

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
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Dy #ltr

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 Staff: Laurinda Owens-SD
 Staff Report: 6/21/07
 Hearing Date: 7/9-13/07

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-07-24

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

Description: Construction of a 1.4 acre landscape/open space area known as the "North Campus Wedge Phase III" consisting of various trees and landscaping on a portion of an existing parking lot, resulting in the removal of 45 parking spaces from Parking Lot P351.

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|--------------------|-------------------------|
| Lot Area | 60,669 sq. ft. |
| Pavement Coverage | 5,369 sq. ft. (9%) |
| Landscape Coverage | 55,300 sq. ft. (91%) |
| Parking Spaces | 517 (post construction) |
| Zoning | Unzoned |
| Plan Designation | Academic |

Site: North of Eleanor Roosevelt College, UCSD North Campus, La Jolla, San Diego County. APN 342-010-24.

Substantive File Documents: Updated draft UCSD Long Range Development Plan; CDP #6-04-148

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. Final Landscaping Plan. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a final landscape plan for the review and written approval of the Executive Director. Said plan shall be in substantial conformance with the draft landscape plan submitted by the Office of James Burnett Landscape Architecture Planning dated 11/23/04, and shall include the following:

- a. A plan showing the type, size, extent and location of all trees/shrubs on the site including the proposed irrigation system and other landscape features;
- b. All landscaping shall be drought-tolerant and either native or non-invasive plant species. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. No Eucalyptus trees shall be utilized.
- c. A written commitment by the applicant that all required plantings shall be maintained in good growing condition, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.
- d. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
- e. Five years from the date of issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, which certifies the on-site landscaping is in

conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

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

1. Detailed Project Description/History. Proposed is the construction of a 1.4 acre landscape/open space area which will consist of landscaping around the perimeter and throughout the project site known as “The Wedge Phase III”. Also proposed is the removal of 45 parking spaces for the proposed landscape/open space area. The site is located at the south end of Parking Lot P357, which is just north of the Eleanor Roosevelt college, on the UCSD campus. To the northwest are two other parking lots which were recently approved for the construction of a large student housing project pursuant to CDP No. 6-06-146. To the north is the remainder of Parking Lot P357. To the east is Ridge Walk and beyond that are the RIMAC (Recreational Intramural Athletic Complex facilities and ball playing fields. A future phase of The Wedge (Phase IV) is proposed to the east under a separate coastal development permit application. Two other phases (Phase I and II) have already been completed and are located to the south as part of the Eleanor Roosevelt College (ref. Exhibit No. 3).

Although 45 parking spaces are being removed from Parking Lot P357 which contains a total of 562 spaces (which will be reduced to 517 spaces as a result of the proposed project.), UCSD has demonstrated that they have sufficient parking on campus to meet the campus demand based on population growth and new facilities. The proposed project itself will not generate a demand for parking. As addressed in the findings for CDP No. 6-06-146 for the north student housing project adjacent to the project site, surveys are conducted on a regular basis to look for utilization of spaces on a per capita basis evaluating the number of students, faculty and staff, etc. In addition, a new parking structure (Hopkins Parking Structure) which will have 1,440 parking spaces is due to be

complete in June, 2007. The parking structure will recapture all of the parking that is intended to be removed for the north student housing project and it will also have a surplus of additional parking spaces designed to meet the campus demand based on population growth or new facilities. Also, UCSD has provided substantial information regarding parking, including results of their recent parking surveys which demonstrate that currently there are about 2,500 parking spaces available on campus at the time of peak demand, which equates to a vacancy factor of about 19%. UCSD also has an excellent alternative transportation program which includes a shuttle program (along with programs for cars, trains, transit, bicycling and car-sharing). Therefore, the removal of 45 parking spaces from the project site will not result in any adverse impacts to public access, consistent with Section 30253 of the Coastal Act.

Trees (primarily Torrey Pines trees) of varying height and size would be planted around the project site border as well as in between buildings, courtyards, the parking area and open spaces. The proposed project is intended to create an aesthetic landscape enhancement of the area and create a visual break from the presence of other structures along the campus streets. Pedestrian pathways will also be provided throughout the area to connect with other nearby campus structures.

Due to the location of the project site (well inland from the coast) as well as the nature of the proposed development itself (i.e., only landscaping is being installed), it will not affect any public views to the ocean. The proposed landscaping will visually enhance the area and will be visually compatible with the surrounding area.

Also, all of the proposed landscaping consists of a variety of native, drought-tolerant plant species which does not include any Eucalyptus trees which has been a concern in past projects on the UCSD campus. Typically, projects near the historic grove of Eucalyptus trees on the campus have been permitted to include Eucalyptus trees to keep within UCSD's overall landscape theme (ref. Exhibit No. 5 to CDP No. 6-04-148). There are three central groves of trees which have been identified on the campus. Projects next to these areas will incorporate Eucalyptus trees to maintain consistency with the existing vegetation. However, for other projects that are further inland, next to, or near the natural preserve areas which contain native habitat and chaparral communities, UCSD proposes to avoid the use of Eucalyptus trees. There are a number of reasons why the use of Eucalyptus trees are not generally encouraged which have been identified in the staff report for CDP No. 6-04-148. Generally, based on the proximity of a particular project site to the historic groves on campus, natural habitat areas or inland area on the campus, the use of Eucalyptus trees will be reviewed on a case-by-case basis. This particular project is further inland and no Eucalyptus trees are proposed. Although a landscape plan has been submitted with the application, to ensure that landscaping is installed consistent with the University's landscape theme, Special Condition No. 1 requires submittal of final landscape plans that specifically state that no Eucalyptus trees shall be utilized. Thus, the project is found consistent with the overall landscape theme for the UCSD campus and 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 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 the proposed landscaping/open space area will provide aesthetic enhancements and a visual break in the presence of structures along the campus streets. No impacts to public views 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 development is a landscaped/open space area on the north UCSD campus. Although 45 parking spaces will be removed to create the landscaped area, there is sufficient parking on campus for all UCSD students and staff. 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.

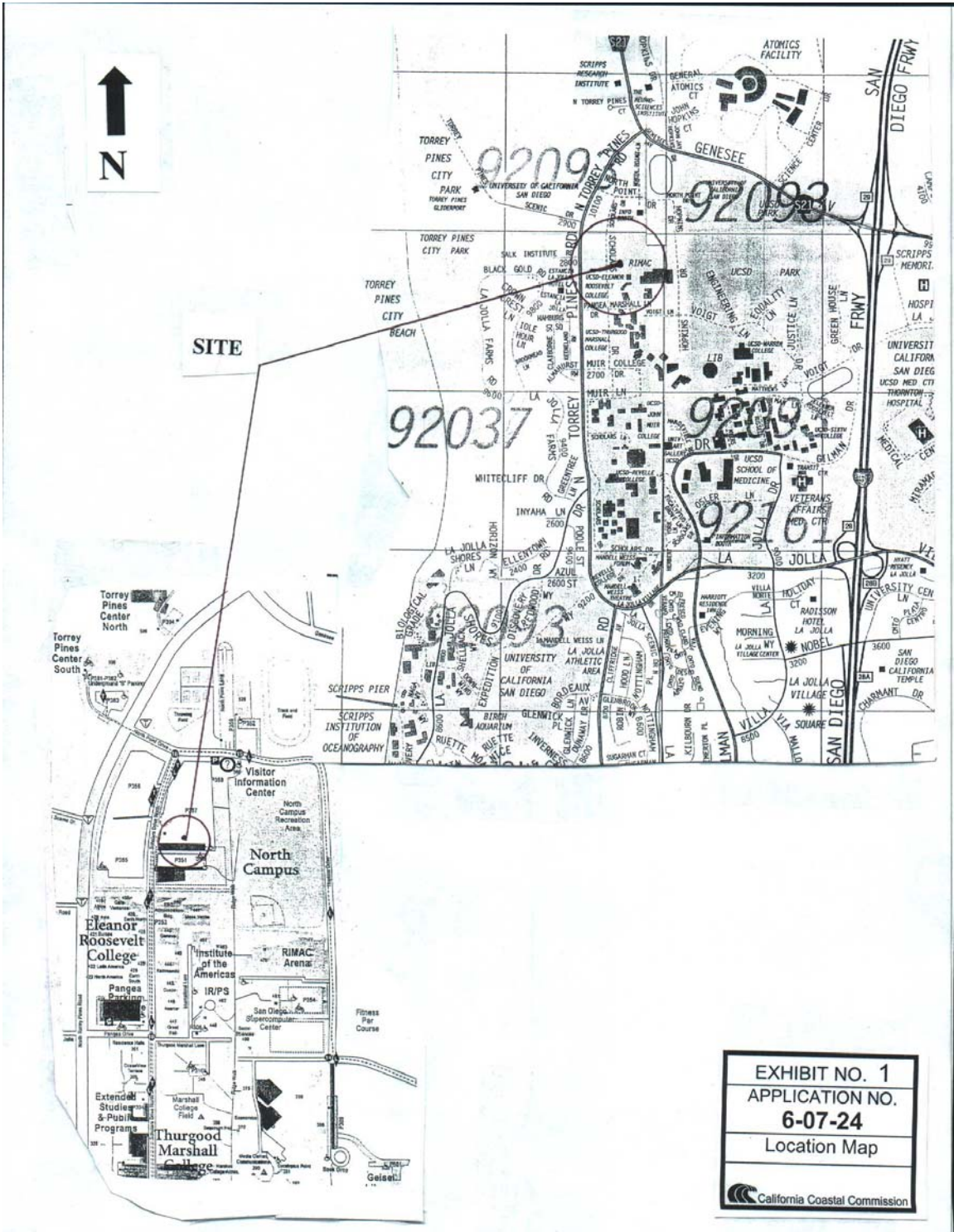
E. Local Coastal Planning. The City of San Diego does have a certified LCP for most of its coastal zone. However, the UCSD campus segments in La Jolla are not part of that program and remain an area of deferred certification where the Commission temporarily retains coastal development permit authority. 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.

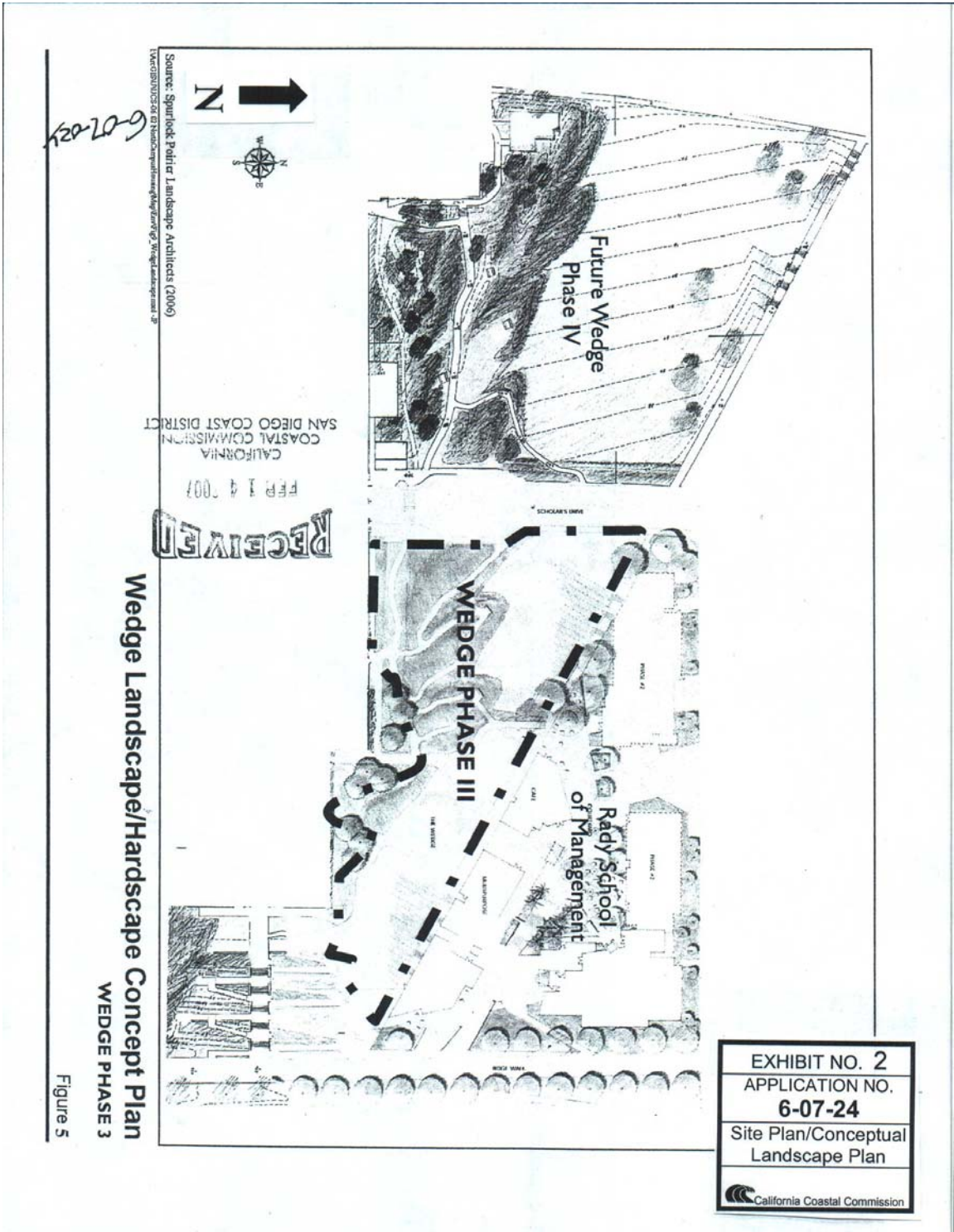
F. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least 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.

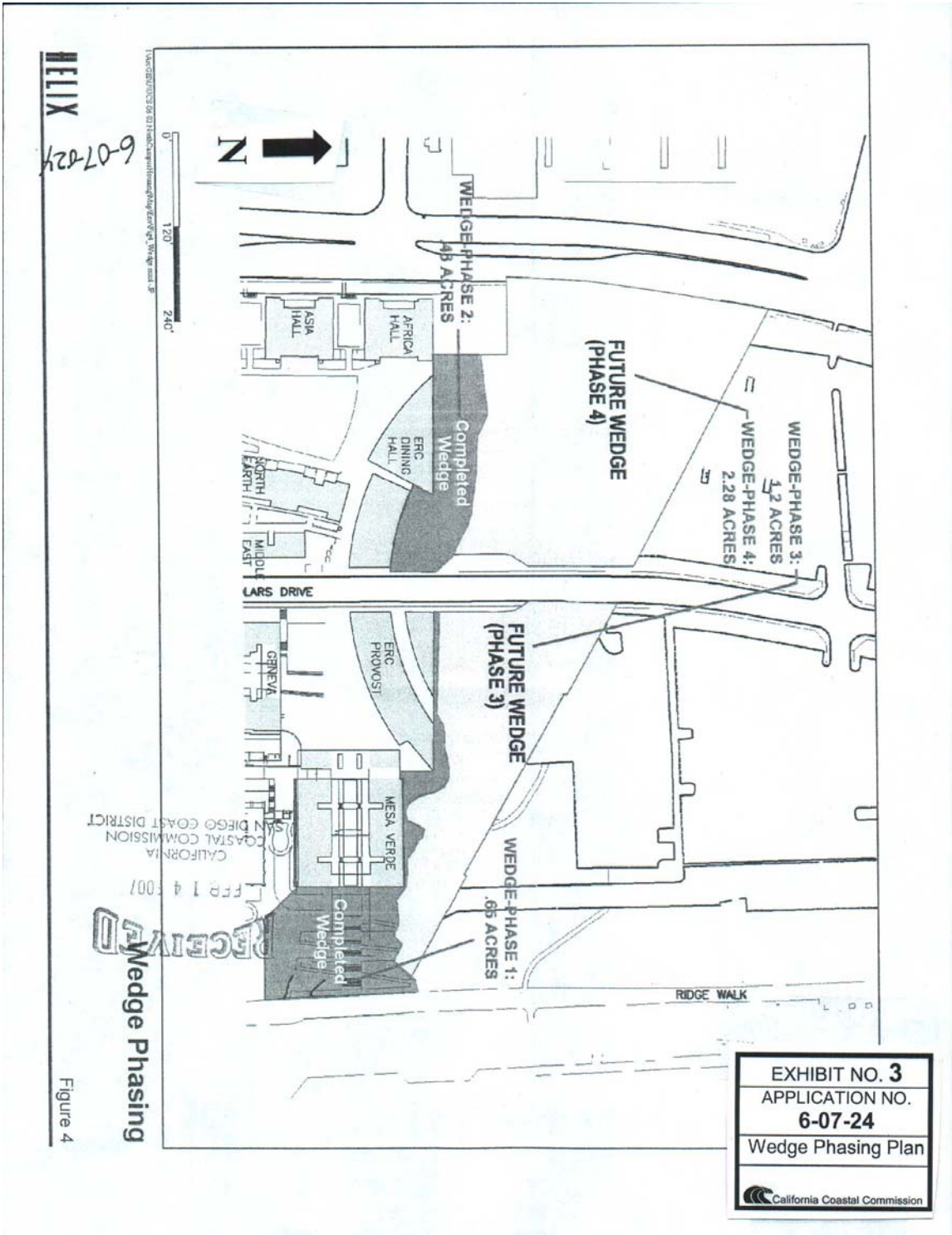
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior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





Wedge Landscape/Hardscape Concept Plan
WEDGE PHASE 3

Figure 5



HELIX

6-07-24

Wedge Phasing

Figure 4

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| EXHIBIT NO. 3 |
| APPLICATION NO. |
| 6-07-24 |
| Wedge Phasing Plan |
| California Coastal Commission |

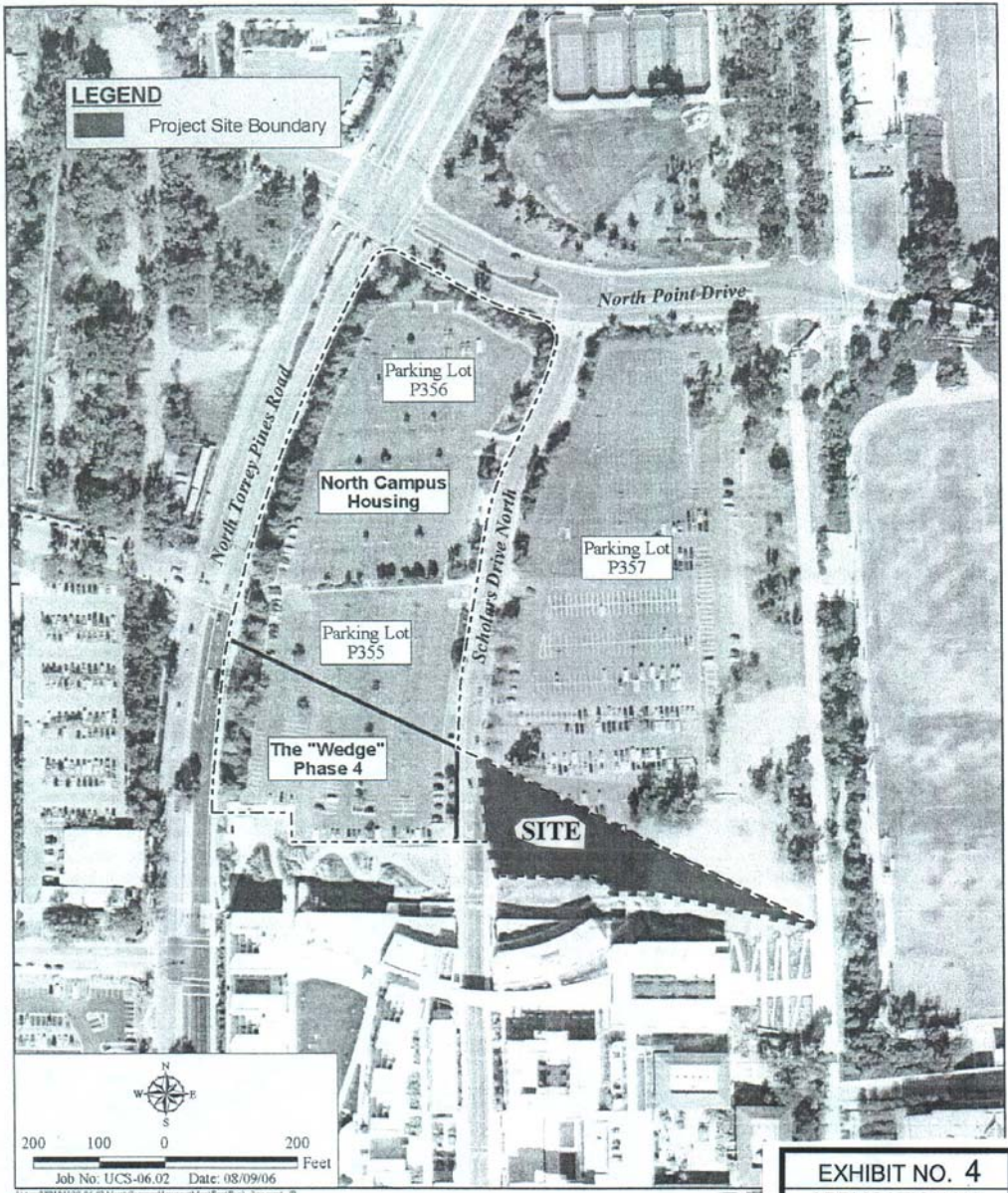


EXHIBIT NO. 4
APPLICATION NO.
6-07-24
Aerial Photo of Site

HELIX

California Coastal Commission