

CALIFORNIA COASTAL COMMISSION

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



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DATE: June 23, 2016

TO: Commissioners and Interested Parties

FROM: Steve Hudson, Deputy Director
Barbara Carey, District Manager
Denise Venegas, Coastal Program Analyst

SUBJECT: University of California Santa Barbara Minor LRDP Amendment No. LRDP-4-UCS-16-0003-2 for Commission Action at its July 14, 2016 hearing in San Diego.

AMENDMENT DESCRIPTION

The University of California at Santa Barbara is requesting that the Commission certify an amendment to its Long Range Development Plan (LRDP). The LRDP amendment includes revisions to modify development standards to allow for the installation of solar canopy structures at Parking Structure 50 and Parking Lot 38, as summarized below.

The proposed LRDP amendment includes: (1) revision to Land Use Policy LU-24 and LRDP Height Limit Figure which would allow for a solar canopy structure on the top level of Parking Structure 50, (2) revision to Land Use Policy LU-29 to allow for the removal of ornamental parking lot trees in Parking Lot 38 and (3) revision to LRDP Appendix 2 "Campus Tree Trimming and Removal Program" to modify the mitigation ratio requirement for ornamental parking lot landscaping trees.

MINOR LRDP AMENDMENT DETERMINATION

Pursuant to Section 30514(c) of the Coastal Act and Section 13554(a) of the Commission's regulations, the Executive Director has determined the proposed amendment is "minor" in nature. Sections 13554 and 13554(d) of the Regulations provide that a minor amendment includes, but is not limited to, changes which: 1) do not change the kind, location, intensity or density of use; 2) do not modify resource protection measures; and/or 3) impose further conditions, restriction or limitations on any use which might adversely affect coastal resources, provided such restrictions do not conflict with any policy of [Chapter 3 of the Coastal Act](#) or with any other certified LRDP policy. Section 13554(c) of the Regulations also provides that a minor amendment may include changes in the notification and hearing procedures that are consistent with the requirements of the Coastal Act.

The University's proposed modifications include minor changes to development standards to allow for the installation of solar canopy structures at Parking Structure 50 and Parking Lot 38. Specifically, Land Use Policy LU-24 applies to future development and redevelopment on the San Clemente Village site and states that Parking Structure 50 shall not exceed 45 feet in height. The University proposes to modify LU-24 to increase the allowed height of Parking Structure 50 from 45 feet to 60 feet to allow for the construction of a solar carport canopy. Furthermore, Policy LU-29 specifies that Parking Lot 38 may be developed with a carport canopy, provided that no tree removal is required. However, Policy LU-29 is intended to protect trees providing bird nesting habitat, and

therefore the University proposes to modify LU-29 to allow for the removal of ornamental trees planted as part of the approved parking lot landscaping plan to accommodate the installation of a solar carport canopy. Lastly, the University proposes to revise LRDP Appendix 2 “Campus Tree Trimming and Removal Program” to narrow the mitigation ratio requirement for the removal of any oak tree planted pursuant to an approved parking lot development landscaping planting plan to be consistent with the mitigation ratio for ornamental trees removed on campus. The subject amendment request (attached), represents revisions to the LRDP, for the purpose of accommodating solar arrays in existing developed areas of campus, which do not change the kind, location, intensity or density of uses allowed. Furthermore, the proposed modification is a clarification to carry out the original intent of Policy LU-29 and therefore does not modify the resource protection policies. Therefore, the proposed amendment is consistent with the certified Long Range Development Plan and the Coastal Act, and is considered “minor” as defined under Section 13554.

PROCEDURES

Pursuant to Section 13551(b) of Title 14 of the California Code of Regulations, a governing authority’s submittal of a proposed LRDP amendment must indicate whether the long range development plan amendment will require formal governing authority’s adoption after Commission approval, or is an amendment that will take effect automatically upon the Commission’s approval pursuant to Public Resources Code Sections 30512, 30513 and 30519. In this case, the University has submitted the amendment as one that will take effect automatically upon approval by the Commission. 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 14 CCR Section 13555(b).

PUBLIC NOTICE

Section 13555 of Title 14 of the California Code of Regulations requires the Executive Director to prepare a report describing the proposed amendment and providing notice of the Executive Director’s determination the amendment is of a “minor” nature. 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 10 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 of the proposed amendment will be mailed on June 24, 2016. The ten working-day objection period will therefore terminate on July 11, 2016. The Commission will be notified at the July 14, 2016 meeting of any objections.

Also, Section 30503 of the Coastal Act requires that maximum opportunities for public input be provided in preparation, approval, certification and amendment of any LRDP. The University held public hearings on the proposed changes. The hearings were noticed to the public consistent with Section 13515 of Title 14 of the California Code of Regulations and the University provided evidence of the measures taken to provide notice of their hearings, consistent with Section 13552 of Title 14 of the California Code of Regulations. Notice of the subject amendment has been distributed to all known interested parties.

Received



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California Coastal Commission
South Central Coast District

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June 16, 2016

Denise Venegas
California Coastal Commission
89 South California Street, Suite 200
Ventura, California 93001

Re: Long Range Development Plan Amendment No. LRDP-4-UCS-16-0003-2 (Solar Photovoltaic Power Purchase Agreement Project San Clemente Parking Structure 50 and Parking Lot 38)

Dear Ms. Venegas:

The University is proposing to formally revise the project description for LRDP Amendment No. LRDP-4-UCS-16-0003-2 (Solar Photovoltaic Power Purchase Agreement Project San Clemente Parking Structure 50 and Parking Lot 38). The following modifications to LRDP figures and text below represent the final project description proposed by the University. The certified LRDP language is shown in straight type. The language proposed by the University amendment request is shown in ~~strike through~~ and underline. In addition, a clean copy of the affected LRDP pages is attached.

Policy LU-24-

At the San Clemente Village site, maximum residential build-out has been achieved, comprised of 329 student housing units accommodating 976 student bed spaces. Development at San Clemente Village shall be consistent with the following post-buildout standards in addition to the Commission approved Notice of Impending Development No. 2-04 unless otherwise modified below:

- a. Bicycle parking serving the development shall be provided on the site. A total of 577 parking spaces shall be provided to serve the San Clemente Village housing development as follows: 25 spaces in Parking Lots 51, 25 spaces in Parking Lot 52, 36 spaces in Parking Lot 53, and 542 spaces in Parking Structure 50.
- b. Development shall not exceed 35 feet above existing grade where it fronts El Colegio Road. Mechanical equipment shall be setback as far as feasible from view of El Colegio Road and screened by architectural features. The height may gradually increase from 35 feet to a maximum of 45 feet above existing grade as the development approaches Storke Field; and
- c. Parking Structure 50 shall not exceed ~~45~~ 60 feet in height as shown in Figure D.4.

Policy LU-29 –

...

f. Development on this site primarily consists of surface fields and parking. The surface parking Lot 38 may be developed with a covered structure with rooftop solar provided that the structure is sited, designed, and sized to ensure that there will be no fuel modification/fire reduction activities, tree trimming or tree removal (with the exception of the trees which were planted as part of the approved initial parking lot development landscaping planting plan and any volunteer trees located in the Lot 38 bioswale provided that such trees are not bird nesting habitat), or light spillover in the adjacent ESHA or Open Space. Any additional future fuel modification/tree trimming associated with the retention, expansion, or redevelopment of the solar facilities that would result in impacts to the adjoining open space or habitats shall be resolved by the removal of the applicable solar facility. Lot 38 lighting shall be retrofitted concurrently with the installation of the cover, or sooner as consistent with Policy ESH-15. Recreation development on the east portion of the site shall not exceed 45 feet in height along Stadium Road and the covered parking with solar shall not exceed 20 feet in height as shown in Map D.4.

Appendix 2, Campus Tree Trimming and Removal Program

2.4.1 c.iii. The removal of any oak tree requires at least 10 replacement oak seedlings, less than one year old, grown from acorns collected in the area, and shall be planted on-site, or if not feasible due to site constraints, shall be planted in ESHA or Open Spaces areas. Oak tree planting shall be supplemented with a mycorrhizal inoculant, preferably oak leaf mulch or from clippings of locally-indigenous species lawfully removed from the site or from sites within the vicinity of the planting site, at the time of planting to help establish plants. The removal of any oak tree planted pursuant to an approved parking lot development landscaping planting plan shall require mitigation at the ornamental tree ratio shown above in Section 2.4.1(c)(ii).

If you have any questions or comments regarding this submittal please do not hesitate to telephone me at (805) 893-5216 or send e-mail to steve.conner@planning.ucsb.edu.

Sincerely,



Steve Conner
Senior Planner

Attachment/Enclosure: As stated.

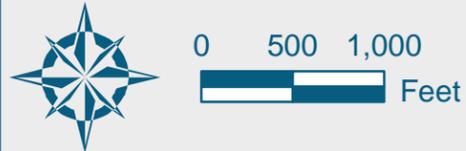
cc:

Alissa Hummer, Campus Planning and Design
Jack Wolever, Design and Construction
Ed Schmittgen, Design and Construction
George Levinthal, Design and Construction
Jordan Sager, Physical Facilities
Marc Fisher, Vice Chancellor Administrative Services

Document Path: G:\Planning\PJs\15-005 Solar PV_Lot 38 and rooftop\10.Misc\GIS\LRDPA\FigD4_Building_heights_11x17.mxd



Building Number	Building Name	Existing Height (ft)
525	Davidson Library	92
528	South Hall	73
553	San Miguel Hall	75
554	Snidecor Hall	73
556	Frank Hall	68
561	San Nicolas Hall	72
563	Ellison Hall	77
571	Bio 2	88
572	Broida Hall	75
589	Storke Tower	176
657	Physical Sciences North	67
860	Santa Catalina	111



UCSB Boundaries	Buildings	Height Zones		45 feet	65 feet
Coastal Zone Exclusion	Numbered Buildings (see table)	20 feet	55 feet	70 feet	
Goleta Boundary		35 feet	60 feet	85 feet	

*Note: The 20 foot height assigned to this site (Lot 38) shall be for the sole purpose of accommodating the covered parking solar panels

