

CALIFORNIA COASTAL COMMISSION

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



Th14b

DATE: November 21, 2017

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-16-0001-1 Part B for Commission Action at its December 14, 2017 hearing in Dana Point.

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 correct inadvertent text errors and make corrections to the LRDP boundary on applicable LRDP figures to exclude a privately owned parcel, correct inadvertent errors to the University's campus boundaries, and relocate existing coastal access parking spaces, as summarized below. The proposed amendment is Part B of a two-part Amendment, Part A will be processed separately. This staff report and recommendation only deals with Part B of the amendment request.

The proposed LRDP amendment includes: (1) corrections to the LRDP boundaries to exclude a privately owned parcel and correct inadvertent errors to the University's campus boundaries on LRDP Figures B.1, B.2, B.5-B.10, C.1, D.1-D.4, E.1-E.4, and F.1-F.5 (2) revision to LRDP Table A.1 "Summary" to correct an inadvertent text error under the category "Parking Spaces", and (3) relocation of four (4) coastal access parking spaces from Parking Lot 1 to Parking Lot 6 and associated revisions to LRDP text, LRDP Figure E.4 "Coastal Access Parking", and LRDP Policy TRANS-14 to update the LRDP text to reflect the relocation of coastal access parking spaces.

MINOR LRDP AMENDMENT DETERMINATION

Pursuant to Section 30514(c) of the Coastal Act and California Code of Regulations (CCR) Sections 13554 and 13555, 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 amendment (attached) includes minor mapping corrections to the LRDP figures to exclude a 0.5-acre privately-owned residential-zoned property adjacent to the North Campus Open Space parcel on North Campus that was inadvertently included within the LRDP figures at the time the 2010 LRDP was certified. This privately-owned residential parcel is located within the County of Santa Barbara, and has never been under the jurisdiction of the LRDP. Additionally, several mapping errors to the University property boundary, Campus boundaries, and Ocean Meadows Golf Course boundary are proposed to be corrected in this amendment. Furthermore, the University proposes to correct parking spaces text errors in LRDP Table A.1: Summary. Specifically the revision will delete "or 13,230 spaces if not" in the "Total Box" in the Parking Space row in Table A.1. This text was added to the LRDP as part of the University's coordination with the organization Sustainable University Now (SUN) during the LRDP Update process. The language was tied to the outcome of the Commission

certification of the 2010 LRDP; however because this language depended on the certification of the 2010 LRDP, it became irrelevant as soon as the 2010 LRDP was certified by the Commission. Therefore, this is a minor clarification that does not modify the implementation or effectiveness of the certified LRDP relevant to parking.

Lastly, the University is proposing to relocate four (4) coastal access parking spaces from Parking Lot 1 to Parking Lot 6 and make revisions to LRDP text, LRDP Figure E.4 “Coastal Access Parking”, and LRDP Policy TRANS-14 to update the LRDP text to reflect the relocation of coastal access parking spaces from Lot 1 to Lot 6. Notice of Impending Development 01-3 required the University to designate four coastal access parking spaces in Parking Lot 1 located behind the Marine Science Building. Access to these four parking spaces is from UCEN Road, which is located inland from Lagoon Road and approximately a quarter mile from the nearest beach stairway. The University has 20 dedicated coastal access parking spaces in Parking Lot 6. Parking Lot 6 is accessed from Lagoon Road, and contains a heavily used beach stairway and is adjacent to Campus Point beach. The University is proposing to relocate these coastal access parking spaces (Lot 1) to a parking lot (Lot 6) that will provide the access parking spaces in a location closer to the bluff accessway. No new parking spaces will be installed on Parking Lot 6, existing spaces will be dedicated and redesignated from other uses to “coastal access parking spaces”. Consistent with LRDP Policy TRANS-14, the equivalent number of parking spaces are being replaced on the same Campus (Main Campus); the spaces are distributed to maximize public access, and the spaces are relocated in beneficial proximity to nearby public coastal access and recreation. Therefore there are no adverse impacts to public access or other coastal resources associated with the relocation of the four coastal access parking spaces.

The subject amendment request (attached) represents minor corrections to the LRDP and the relocation of coastal access parking spaces, which do not change the kind, location, intensity or density of uses allowed. For the above reasons, the Executive Director has determined that the LRDP Amendment is “minor” pursuant to CCR Section 13555.

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.

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 November 27, 2017. The ten working-day objection period will therefore terminate on December 11, 2017. The Commission will be notified at the December 14, 2017 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.

Table A.1: Summary			
	Current	2010-2025 LRDP	Total
Enrollment ¹	20,000 students	5,000 additional students at 1% per year	25,000 students
Faculty and Staff	1,054 faculty 3,631 staff	336 additional faculty 1,400 additional staff	1,400 faculty 5,031 staff
Building Space SF	2.7 M. ASF / 5.4 M. GSF ²	1.8 M. additional ASF / 3.6 M. GSF	4.5 M. ASF / 9 M. GSF
Housing	6,652 bedspaces	~4,800 net additional bedspaces	~11,450 single student bedspaces
	553 student family units +151 student family units ³	~200 net additional student family units	~900 student family units
	65 faculty units +161 faculty units ⁴	~1,800 additional faculty and staff units	~2,000 faculty/staff units
Play Fields	26 acres	Approximately 2.5 additional acres	29 acres
Parking Spaces	6,700 spaces (non-housing) 3,880 constructed or planned (housing) 10,580 total spaces	5,100 spaces replaced 3,000 net additional spaces constructed ⁵	13,580 total spaces. The University will also strive to reduce to 12,580 total parking spaces if an Isla Vista parking program is adopted. or 13,230 spaces if not.

1 Three-quarters on-campus average head count

2 Assignable Square Feet (ASF) describes the amount of space between wall surfaces that constitutes the area required for a given program, ASF does not include corridors, restrooms, building support spaces, and structural elements such as walls and columns.

3 Pending the completion of Sierra Madre housing

4 Pending the completion of North Campus housing

5 The 650 space reduction in net additional spaces constructed shall be to non-housing spaces only, i.e. commuter parking.

Approximately 800-900 students and 30-40 staff or faculty park in Isla Vista on a regular basis (2009). Over half of the students who regularly park in Isla Vista are on-campus residents who do not park in lots designated for their complexes, and about 40 percent live in other areas off campus. The highest period of parking usage is between 4-5 AM, indicating that residents – both on-campus or living in Isla Vista – create the highest parking demand, and that day-use parking by students, faculty, and staff could be filling the spaces left by departed residents. While parking can be crowded in Isla Vista, there are over 2,000-3,500 unused spaces on the Main Campus (M-F, 8-5), which is more than enough to meet the demand for all University-related vehicles. But the vast majority of those parking in Isla Vista do so because it's free, not because parking on campus is unavailable. However, parking surveys have shown that parking utilization rates in Isla Vista have dropped over the last several years – mirroring trends seen at UCSB and other campuses where fewer students are bringing cars to college with them. As of 2014, parking demand in Isla Vista is down roughly ten percent over the level seen in 2007.

The University has and will continue to work with Santa Barbara County to help address Isla Vista's parking problem and support the county's attempt to establish a residential parking permit program to limit the number of non-resident cars while ensuring the continued availability of public coastal access parking.

COASTAL ACCESS

Transportation and parking for coastal access are integral parts of the University's overall transportation system, which also offers opportunities to increase alternative forms of transportation (Figure E.4*).

The campus currently provides nearly 3,000 parking spaces for the public, including 154 dedicated parking spaces for coastal access on Main Campus and 70 on North and West Campus, and 2,826 parking spaces elsewhere on campus that are available on a first-come, first-served basis. Dedicated coastal spaces are:

- 40 spaces in a parking structure on the northeast side of the Main Campus (Lot 10)
- 14 4-hour metered parking spaces on Ocean Road adjacent to Lot 24 on the southwest side of the Main Campus
- 14 metered spaces in Lot 23
- ~~200~~ metered spaces in Lot 6 on the east side of the Main Campus
- 2 metered spaces in Lot 5 near the Campus Lagoon
- ~~4 metered spaces in Lot 4~~
- 60 spaces located in and adjacent to Parking Structure 22 on the west side of the Main Campus
- 70 spaces on the North and West Campuses: 20 at the western terminus of Phelps Road, 27 spaces on the Devereux South Knoll site, and 3 ADA spaces at Coal Oil Point.

The 2010 LRDP furthers the University's commitment to provide public coastal access. In that spirit, 27 dedicated coastal-access spaces would be added to the Devereux site as part of that site's redevelopment. Planned extensions and improvements to campus roads and pedestrian and bicycle paths would be built as development progresses, along with additional parking and directional signs. An additional 4,000 parking spaces would be added, some of which would improve coastal access for the public (Figure E.4).

In the area adjacent to the North and West campuses, the Ellwood-Devereux Open Space and Habitat Management Plan specifies more public access to the coast. Adequate parking for proposed North Campus residents would ensure that residents do not take up parking space that is intended for coastal visitors.

development shall utilize West Campus Point Lane for vehicular access. Vehicular access to Coal Oil Point Reserve (the Reserve) and the ADA coastal access parking spaces at Coal Oil Point shall utilize West Campus Point Lane, but shall be allowed to merge onto Slough Road through the Devereux South Knoll site in order to reach the applicable destination. The conversion of Slough Road shall be completed prior to occupancy of the first redevelopment project or other significant construction of 10,000 GSF or greater on West Campus at either the West Campus Mesa or North Knoll site;

- C. The existing West Campus Point Lane crossing of the North Finger of Devereux Slough, from West Campus Mesa to North Knoll, shall be replaced with a bridge, or alternative crossing that retains a natural open connection, to maximize wetland connectivity and avoid fill of wetlands. The construction of the new bridge or crossing shall be completed no later than prior to occupancy of the new residential construction on the North Knoll of the Devereux property. However, the bridge, or crossing, shall be installed earlier if significant structural changes or roadway modifications are necessary to accommodate traffic in the area of the Slough crossing prior to North Knoll development;
- D. Emergency vehicle, bicycle and pedestrian access may be provided from the existing Isla Vista streets of Fortuna or Pasado Roads; and;
- E. Where deemed to be biologically beneficial, the University will replace the wetland crossings on Slough Road with crossings that are designed to restore the connection between the North and South Fingers to Devereux Slough and to avoid fill of existing and historic boundaries of the wetland to the maximum extent feasible. The replacement will occur as funding is available. The University will pursue potential University and non-University funding options to implement this project.

Parking

Policy TRANS-13 - Visitors shall be entitled to use the parking facilities (all "C" or metered spaces) on campus after payment of the appropriate parking fee and in accordance with campus parking regulations. Subject to Campus Consultation (defined in Appendix B to the UCSB-SUN Agreement), the University will limit issuance of quarterly and annual day time (commuter) parking permits to faculty, staff, and students that reside in UCSB housing (excluding the West Campus Faculty Housing and North Campus Faculty Housing developments), unless the need for such permit is demonstrated by virtue of temporary or permanent physical disability, or other extraordinary circumstance, as determined on a case-by-case basis.

Policy TRANS-14 -

- A. The University shall provide and maintain a minimum of 154 dedicated coastal access parking spaces on Main Campus:
 - four (4) spaces in Lot 1;
 - two (2) spaces in Lot 5;
 - twenty-four (24) spaces in Lot 6;
 - forty (40) in Structure 10;
 - sixty (60) in Structure 22;
 - fourteen (14) in Structure 23S; and
 - fourteen (14) on Ocean Road.



- Beach Access Points
- Parking Facilities
- Beach Stairs
- Existing
- Proposed
- Boardwalks
- Existing
- Proposed
- Restrooms
- Existing
- Proposed
- Surf-Showers
- Existing
- Proposed
- Coastal Zone Exclusion
- Parks and Reserves
- Beach
- Trail System
- Bike Routes

CAP = Coastal Access Program

