

Item W 16d

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



May 29, 2008

TO: Commissioners and Interested Persons

FROM: John Ainsworth, Deputy Director
Steve Hudson, District Manager
Barbara Carey, Supervisor, Planning and Regulation

RE: **Proposed Minor Amendment (1-08) to the Pepperdine University**
Certified Long Range Development Plan for Public Hearing and
Commission Action at the June 11, 2008, Commission Meeting in Santa
Rosa.

SUMMARY OF AMENDMENT REQUEST

The proposed amendment request is to amend the figures of the certified Long Range Development Plan (LRDP) to reflect modifications to the design and footprint of previously approved additions to the Firestone Fieldhouse Gymnasium building. This structure was constructed prior to the effective date of the Coastal Act and is shown as an existing facility in the certified LRDP. Through past LRDP amendments, the Commission approved several additions (including re-allocation of square footage from other approved facilities) to the existing Firestone Fieldhouse. The approved changes included those referred to as the "West" and "Roof" Additions (totaling 10,377 sq. ft.) and the "Gym Annex or East" Addition (totaling 18,000 sq. ft.). The footprints of these additions are shown on Exhibit 1. Of the total 10,377 sq. ft. approved for the West and Roof additions, the University has previously constructed a 625 sq. ft. storage and locker room area and a 1,759 sq. ft. entrance enclosure, so 7,992 sq. ft. of the addition remains to be constructed. The footprint of this area is shown on Exhibit 2. The 18,000 Gym Annex Addition has not yet been constructed. The University now proposes a redesign of this addition that will move the new construction closer to the existing Firestone Fieldhouse structure. The previously approved addition footprint is shown in Exhibit 3 and the revised footprint is shown in Exhibit 4. The amended footprint will allow for a significant reduction in project grading (from 18,000 cu. yds. of cut to approximately 6,500 cu. yds of cut and 330 cu. yds of fill), and will eliminate the previously approved removal of one oak tree. The total square footage of 18,000 sq. ft. and the maximum height of 40 ft. for the structure will remain the same. The amendment does not result in any change to kind, location, density, or intensity of the uses, or any modification to building development standards. The proposed changes will not result in any increase in the number of students, faculty or staff.

DETERMINATION

Pursuant to Section 30514(c) of the Coastal Act and Sections 13554(a)(c) of the California Code of Regulations, the Executive Director has determined that the proposed amendment to the certified Long Range Development Plan (LRDP) is "minor" in nature. Section 13554(d)(2) of the Commission's regulations defines an amendment to the land use plan as "minor" when the proposed change results in "correction, reorganization, revisions, or deletion of certified language which when taken together does not change the kind, location, intensity or density of use or modify the resource protection measures for any area or property."

As certified in the 1990 LRDP, Pepperdine University's ultimate buildout will accommodate 5,000 full time equivalent students (FTE), 500 faculty, 777 staff members, and 17 administrators. Currently there are approximately 2,765 FTE students enrolled at the Malibu Campus during the academic year. The proposed amendment will not result in any increase in the number of students, faculty, or staff. So, the proposed change will be consistent with the total buildout allowed in the LRDP. The proposed amendment will not allow for any increased density or intensity of use. The proposed changes to the approved Gymnasium Annex Addition will reduce potential environmental impacts from grading and the removal of one oak tree.

Therefore, the proposed amendment to revise the certified footprint of the Firestone Fieldhouse in a manner which does not change the kind, location, intensity or density of use is considered "minor" as defined under Section 13554(d).

PROCEDURES

Pursuant to Section 13551(b)(1) of the Commission's regulations, the proposed amendment will take effect automatically upon Coastal Commission approval.

Section 13555 of the Administrative Code requires the Executive Director to prepare a report describing the proposed amendment and provide notice of the Executive Director's determination that the amendment is "minor." Section 13555 also requires the Executive Director to report to the Commission at the next meeting, his or her determination and objections to the determination, if any, that have been received within ten working days. If one third of the appointed members of the Commission requests, the determination of minor amendment shall not become effective and the amendment shall be processed in accordance with Section 13555(b).

NOTIFICATION AND OBJECTIONS

Notification of the proposed amendment will be mailed May 30, 2008. The ten-day objection period will terminate June 10, 2008, after distribution of this report. The Commission will be notified at the June 11, 2008 meeting of any objections.



Firestone Fieldhouse Project Additions

EXHIBIT 1
Pepperdine
LRDPA 1-08

RTKL
 REGISTERED ARCHITECTS
 400 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 (303) 733-4000

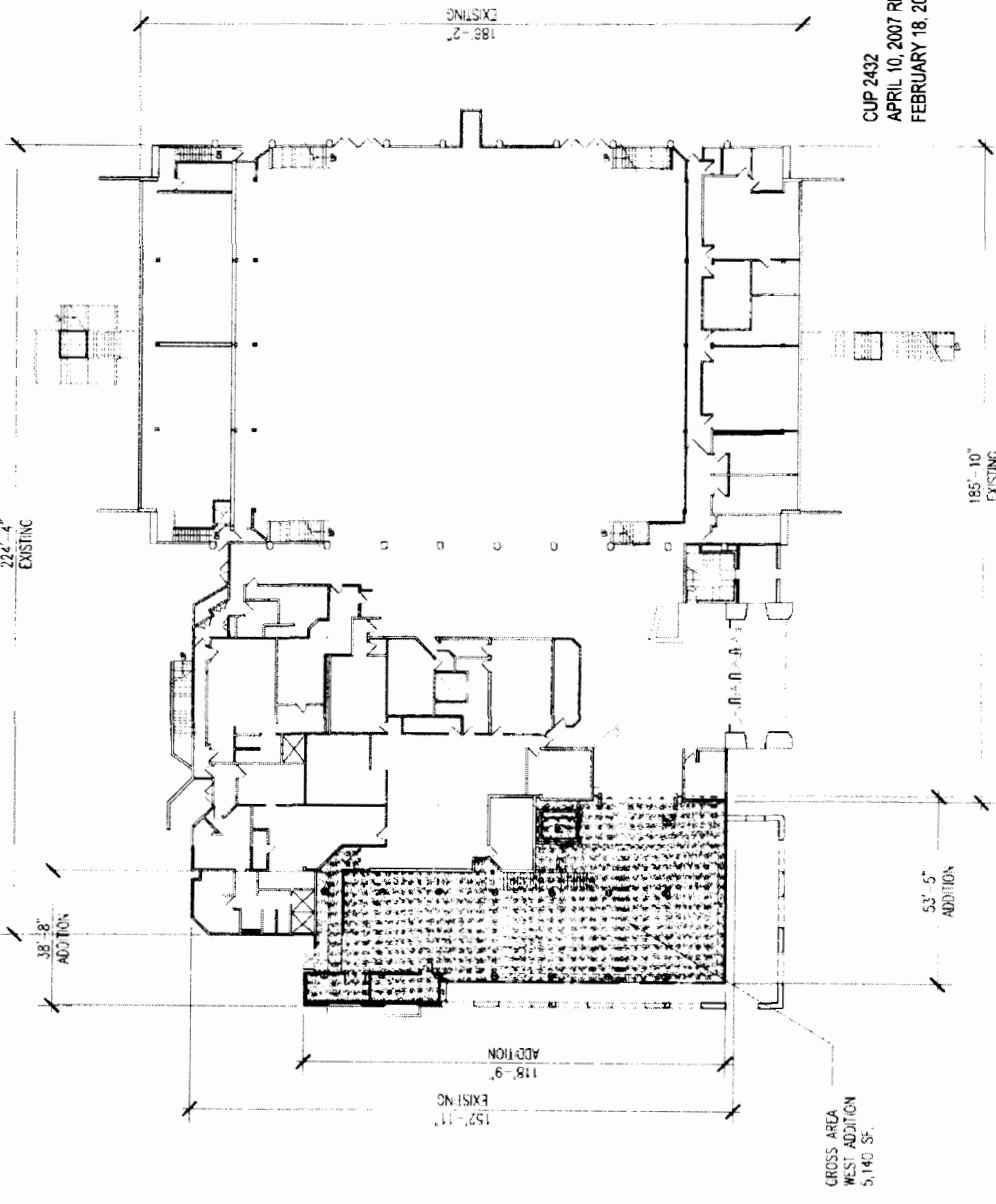
FOR REFERENCE ONLY
 NOT FOR CONSTRUCTION

APPLICANT'S COPY

PROJECT NO. 40-04025.00
 SHEET NO. 1
 DATE: 02/18/08

FLOOR PLAN -
 LEVEL 1
 WEST ADDITION

1



REVISED

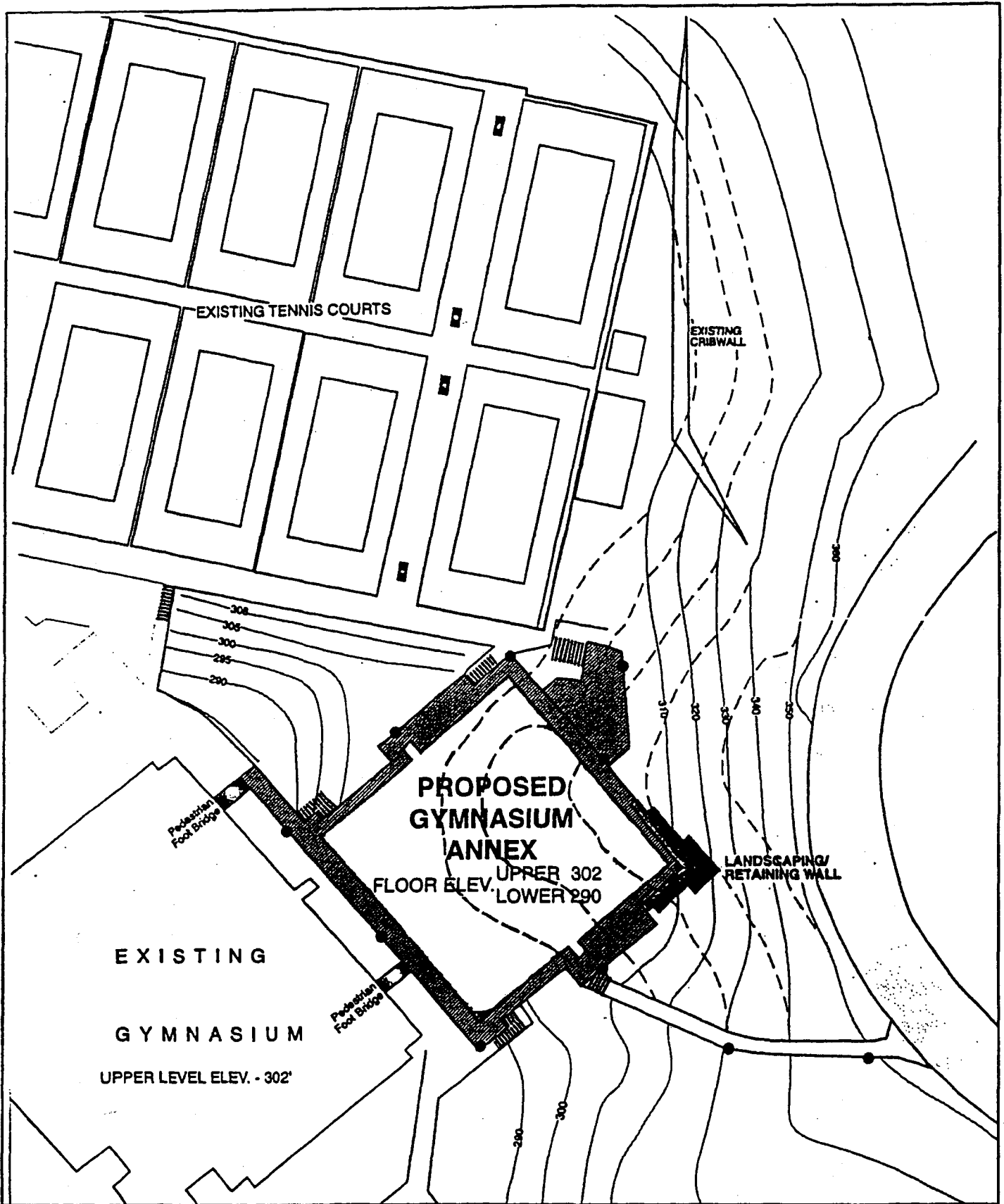
EXHIBIT "A"
 APPROVED
 SPECIALTY CONTRACTOR'S PLAN
 FOR THE WEST ADDITION TO THE FIRESTONE FIELDHOUSE
 PEPPERDINE UNIVERSITY
 MALIBU, CALIFORNIA

CUP 2432
 APRIL 10, 2007 REVISED EXHIBIT A SQ. FT.: 7,992
 FEBRUARY 18, 2008 PROPOSED SQ. FT.: 7,992

LEVEL 1 SQ. FT.: 5,140
 LEVEL 2 SQ. FT.: 2,852

1 FLOOR PLAN - LEVEL 1
 SCALE: 1/4" = 1'-0"

EXHIBIT 2
Pepperdine
LRDPA 1-08
West and Roof Additions



Source: Planning Consultants Research, 1996

● Pole Mounted Lighting X100 Pad Elevation

Proposed Gymnasium Annex Site (Component 3)

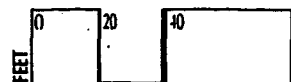
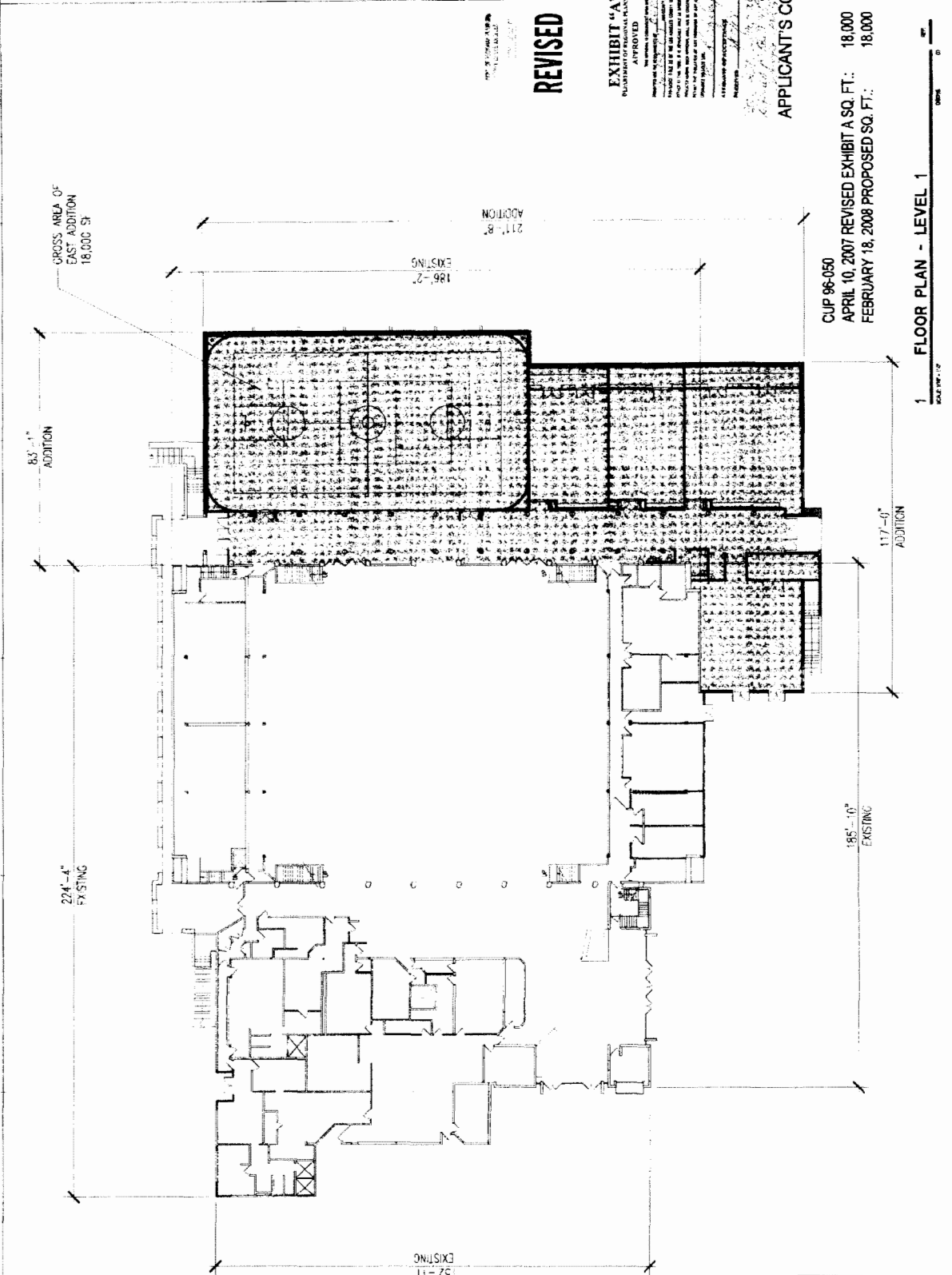


EXHIBIT 3
Pepperdine
LRDPA 1-08
Approved Gymnasium Annex



REVISED

CUP 96-050
 APRIL 10, 2007 REVISED EXHIBIT A SQ. FT.: 18,000
 FEBRUARY 18, 2008 PROPOSED SQ. FT.: 18,000

1 FLOOR PLAN - LEVEL 1
 SCALE: 1/8" = 1'-0"

EXHIBIT 4
Pepperdine
LRDPA 1-08
Proposed
Gymnasium Annex