

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
 7575 METROPOLITAN DRIVE, SUITE 103  
 SAN DIEGO, CA 92108-4421  
 (619) 767-2370



# W 5c

Filed: 6/22/07  
 49th Day: 8/10/07  
 180th Day: 12/19/07  
 Staff: Laurinda Owens-SD  
 Staff Report: 8/15/07  
 Hearing Date: 9/5-7/07

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-07-72

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

**Description:** Removal of approximately 5,100 sq. ft. of pavement and an exiting trailer and installation of approximately 6,500 sq.ft. of new landscaping.

**Site:** South of intersection of Voigt Drive and Matthews Lane, UCSD Campus, La Jolla, San Diego, San Diego County. APN 342-010-24.

**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. **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 Miller/Hull Partnership, LLP dated 3/6/07, 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 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:

**A. Detailed Project Description/History.** Proposed is the removal of 5,100 sq. ft. of existing pavement from a portion of an existing parking lot and a campus classroom trailer and the installation of approximately 6,500 sq.ft. of new landscaping in the northwest portion of the campus which is proposed in association with a new campus structure that is proposed to be located just outside of the coastal zone boundary (ref. Exhibit Nos. 2 & 3). The coastal zone boundary bisects the subject site such that only the portion of the project, where the landscaping is proposed, is located in the coastal zone and subject to coastal development permit requirements. No other structures are located on the portion of the site within the coastal zone. The project to the south (described here only for informational purposes) is a new four-story, 184,000 sq.ft. building known as the Structural and Materials Engineering Building (ref. Exhibit No. 3). The site is currently developed with 175 surface parking spaces, eight one- and two-story wood frame structures which are used as classrooms, offices, education programs and laboratories. All existing development will be removed to make way for the proposed new structure and landscape improvements.

The project site is located in the West Campus, south of the intersection of Voigt Drive and Matthews Lane on the UCSD campus (ref. Exhibit No. 1). The site is surrounded by Matthews Lane/Voigt Drive and an engineering building and the Canyonview Aquatics Center to the north; Warren Field and Matthews Apartments to the east; Pepper Canyon and classroom trailers to the south; and a physics building to the west. Only a 0.3 acre area of the project site in the northwest corner of the site is within the Coastal Zone, as described above.

With regard to potential impacts to public views, due to the location of the site in the interior of the campus, it will not affect any public views to the ocean. Although portions of the site may be visible from Genesee Avenue to the north or Interstate-5 to the east, which are major public access routes, the project represents installation of landscaping only and therefore will not result in any adverse visual impacts as seen from these locations.

Also, the proposed landscaping will be compatible with the surrounding landscape theme. 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 not too far from the ecological reserve on the campus (located north of the site) 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 #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. 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. The proposed project primarily consists of installation of new landscaping. The project site is located in the interior part of the UCSD campus well removed from the shoreline and, as such, will not result in any impacts to 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 not located between La Jolla Shores Drive (the first coastal road) and the sea where public access issues are a concern and, in any case, does not involve the construction of any new structures. 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.

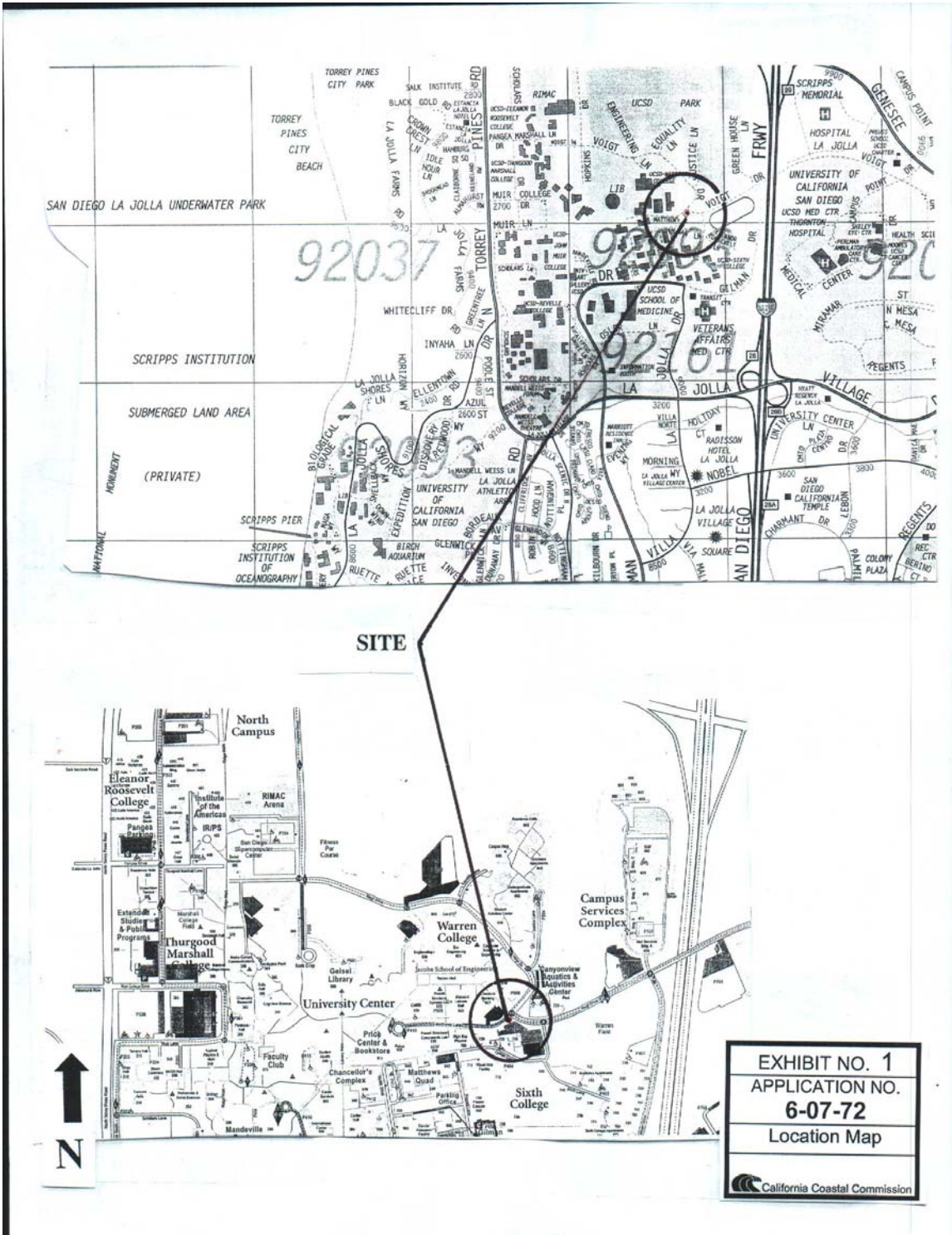
**E. Local Coastal Planning.** The City of San Diego does have a certified LCP for most of its coastal zone. However, the UCSD campus segments in La Jolla are not part of that program and remain an area of deferred certification where the Commission temporarily retains coastal development permit authority.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



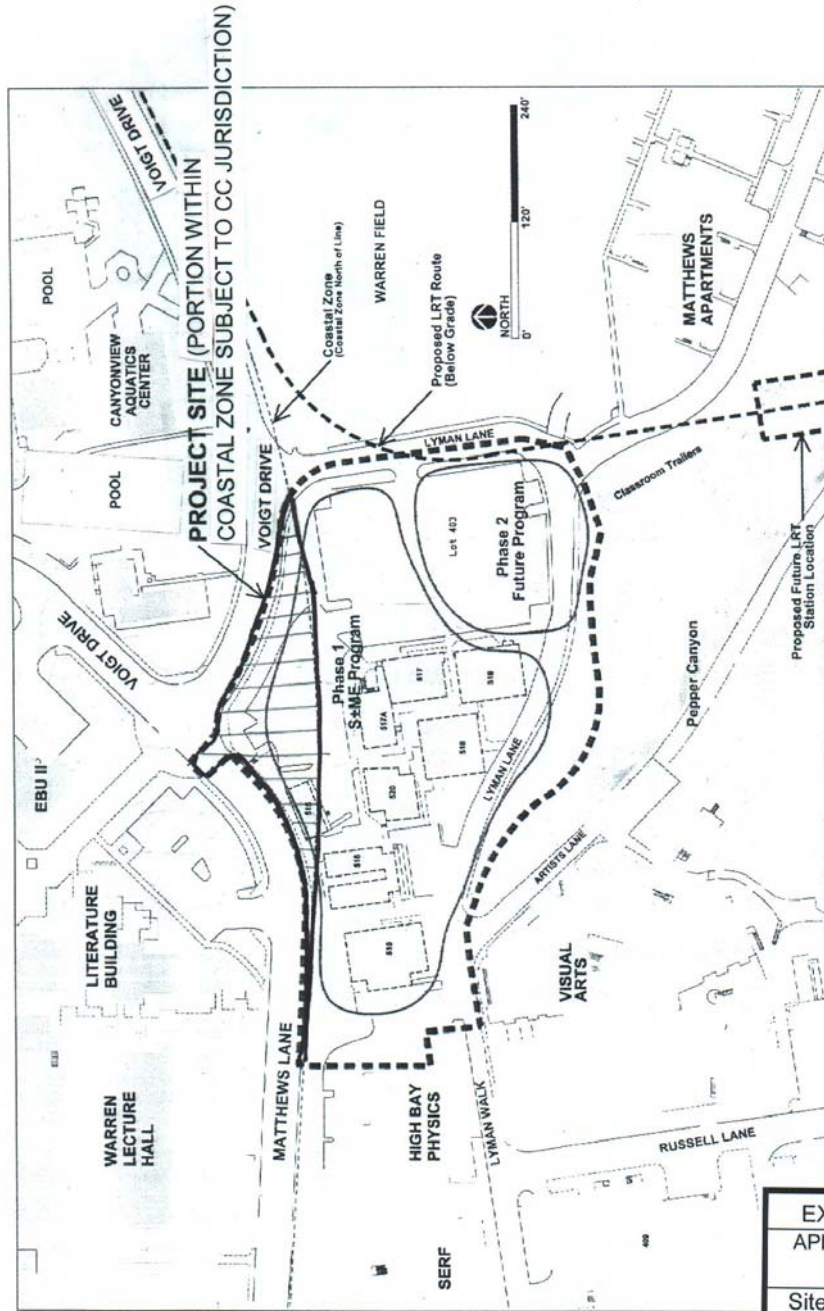


EXHIBIT NO. 2  
APPLICATION NO.  
**6-07-72**  
Site Plan (existing)

California Coastal Commission

Figure 3  
Site Plan  
Structural & Materials  
Engineering Building

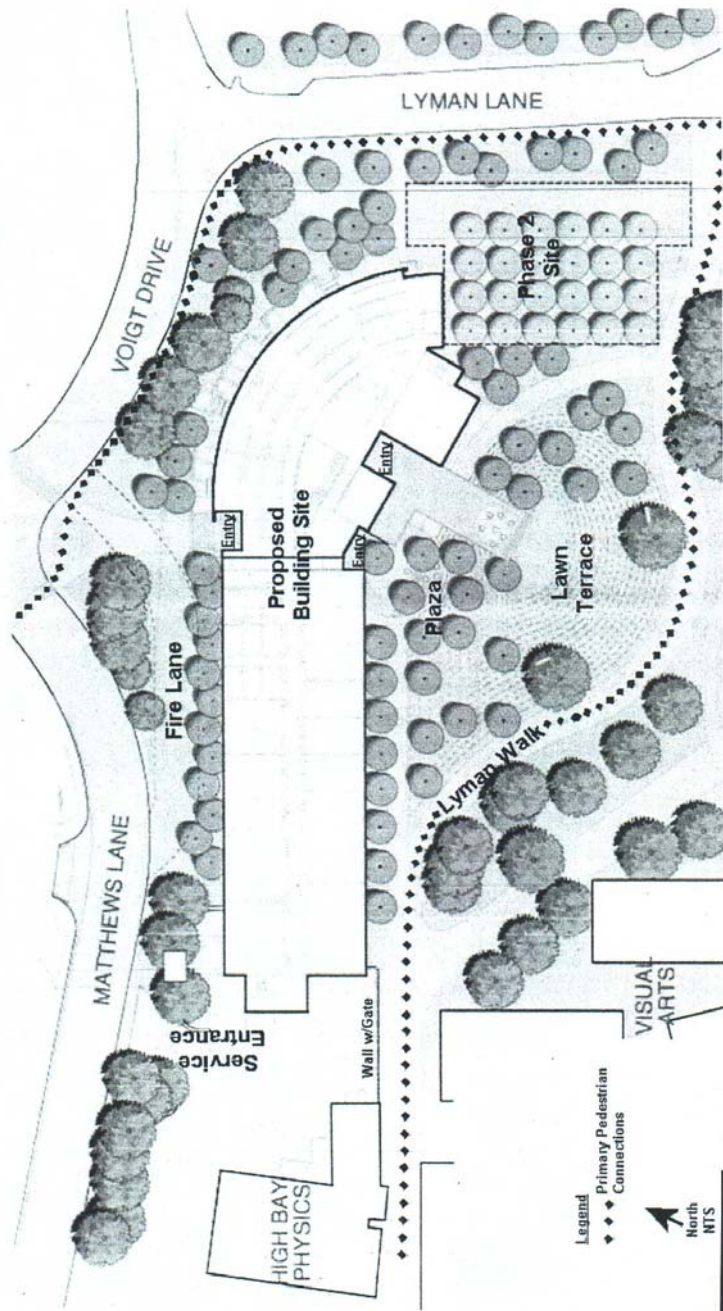


Figure 6  
Landscape Plan  
Structural & Materials  
Engineering Building

EXHIBIT NO. 3
APPLICATION NO.
6-07-72
Site Plan (proposed)
California Coastal Commission