003.

**Table 13****Potential Non-Residential Building Development  
Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
21	50	72	<p>Project: Potential Physical Sciences Building (North Building)</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of existing chemistry facility</li> <li>• Class laboratories</li> <li>• Research laboratories</li> <li>• Academic and support offices and conference rooms</li> <li>• Storage, stores, machine shop, glassblowing and other support space</li> </ul>
22	22	26	<p>Project: Potential Physical Sciences Building (South Building)</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Class laboratories for geological sciences</li> <li>• Physics shops</li> <li>• Loading dock</li> </ul>
[23]	27	37	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of Broida Hall (Physics Building)</li> <li>• Instruction and research activities for the sciences and engineering including: departmental administrative offices, class and research laboratories, small classrooms, conference rooms, academic support space</li> </ul>
[24]	7	9	<p>Project: No major capital project currently planned at this location</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Expansion of Broida Hall (Physical Building)</li> <li>• User facilities for free electron laser including: reception, offices, preparation rooms and support space</li> </ul>
25(2)	81	103	<p>Project: Alternative site for Potential School of Environmental Sciences and Management (ESM) Building</p> <p>Range of Uses:</p> <ul style="list-style-type: none"> <li>• Academic offices and support space for natural and physical sciences disciplines</li> <li>• Marine Sciences Institute functions including: academic and administrative offices, conference rooms, research laboratories, research storage and support space</li> <li>• ESM class and research laboratories, academic and administrative offices and space, and support space for ancillary functions (e.g. storage, instrument rooms, computer service etc.)</li> <li>• Expansion of geological sciences</li> <li>• Academic office and support space for natural sciences disciplines</li> </ul>

(2) Parking also permitted

**Table 13****Potential Non-Residential Building Development  
Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[14](2)	31	28	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Campus-community serving function</li> <li>• Visitor center</li> <li>• Mixed use academic and administrative functions</li> </ul>
15	69	126	Project: Potential Library Expansion Range of Uses: <ul style="list-style-type: none"> <li>• Library stacks, special collections, study carrels, open study space, small meeting rooms, administrative offices</li> </ul>
[16]	28	41	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Library expansion space</li> <li>• Instruction and research building for the sciences including: departmental administrative offices, class and research laboratories, small-mid range classrooms, conference rooms, support space</li> <li>• Instructional development functions</li> </ul>
[17]	<del>25</del> 16.2**	<del>39</del> 33**	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Instructional and research building for physical, natural and/or behavioral sciences to including administrative and faculty office, class and research laboratories, conference/seminar rooms and support space</li> <li>• Expansion of psychology building</li> </ul>
[18](2)	44	51	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Parking structure</li> <li>• Student services</li> <li>• Campus-community related services</li> </ul>
19	32	33	Project: Potential Expansion of Ortega (Dining) Commons Range of Uses: <ul style="list-style-type: none"> <li>• Student dining facilities, administrative operations, student activity rooms</li> </ul>
[20](2)	48	<del>15.5+</del> 8.5*	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Instruction and research building for the sciences and engineering, and/or education</li> <li>• Campus-community related services</li> </ul>

(2) Parking also permitted

<sup>1</sup> Amended by Major Amendment 4-02, May 9, 2003.

\* Proposed amendment by Material Research Laboratory Addition project, May 2003.

\*\* Proposed amendment by Residential Life Resource Center project, May 2003.

**Table 13****Potential Non-Residential Building Development  
Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[7]	269	385	Project: No current major capital projects planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Social and Behavioral Sciences and/or Arts and Humanities discipline functions consisting of offices, classrooms, class and research laboratories, and support functions</li> <li>• Multiple instruction and research buildings arranged around a large, central quad linked to pedestrian and bicycle circulation corridors</li> <li>• Multidisciplinary undergraduate programs</li> <li>• Student and administrative service functions</li> <li>• Computer and/or instructional development facilities.</li> </ul>
8	58	<del>413</del> <u>91.8*</u>	Project: <del>Potential</del> Humanities and Social Sciences Building Range of Uses: <ul style="list-style-type: none"> <li>• Humanities and Social Sciences discipline area</li> <li>• Offices, classrooms, class and research laboratories, and academic support functions</li> </ul>
9	62	64** 58.6	Project: Alternative Site for Potential Art Museum Range of Uses: <ul style="list-style-type: none"> <li>• Art gallery and support functions</li> <li>• Expansion of Snidecor Hall (speech, hearing, drama and dance) and/or arts building functions</li> <li>• Expansion of Faculty Club</li> </ul>
[10](2)	310	60	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Relocation of University Road</li> <li>• Parking structure &amp; surface parking</li> <li>• Administrative &amp; student support functions</li> </ul>
[11]	67	87	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Administrative &amp; student support functions</li> </ul>
[12]	35	82	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Computer laboratories and/or instructional development</li> <li>• Instructional and research facilities for behavioral and social sciences, arts and/or humanities</li> </ul>
13	46	72	Project: Potential University Center Expansion Range of Uses: <ul style="list-style-type: none"> <li>• Student and UCen administrative offices, food services, retail, mid-range to large meeting rooms, lounges</li> </ul>

(2) Parking also permitted

\* Amended by Student Resource Building project, May 2003.

\*\* Proposed amendment by Isla Vista Foot Patrol, October 2006.

**Table 13****Potential Non-Residential Building Development  
Intensity & Type**

Site Number	Site Area (000 GSF)	Building Area (000 ASF)	Potential Site Uses
[1]	42	74	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Non Classroom building within Arts &amp; Humanities disciplinary area</li> <li>• Campus-Community serving function befitting location adjacent to new entrance and turnabout.</li> </ul>
2	16	<del>34</del> <u>26.4*</u>	Project: Alternative Site for Potential Art Museum Range of Uses: <ul style="list-style-type: none"> <li>• Expansion of Snidecor Hall (speech, hearing, dramatic arts and dance)</li> <li>• Expansion of Faculty Club recreation amenities (e.g., squash and racquetball courts)</li> <li>• Campus-Community serving function befitting location close to parking, faculty club, and visibility from Campus periphery.</li> </ul>
3	28	24	Project: Potential Alumni Center Range of Uses: <ul style="list-style-type: none"> <li>• Meeting rooms, offices &amp; food service</li> <li>• Expansion of faculty club functions</li> </ul>
4	55	54	Project: Recreation & Aquatics Center Range of Uses: <ul style="list-style-type: none"> <li>• Recreation, athletic functions</li> <li>• Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities &amp; functions.</li> </ul>
[5]	85.7	30.3	Project: No major capital project currently planned at this location Range of Uses: <ul style="list-style-type: none"> <li>• Recreation, athletic functions</li> <li>• Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities &amp; functions</li> </ul>
6	54	<del>46(1)</del> <u>28.6*</u>	Project: Intercollegiate Athletics Building Range of Uses: <ul style="list-style-type: none"> <li>• Recreation, athletic functions</li> <li>• Gymnasiums, swimming pools, weight room, ball courts, fields, athletic faculty offices, small to mid range classrooms and related recreation and physical education facilities &amp; functions</li> </ul>

(1) Not including pools

\* Proposed amendment by Student Resource Building project, May 2003.

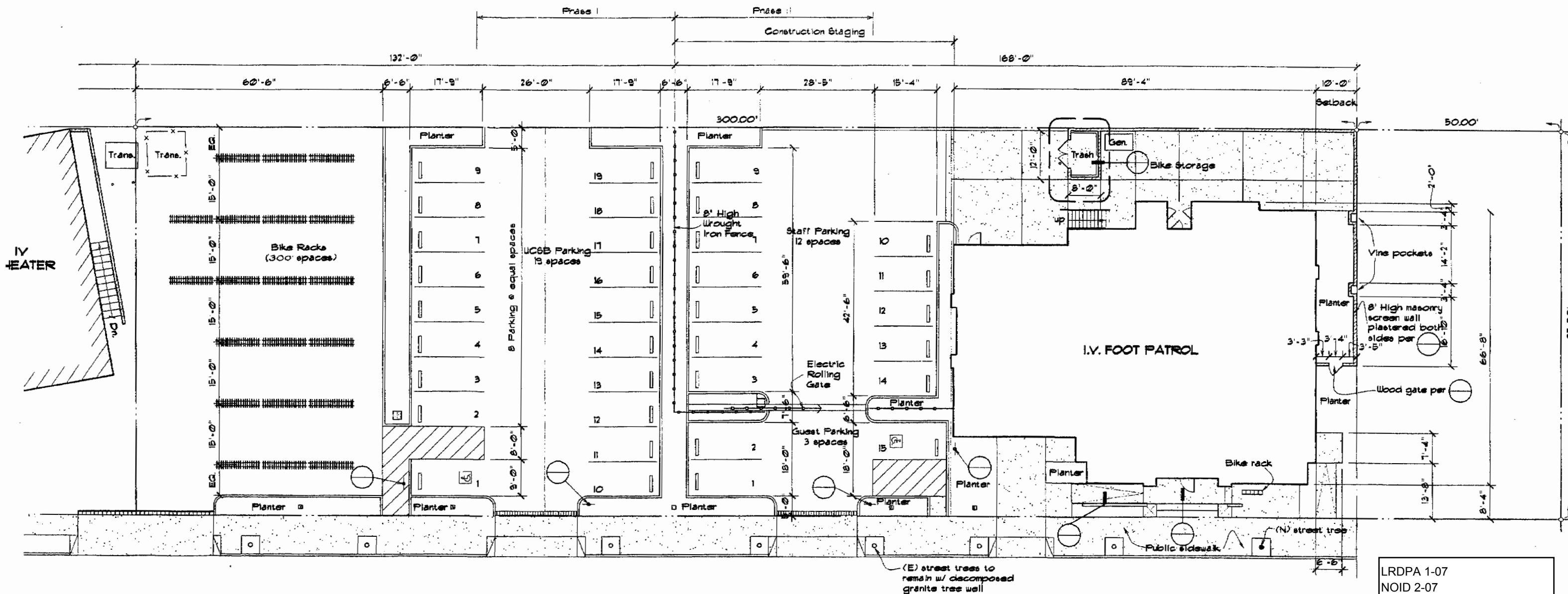




LRDPA 1-07  
NOID 2-07

Exhibit 2

Aerial Photo



TRIGO ROAD

LRDPA 1-07  
NOID 2-07

Exhibit 4

Project Plans

Site Plan

1/8" = 1'-0"

True  
North

RECEIVED

Revisions		
Date	A	Remarks

Isla Vista  
Foot Patrol

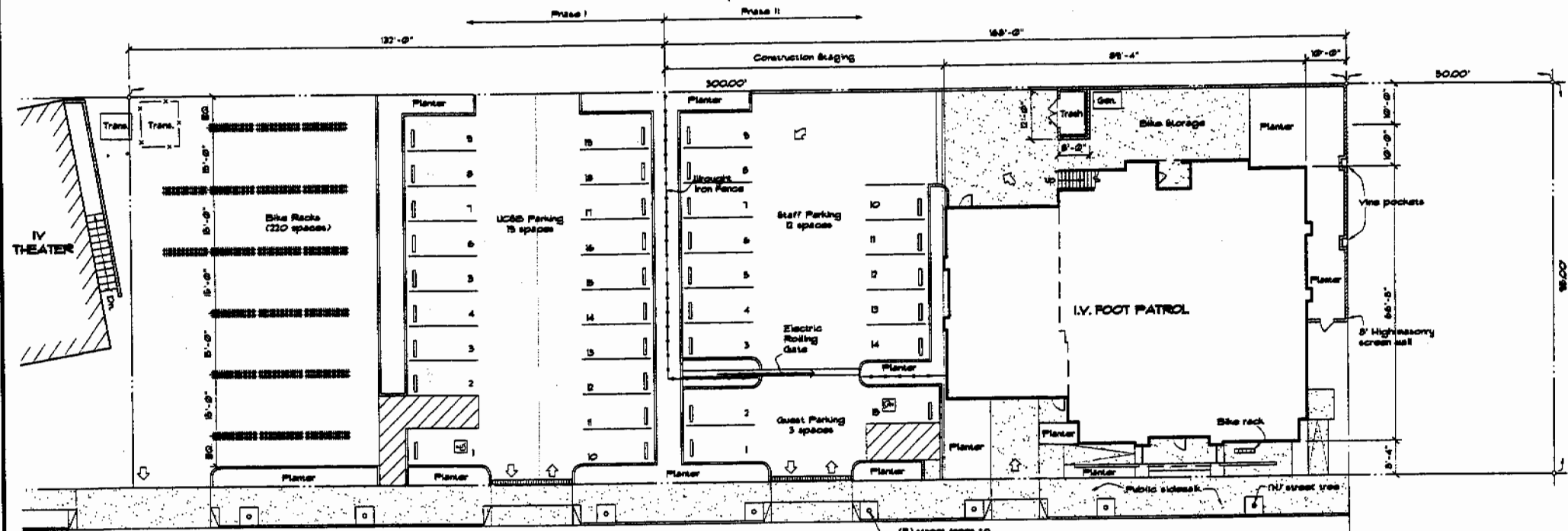
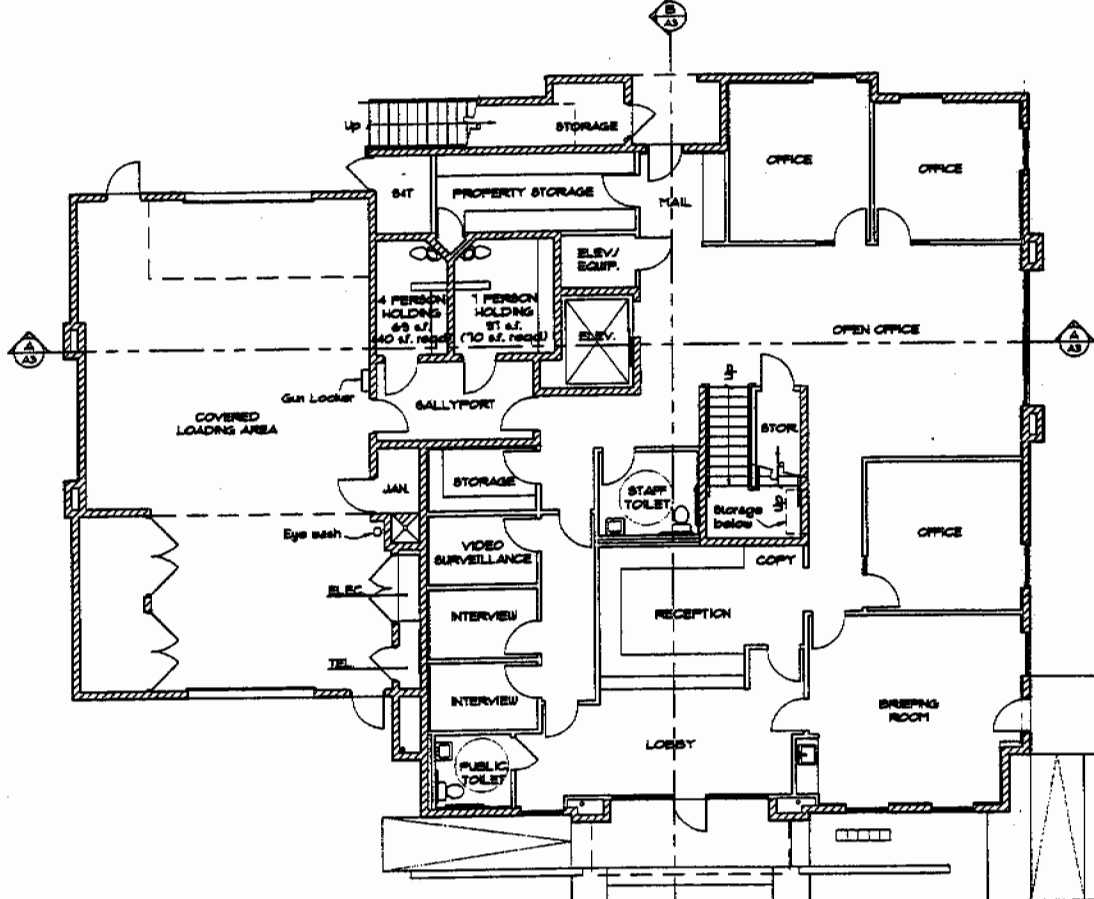
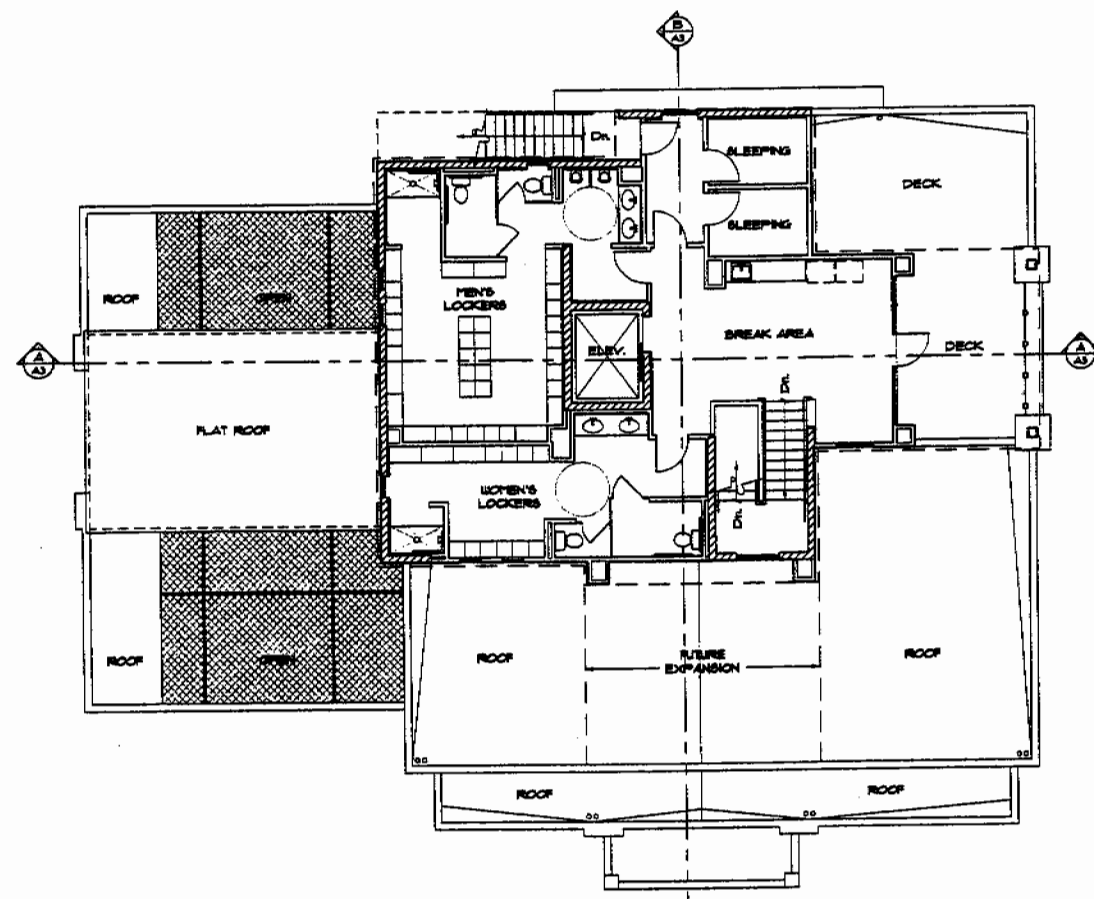
Statistics

Total Site Area:	28,900 s.f.
Leased Site Area:	19,960 s.f.
Building Area: (Gross Area)	
Ground Floor:	3,913 s.f.
Second Floor:	1,364 s.f.
Total:	5,277 s.f.
Covered Loading:	1,418 s.f.
Landscaping:	3,885 s.f.
Pavement:	15,423 s.f.
Building Coverage:	6,742 s.f.
	28,900 s.f.

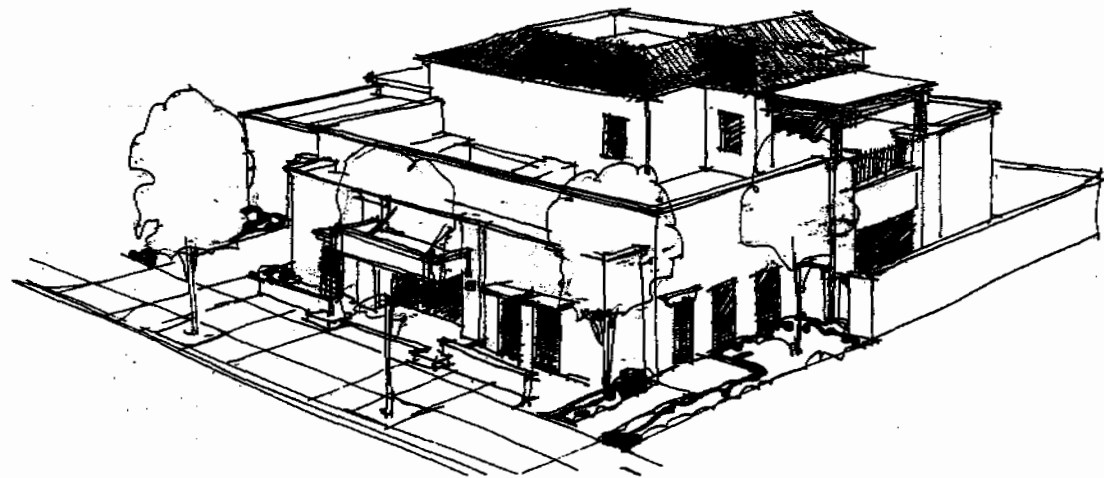
Site & Floor Plans

PROGRESS PRINT  
NOT TO BE USED FOR CONSTRUCTION  
DATE Jul 18, 2006

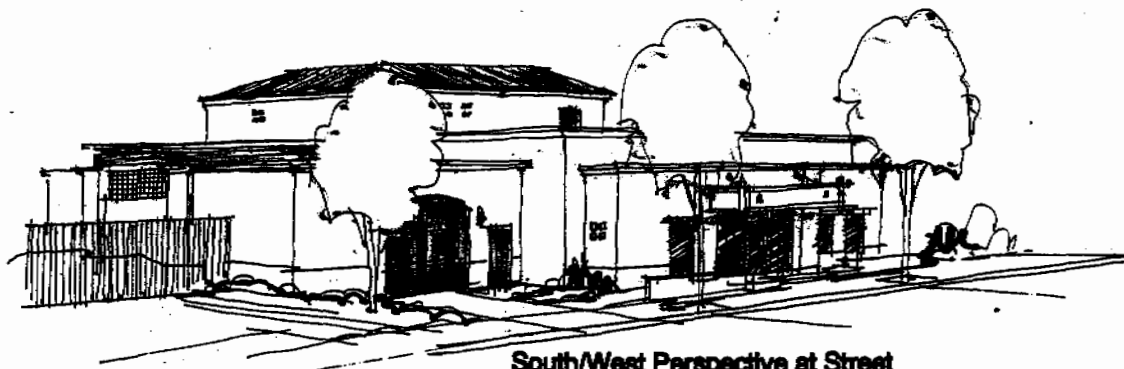
Date	Job Number
Drawn By	Checked By
Sheet	of Sheets



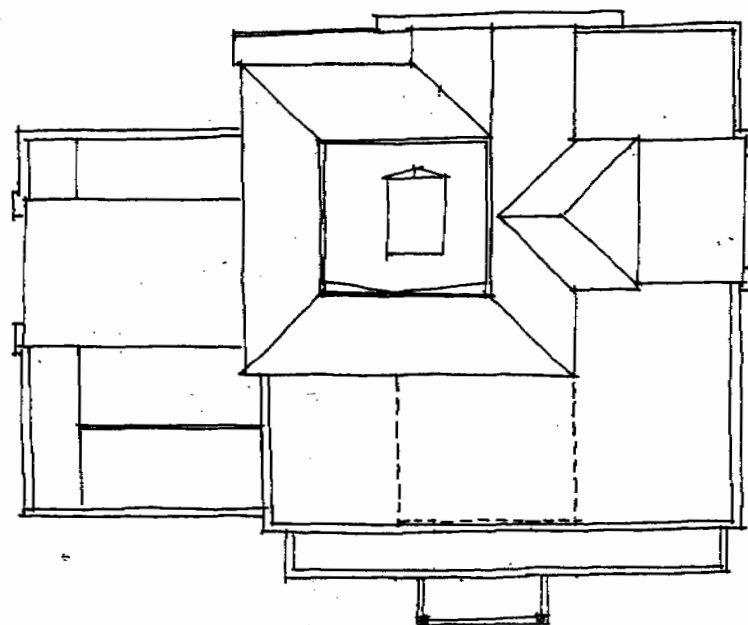
Vicinity Map  
Not to scale



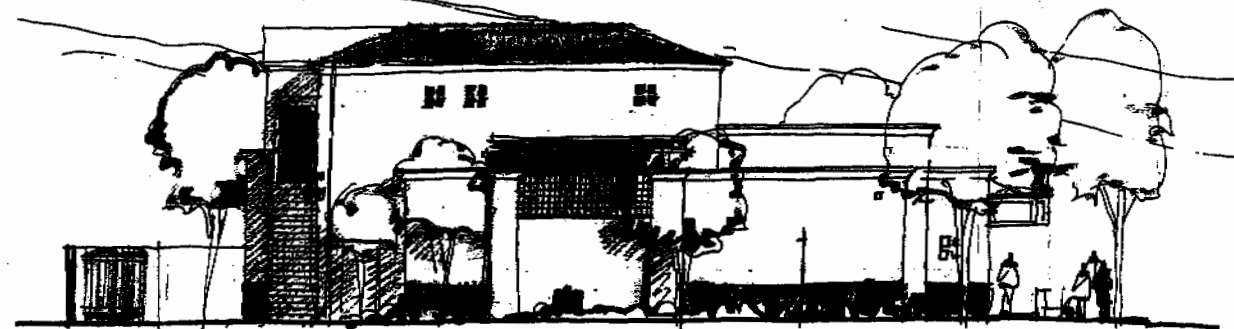
**South/East Perspective "Bird's Eye"**  
Not to scale



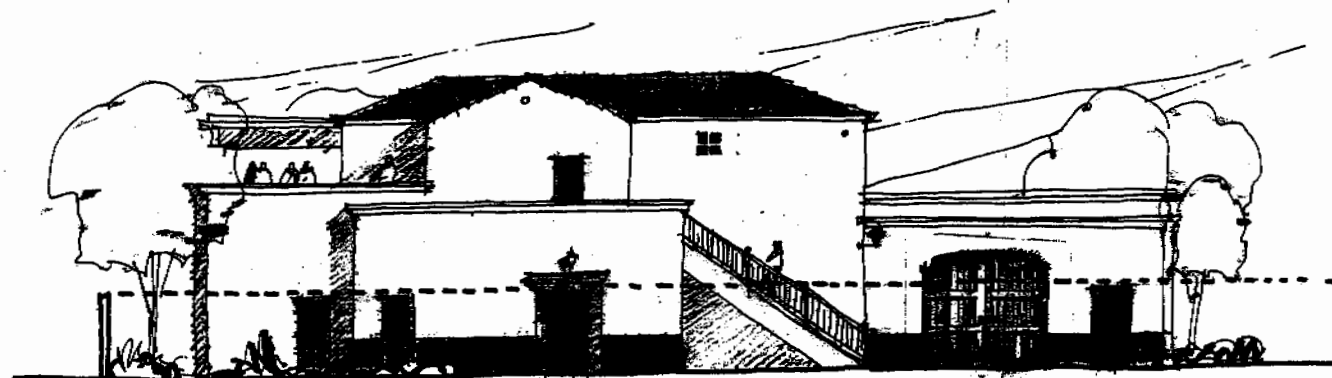
**South/West Perspective at Street**  
Not to scale



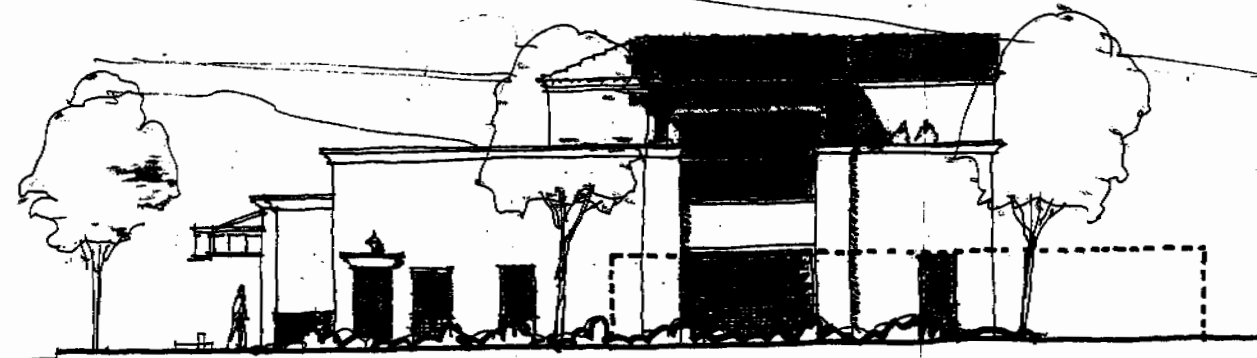
**Roof Plan**  
1/8" = 1'-0"



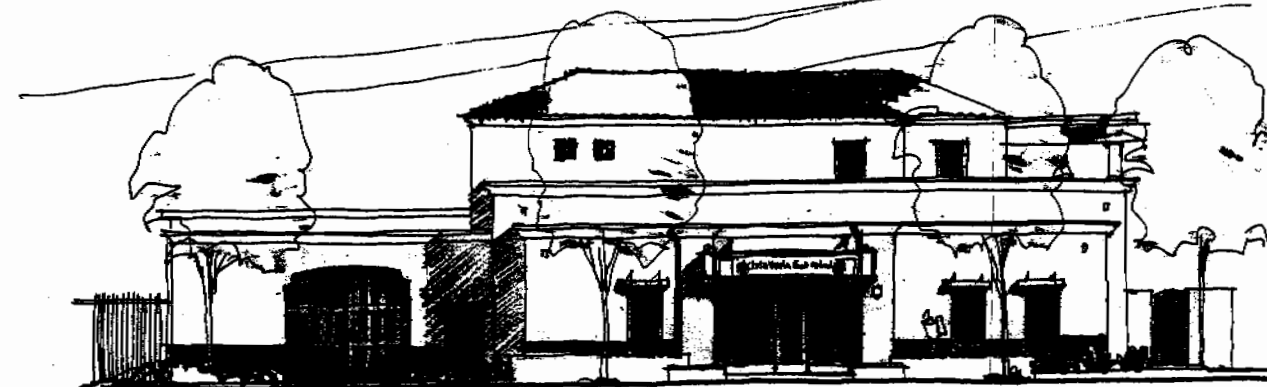
**West Exterior Elevation**  
1/8" = 1'-0"



**North Exterior Elevation**  
1/8" = 1'-0"



**East Exterior Elevation**  
1/8" = 1'-0"



**South Exterior Elevation**  
1/8" = 1'-0"

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A California Corporation

Consultant

Revisions

Date # Remarks

Client

Isla Vista  
Foot Patrol

Exterior Elevations

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DATE

Apr 21, 2004

Date

By

Drawn By

Checked By

Sheet

Sheet

A2