

**University - La Jolla**



University City Community Plan  
La Jolla Community Plan  
Local Coastal Program Addendum

INTRODUCTION

The purpose of this document is to identify areas in the University and La Jolla community plans and the Local Coastal Program which address coastal policies and provide additional specific language that will clarify the Plan's goals and proposals in order to meet the Coastal Act requirements.

The documents attached to and a part of this LCP include an existing community plan for the University community planning area adopted by City Council in 1971, and the La Jolla Community Plan adopted in 1975, which includes the La Jolla area north of the Scripps Institute of Oceanography - UCSD boundary.

The following dates relate to the approval and adoption of this Plan and Addendum by the City and the Coastal Commission.

University City Community Plan adoption (LCP)	September 1971
La Jolla Community Plan adoption (LCP)	May 1975
North City LCP Draft Addendum	February 1981
Planning Commission approval	March 1981
City Council adoption	March 1981
Regional Commission approval	_____ 1981
State Coastal Commission certification	_____ 1981

Community Profile

A relatively small portion of the University community planning area is located in the Coastal Zone. The areas included are Torrey Pines State Reserve, Torrey Pines City Park and Golf Course, Torrey Pines Science Research Park, and a portion of the University of California campus. Of the 9,000 acres in the community, approximately 2,500 acres (28%) are within the Coastal Zone.

The La Jolla area north of the Scripps Institute of Oceanography - UCSD boundary has been deleted from the La Jolla Community Plan area and is being considered with the University community segment because the area is physically separated from the La Jolla community by the UCSD campus. The land use plan for this area would best be reviewed in conjunction with the area to which it is physically proximate and substantively related.

The Torrey pines are a major attraction and perhaps the most important natural feature of the area. There are also two 18-hole golf courses located in an unusually scenic setting on a plateau overlooking the Pacific Ocean. Torrey Pines State Beach extends the entire length of the coastline, and is dramatically framed by steep, eroded sandstone cliffs. Torrey Pines City Beach, under City jurisdiction, has become a heavily utilized regional resource. Access to these beaches is severely limited and hazardous due to the steep nature of the cliffs. The Torrey Pines Inn located on the mesa above, provides visitor recreation adjacent to the golf courses.

#### Planning History

The University Community Plan was adopted in 1971. At the present time, the Plan is being updated and will be ready for adoption in 1981. This LCP will serve as an addendum to the existing Plan. The area within the Coastal Zone is relatively small and developed either with a State park or a City-owned industrial park. Therefore, it is not expected that the Plan update will effect the existing land use and LCP recommendations. Contained within this LCP is reference to the adopted plan as well as the Progress Guide and General Plan. There is no discussion within this LCP pertaining to the University of California at San Diego (UCSD) as the University submits plans on a project by project basis to the State Coastal Commission for their approval. Also, there is limited discussion on the State Reserve given the jurisdictional control of the area.

The northern La Jolla area is being considered in this LCP because of its relationship to the University of California and the Torrey Pines City Park and Beach. The LCP will serve as an addendum to the La Jolla Community Plan, however, a separate LCP is being prepared for the La Jolla community in total. The La Jolla LCP should be referenced for policy guidelines and directions for development activity in La Jolla.

### Issue Identification

As the first step in the LCP process, The City of San Diego and the Coastal Commission have identified the significant coastal issues affecting the University/La Jolla coastal community planning areas. The issues which will be addressed are:

1. Provide public access to Torrey Pines City Beach without adversely impacting the bluffs and environmentally sensitive upland areas.
2. Resolution of conflicting uses at Torrey Pines City Park. In resolving conflicts priority should be given to uses which are demonstrably coastal-dependent.
3. Fragility of Torrey Pines State Reserve and adjacent canyons; (i. e. Indian, Box, Blacks and Sumner).
4. Protect archaeological coastal resources on the hillsides above Sorrento Valley and La Jolla against degradation through appropriate siting and design of new development in the Torrey Pines Reserve Park and the La Jolla bluffs area.

### Existing Plan Summary

The following community goals were adopted by the University Community Planning Group in 1971:

1. The impact of the University and the resulting academic and emerging professionally related scientific environment must be fully maximized to create a compatible and complementary community not only to the University and its environs but to the entire San Diego metropolitan area as well.
2. The basic functions of teaching, exploring, learning, living, working, shopping and recreation must be carried out in proper emphasis and be in concert with each other.
3. The physical development of the community must take advantage of the site and terrain, must establish, identify to the University and its related uses, and must create individuality of areas throughout the community.
4. Housing in the immediate vicinity of the campus should be oriented to the University and life sciences-research related populations and be developed in a variety of types and site configurations which are within the appropriate price ranges for that population. A critical feature for the entire community must be a recognition of the University's commitment, shared by the city, to permit real

access to the community to all economic, ethnic and racial groups.

5. A balanced transportation system linking the entire community to all activity areas and to the San Diego metropolitan area must be achieved.
6. A complete range of public facilities fully utilizing the educational and cultural opportunities afforded by the University must be developed for all people.
7. A total recreational system maximizing present physiographic features must be provided to accommodate a complete range of active and passive recreational pursuits. The park and recreational standards as set forth in the San Diego Progress Guide and General Plan should serve as guides for the development of these facilities.
8. Physical, social and economic environments must be created befitting the dignity of the University and the magnificence of the physical setting of the community.
9. The pace of development in the community should parallel the general growth of the University and other related employment centers within the area. Neither economic consideration, nor generalized City-wide housing needs should be elevated to a position which would permit premature development of housing or commercial facilities in the University community.
10. The growth of the University must not be used to coerce either the campus or the City into careless and destructive emendations to the Plan that would relieve economic pressures by sacrificing the concept of the University community.
11. Substantive modifications to the University Community Plan should be considered exclusively in terms of the extent to which they better realize the stated basic and shared goals of the community plan.

The following community goals were adopted by the La Jolla Community Planning Group as they pertain to the La Jolla Farms area:

Residential:

1. As a broad goal, approximately 10 percent or 300 of the new units to be developed in La Jolla should be established for low and middle income families. More specifically, in residential developments (new construction and redevelopment) with 20 or more units, 10 percent of the units should be offered at a price within the means of an average middle income San Diego family. A priority use for City-owned land should be low and moderate income housing. A precise plan for the Fay Avenue right-of-way and adjoining City-owned land should be developed with an emphasis on low-income housing. Families displaced by demolition of low and moderate income housing should be relocated within La Jolla, and the number of low-income housing units should not be decreased by demolition. All available housing subsidy programs for low-income and/or the elderly should be investigated and utilized. Low and moderate income housing should not be confined to one area of La Jolla.
2. The height limit for future multiple residential development should be 30 feet for all land seaward of La Jolla Boulevard, Prospect Street and Torrey Pines Road between Prospect Place and La Jolla Shores Drive. Land west of La Jolla Shores Drive should be governed by height limitation specified in the La Jolla Shores Planned District ordinance. Elsewhere, residential buildings should be limited to 30 feet, with exceptions permitted where unusual circumstances warrant, provided that open space and views are preserved.
3. Residential developments along the shoreline should be required to provide safe and convenient access to and along the ocean front. Existing public access to the beach should be retained. Development which tends to "wall off" the ocean from interior areas should be prevented.
4. Land within the Land Conservation (LC) Zone should be rezoned to permit only one unit per acre, in order to greatly decrease the amount of cutting and filling of steep slopes.
5. The development of parcels with 20 percent or more land in the LC Zone, for which four or more units are proposed, should involve development concepts which will preserve steep slopes and canyons.
6. Planned Residential Developments or similar concepts should be allowed greater total density than that permitted in the underlying zone if they provide some significant off-setting

benefits to the public. Such benefits include significant visible open space left in a natural state. This does not include space devoted to traffic circulation, private recreation facilities, or small open space between dwellings.

7. As cable television service and compact antennae become available, residents and developers should be encouraged to abandon present-day conspicuous antennas.

Transportation:

1. Developments within La Jolla should not be permitted if they would adversely affect pedestrian safety or mobility or significantly increase congestion, pollution or noise.
2. Public transportation between La Jolla and the remainder of metropolitan San Diego should be improved.
3. Priority should be given to improving the ease and enjoyment of pedestrian movement, including the establishment of walking and bike paths, distinctive and functional landscaped sidewalks in the commercial areas, and safer pedestrian rights-of-way near schools. Traffic volumes and speeds on roadways adjacent to La Jolla schools should be reduced to provide more safety for students.
4. Parking areas should be neatly landscaped and screened. The roadways within La Jolla should be aesthetically planned so as to be visually rewarding to the pedestrian, cyclist and motor vehicle operator.
5. The University of California at San Diego should require that all student, faculty and staff motor vehicles be parked on campus and not on public roadways. The University should also be encouraged to promote bus service and other transit systems, to bring about an overall reduction of University associated automobile traffic within La Jolla.
6. Existing and proposed bike routes should be separated where possible, to provide safety to both motorist and cyclist.

Open Space, Parks, and Recreation:

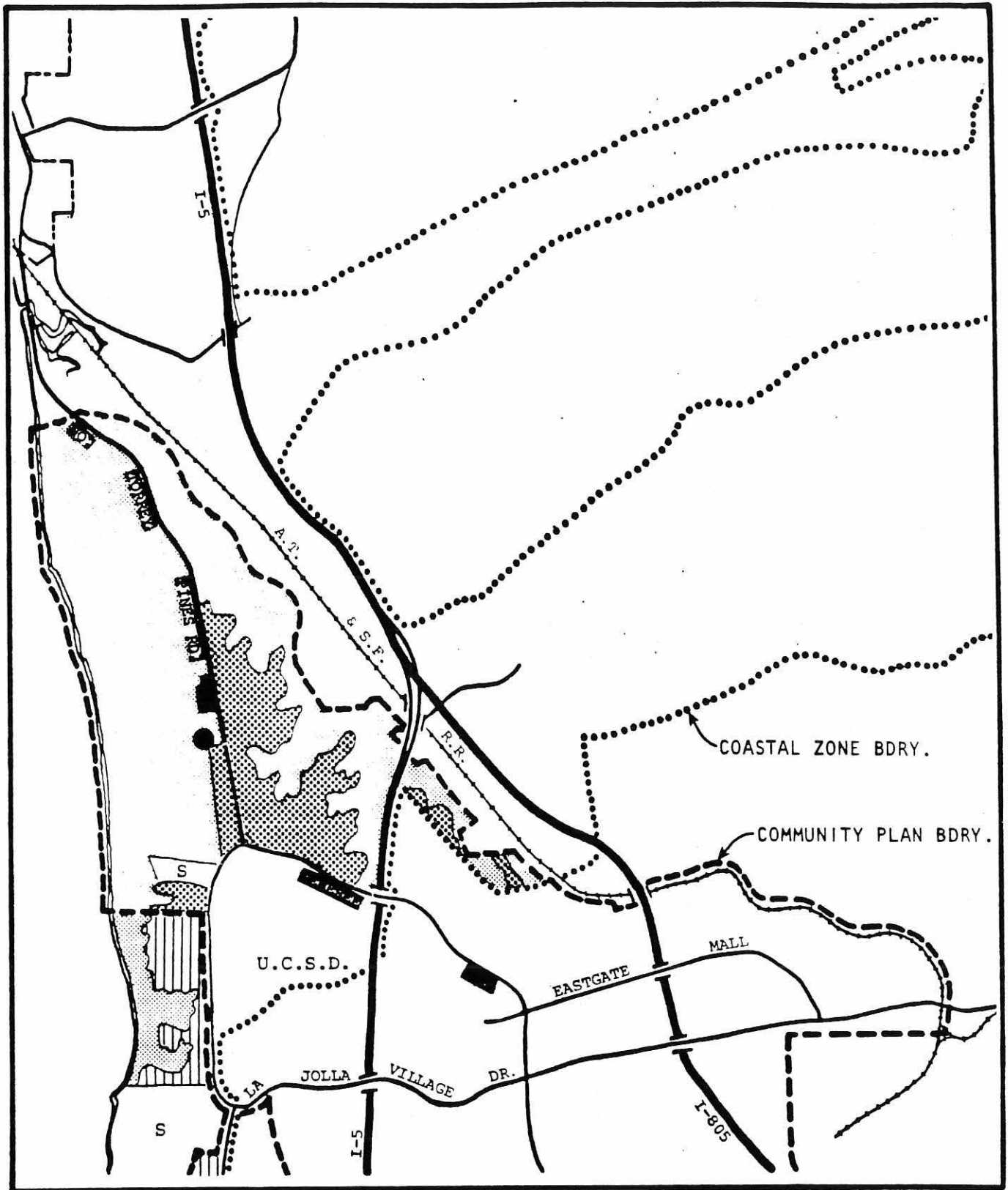
1. La Jolla's relationship to the sea should be maintained. Existing physical and visual access to the shoreline and ocean should be protected and improved.
2. Recreation opportunities, which are based upon and do not detract from La Jolla's natural characteristics, should be



provided to meet the needs of residents and visitors. These include the special needs of the elderly, minorities and children.

3. All forms of open space should be preserved where possible--beaches, parks, cliffs, scenic vistas, tidepools, coastal waters, and canyons.
4. Visual attractiveness should be fostered.
5. The City's beach and park land along the shoreline should be expanded wherever possible.
6. Construction, grading or improvements of any sort, except those mentioned in this Plan, should be discouraged at beach areas. Public access to the shoreline should be increased (or improved) wherever possible, and in particular, as shown on the Generalized Land Use Map.
7. No additional parking facilities should be provided adjacent to beach areas, with the possible exception of Torrey Pines City Park. If additional beach utilization is considered necessary, alternative methods of transportation must be explored.
8. New developments should not prevent or unduly restrict access to beaches or other recreational areas.
9. All beach lands in the public domain should be dedicated or otherwise legally reserved as park area to assure future public usage.
10. Future development of facilities at Black's Beach should be minimal to preserve the existing natural environment.
11. Restrooms should not be constructed at any La Jolla beaches where such facilities do not now exist. Concessions and other forms of commercial activity should not be permitted on any beaches or in any parks, with the possible exception of Torrey Pines City Park.
12. The undedicated portion of Torrey Pines City Park should be dedicated. There should be a precise plan developed for Torrey Pines City Park to provide for a combination of the following:
  - a. golf
  - b. model airplanes

- c. gliders
  - d. hang gliders
  - e. sight-seeing
  - f. parking
  - g. beach access
  - h. tennis courts
  - i. playing fields
13. The ocean and submerged lands within the jurisdictional limits of San Diego should be preserved in their natural state. Plant and marine life in tidepools and offshore waters should be protected from environmental degradation.
  14. Small landscaped plazas or open areas for passive relaxation and visual enhancement should be provided wherever possible throughout the community.
  15. If canyon lands in the Land Conservation Zone are ever developed they should be developed only at a very low residential density and with minimum cutting and filling.
  16. Canyon lands in the Land Conservation Zone should be acquired and retained in their natural state.
  17. If it becomes necessary to construct utility equipment or facilities in any park or open space area; all such facilities should be placed underground and the land returned to its natural state. All existing facilities should also be placed underground.
  18. A street tree planting and beautification program should be promoted. Existing street trees should be protected against removal.
  19. Means should be developed to prevent the destruction or removal of any tree the trunk of which exceeds six inches in diameter, whether situated on public or private property. Where removal of any such tree is unavoidable under the circumstances (e. g. a diseased tree), adequate replacements should be required.



# NORTH CITY LOCAL COASTAL PROGRAM

UNIVERSITY CITY/LA JOLLA COMMUNITIES-GENERALIZED LAND USE



CITY OF SAN DIEGO  
PLANNING DEPARTMENT



	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	OPEN SPACE/PARKS
	SCHOOL/UNIVERSITY

## PUBLIC ACCESS

ISSUE: PROVIDE PUBLIC ACCESS TO TORREY PINES CITY BEACH WITHOUT ADVERSELY IMPACTING THE BLUFFS AND ENVIRONMENTALLY SENSITIVE UPLAND AREAS.

### Existing Conditions

The Torrey Pines City Park and Beach are located on the University/La Jolla community planning area border. The Torrey Pines State Park and Torrey Pines Golf Course are within the University community plan area (see map).

The communities are fortunate that the topography of the area is highly favorable for the development of parks and the preservation of open space. The rolling character of the terrain and many finger canyons and arroyos provide almost unlimited opportunities to create a unique park and open space system. Torrey Pines Golf Course is an excellent example of good design to preserve topography and trees in a comparatively natural state. The Torrey Pines Gliderport is also a good example of how nature provides entertainment for sport participants and spectators alike. The natural characteristics of the site are utilized in this case when the gliders use the updrafts created when the prevailing winds strike the sea cliffs.

Existing Plan/LCP Language - (from the La Jolla Community Plan, 1975, LJCP; and the University Community Plan, 1971, UCP.)

#### a. Goals

- o La Jolla's relationship to the sea should be maintained. Existing physical and visual access to the shoreline and ocean should be protected and improved (LJCP, page 49).
- o All forms of open space should be preserved where possible; parks, cliffs, scenic vistas, tidepools, coastal, waters and canyons (LJCP, page 49).
- o A total recreation system maximizing present physiographic features must be provided to accommodate a complete range of active and passive recreational pursuits. The park and recreational standards as set forth in the San Diego Progress Guide and General Plan should serve as guides for the development of the facilities (UCP, page 13).

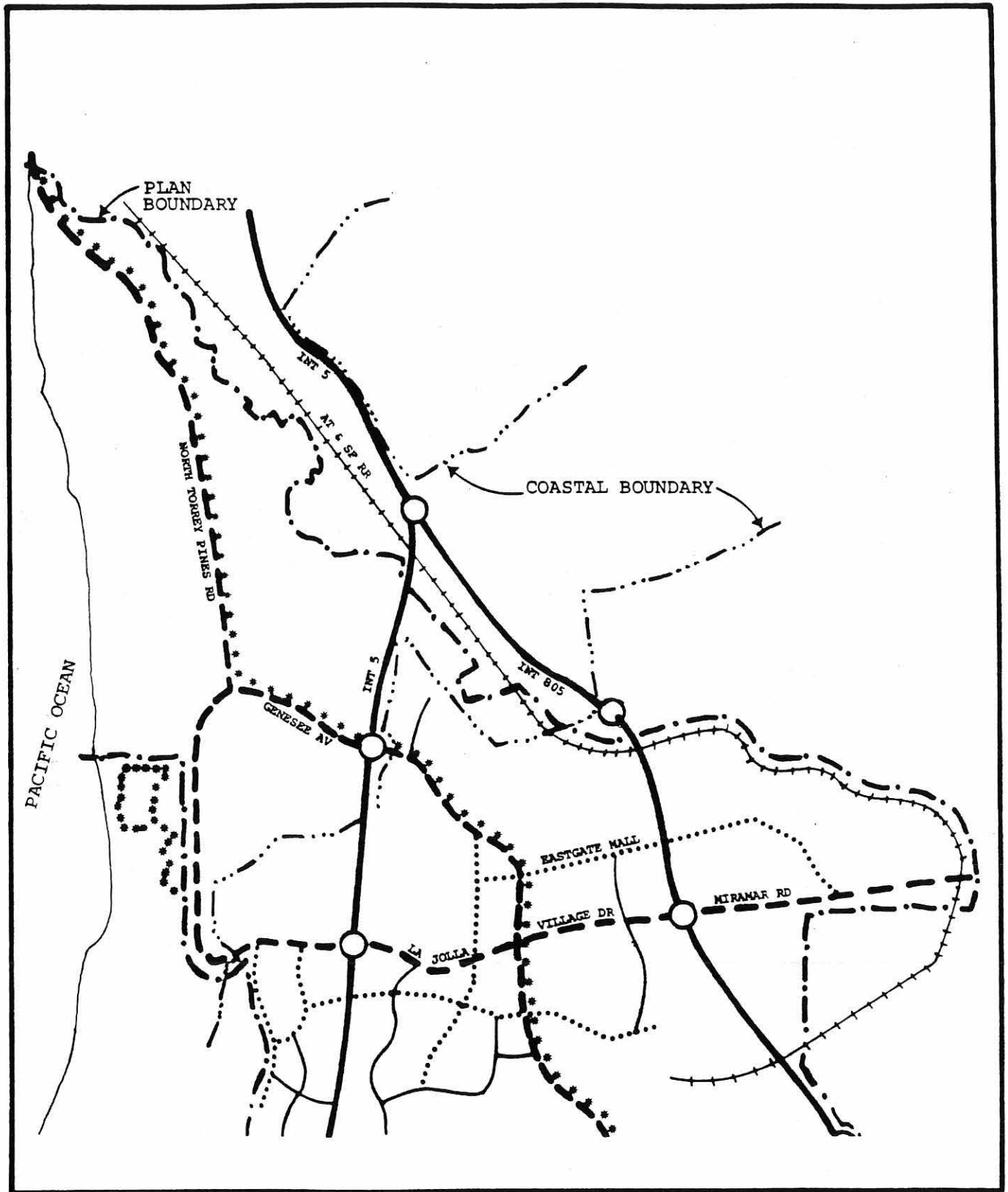
b. Proposals

- o Construction, grading or improvements of any sort, except those mentioned in this Plan, should be discouraged at beach areas. Public access to the shoreline should be increased (or improved) wherever possible (LJCP, page 53).
- o No additional parking facilities should be provided adjacent to beach areas, with the possible exception of Torrey Pines City Park. If additional beach utilization is considered necessary, alternative methods of transportation must be explored (LJCP, page 53).
- o Future development of facilities at Black's Beach should be minimal to preserve the existing natural environment (LJCP, page 53).
- o A public park system must be provided to accommodate the active and passive recreational pursuits of all residents of the community (UCP, page 43).
- o Park and recreation areas should be visible and have convenient access from public streets and should be designed for minimal supervision and efficient maintenance (UCP, page 43).
- o A joint open space and hiking trail system utilizing the natural land configuration and preserving the natural character of major canyon areas must be developed throughout the plan area (UCP, page 43).

LCP Specific Language

- o Provide public access to the Pacific Ocean in the vicinity of the State beach. Limited uplands within and adjacent to the state beach and City park, and not part of the City's Science and Research Park and golf course, may be developed to provide supporting recreational services. The installation of recreational facilities should not impair the extent or quality of the sandy ocean beach which is the prime unit resource.
- o Provide maximum protection to the Torrey Pines Natural Preserve. Only those public uses which can be accommodated without threat to the ecological integrity of the torrey pines should be permitted.

- o The existing public access at La Jolla Farms should be improved for pedestrian and bike trails and emergency vehicles only.
- o The City of San Diego, Park and Recreation Department, is currently involved in the preparation of a master plan for the Torrey Pines City Park. The goals of this plan are to be consistent with the natural environmental/protective policies of the Coastal Act and provide for a balanced public use consistent with the resource protection qualities of the area.
- o The master plan guidelines at this time envision consideration of shoreline access to be limited due to the hazardous steep nature of the cliffs. Carefully designed pedestrian trails that fit into the landscape are to be considered in contrast with the more urban automobile access of other areas where topography and use make auto access a possibility. Pedestrian walkways along the bluffs should be at least 50 feet from the bluff edge.
- o Pursue the construction of trails of steps to the beach along Indian Canyon. The design of those should minimize environmentally sensitive impacts in the upland area.
- o All shoreline access should mitigate impacts on the bluff and environmentally sensitive upland areas. Physical access should be restricted where not acceptable to environmental conditions, in exchange for visual access possibilities, view areas, etc.
- o Pursue the provision of a bikeway along La Jolla Farms Road and Blackgold Road, to the intersection at La Jolla Shores Drive.
- o Consider applying to the State Coastal Conservancy for grant monies to develop shoreline accessways, including stairways, viewpoints, parking and signing along Torrey Pines City Park Beach.



# NORTH CITY LOCAL COASTAL PROGRAM

UNIVERSITY CITY/LA JOLLA COMMUNITIES-STREET CLASSIFICATION & BIKEWAYS



CITY OF SAN DIEGO  
PLANNING DEPARTMENT



- FREEWAY
- PRIME ARTERIAL
- MAJOR STREET
- COLLECTOR STREET
- BIKEWAY

## RECREATION AND VISITOR-SERVING FACILITIES

ISSUE: RESOLUTION OF CONFLICTING USES AT TORREY PINES CITY PARK. IN RESOLVING CONFLICTS, PRIORITY SHOULD BE GIVEN TO USES WHICH ARE DEMONSTRABLY COASTAL-DEPENDENT.

### Existing Conditions

The Torrey Pines Municipal Golf Course, major portions of the Torrey Pines State Reserve and the Torrey Pines City Park constitute a major aspect of the City's adopted Open Space Element of the Progress Guide and General Plan. About 455 acres of the Golf Course and City Park are within the University community; the remaining 70 acres of the City Park are located in the La Jolla community planning area. Approximately 650 acres of the State Reserve are within the University community planning area; the remainder of the State Reserve, including portions of the Penasquitos Lagoon, are within the Torrey Pines Community Plan. The Torrey Pines State Reserve will be expanded as a result of a recent agreement between The City of San Diego and the State of California. Approximately 108 acres of the westerly slopes of Sorrento Valley are to be deeded to the State in conjunction with the development of the Torrey Pines Science/Research Park. A 20.31-acre parcel and a 3.75-acre parcel on the slopes of Sorrento Valley adjacent to the expansion have recently been acquired.

A major attraction of this area is the torrey pine tree, which is found in only one other area of the world. The area is also noted for its unusually scenic setting on a plateau overlooking the Pacific Ocean. An outstanding beach extends the entire length of the area; however, beach access down the bluffs is presently uncontrolled and haphazard.

The Torrey Pines City Park is well known for its long gliders who consider this four mile coastal cliff a sacred place. The unique ridge allows safe take off and on-top landings, for ultimate convenience. The gliderport area also serves sailplanes who operate on selected weekends in the spring and winter of each year. During these weekends, hanggliders and models do not fly due to increased air traffic and conflicting air space use. At the present time, the City Park and Recreation Department is preparing a master plan for the Torrey Pines City Park. It will consider such issues as gliderport usage for sailplanes, hanggliding and model plane flying, improved access to the beach, parking, pedestrian trails, lifeguard stations, picnic areas, restrooms, and other associated park uses.



Existing Plan/LCP Language (La Jolla Community Plan, 1975)

a. Goals

- o All forms of open space should be preserved where possible - beaches, parks, cliffs, scenic vistas, tidepools, coastal waters, canyons (page 49).
- o Visual attractiveness should be fostered (page 49).

b. Proposals

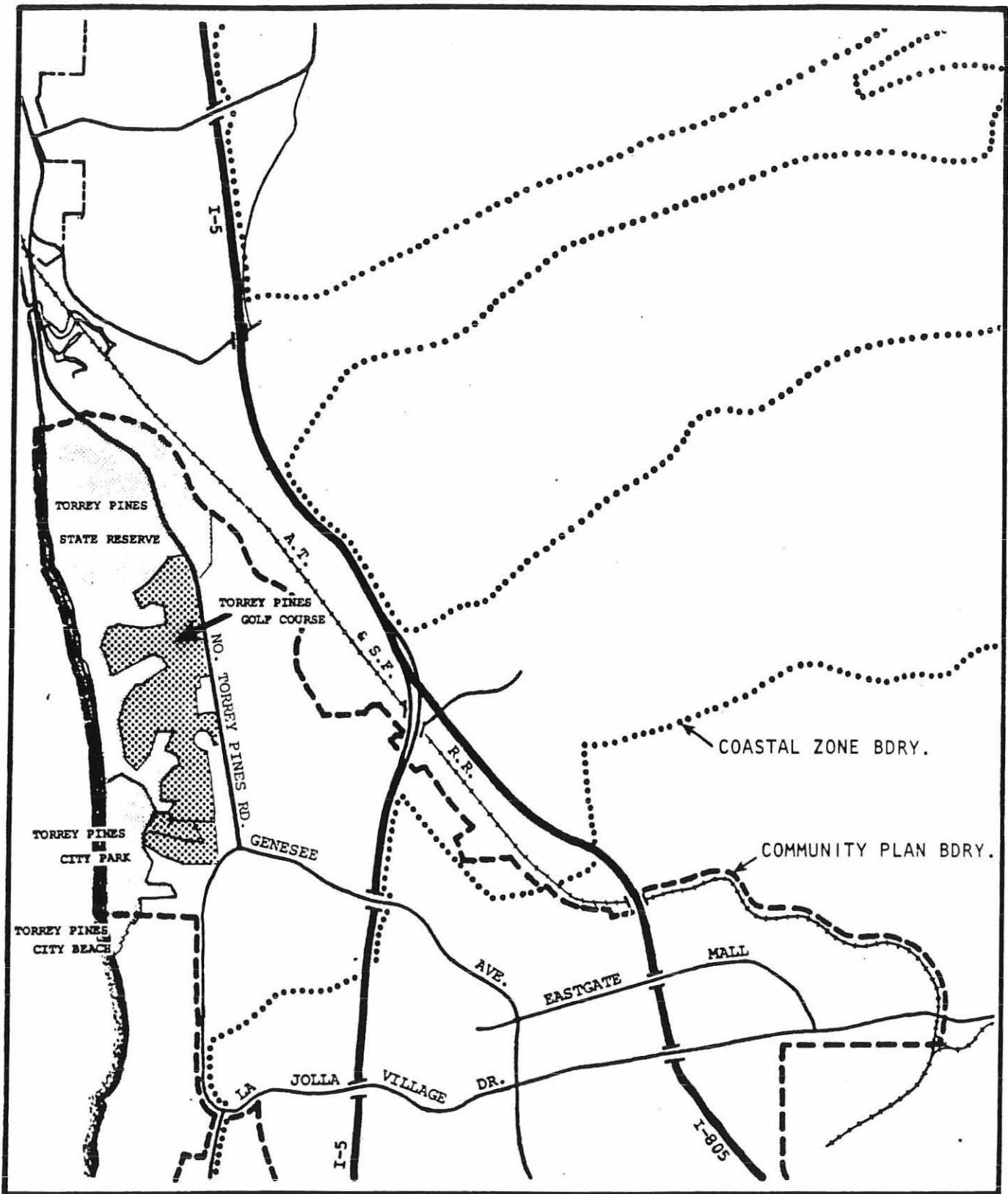
- o The City's beach and park land along the shoreline should be expanded wherever possible (page 53).
- o New developments should not prevent or unduly restrict access to beaches or other recreational areas (page 53).
- o All beach lands in the public domain should be dedicated or otherwise legally reserved as park area to assure future public usage (page 53).
- o Concessions and other forms of commercial activity should not be permitted on any beaches or in any parks, with the possible exception of Torrey Pines City Park (page 53).
- o The undedicated portion of Torrey Pines City Park should be dedicated. There should be a plan developed for Torrey Pines City Park to provide for a combination of the following:
  - a) golf
  - b) model airplanes
  - c) gliders
  - d) hang gliders
  - e) sight-seeing
  - f) parking
  - g) beach access
  - h) tennis courts
  - i) playing fields (page 54).

## LCP Specific Language

- o The City Park and Recreation Department is in the process of completing a master plan for the Torrey Pines City Park. The intent of the plan is to be consistent with the policies of the Coastal Act and provide for maximum public use consistent with resource protection. The potential for degradation of the unique sandstone bluffs and sensitive coastal sage communities which are found in this area will be minimized by avoiding overuse of the City Park. Therefore, development proposals should provide a mix of recreational uses dependent on and consistent with the unique natural setting of the area. Commercial uses should be limited within the Torrey Pines City Park vicinity. Public facility development generally should be limited to those improvements necessary to mitigate current adverse impacts (e.g., provision of access to the beach, improvement of parking facilities, installation of water and sewage facilities) and should avoid creating man-made attractions. The plan should also address any necessity to improve existing surface drainage facilities to minimize adverse erosion hazards.
  
- o Future construction or improvements within the Torrey Pines City Park and the Torrey Pines Golf Course should be appropriately sited and designed to avoid impacts to the bluffs and associated low-lying canyon areas. No development, alteration, or grading of natural landforms is to occur along bluffs or cliffs, within drainage canyons or on slopes of 25 percent or greater, in order to prevent erosion and to protect existing coastal sage communities. Development should provide a drainage system which would limit the rate of runoff and resulting erosion to that which occurs naturally from the existing undeveloped site. Runoff and erosion control should be accomplished by such means as on-site catchment basins, desilting basins, subsurface storm drains, and energy dissipating measures at the terminus of the subsurface storm drains.
  
- o Improvements within the Torrey Pines City Park and the Torrey Pines Golf Course should be developed in increments of workable size which can be completed during a single construction season in order to minimize soil exposure. No grading or land alteration should occur during the rainy season. Prior to grading, an adequate temporary siltation basin should be constructed to minimize siltation and erosion of

adjacent lower areas. All areas disturbed but not completed during the construction season, including graded pads, should be planted and stabilized in advance of the rainy season. All disturbed slopes in a completed development involving grading should be stabilized as soon as possible through planting of appropriate vegetation.

- o In the event that significant archaeological or paleontological resources are discovered on sites to be considered for park improvement within the Torrey Pines City Park and Golf Course, reasonable mitigation measures, as determined by professional archaeologists, should be required. Fill dirt is not considered a suitable means of mitigation.
- o Scenic and visual qualities of the Torrey Pines City Park and State Reserve should be protected, particularly with respect to preserving views of the coastline and associated drainage canyons. Any future development should be low profile and set back from the bluff edge to allow adequate landscaping to mitigate any visual impact upon the surrounding area.



# NORTH CITY LOCAL COASTAL PROGRAM

UNIVERSITY CITY/LA JOLLA COMMUNITIES-RECREATIONAL LAND USE



CITY OF SAN DIEGO  
PLANNING DEPARTMENT



-  PARKS
-  BEACHES
-  COMMERCIALY ORIENTED

## ENVIRONMENTALLY SENSITIVE HABITAT AREAS

ISSUE: FRAGILITY OF TORREY PINES STATE RESERVE AND ADJACENT CANYONS; (I.E. INDIAN, BOX, BLACKS, AND SUMNER).

### Existing Conditions

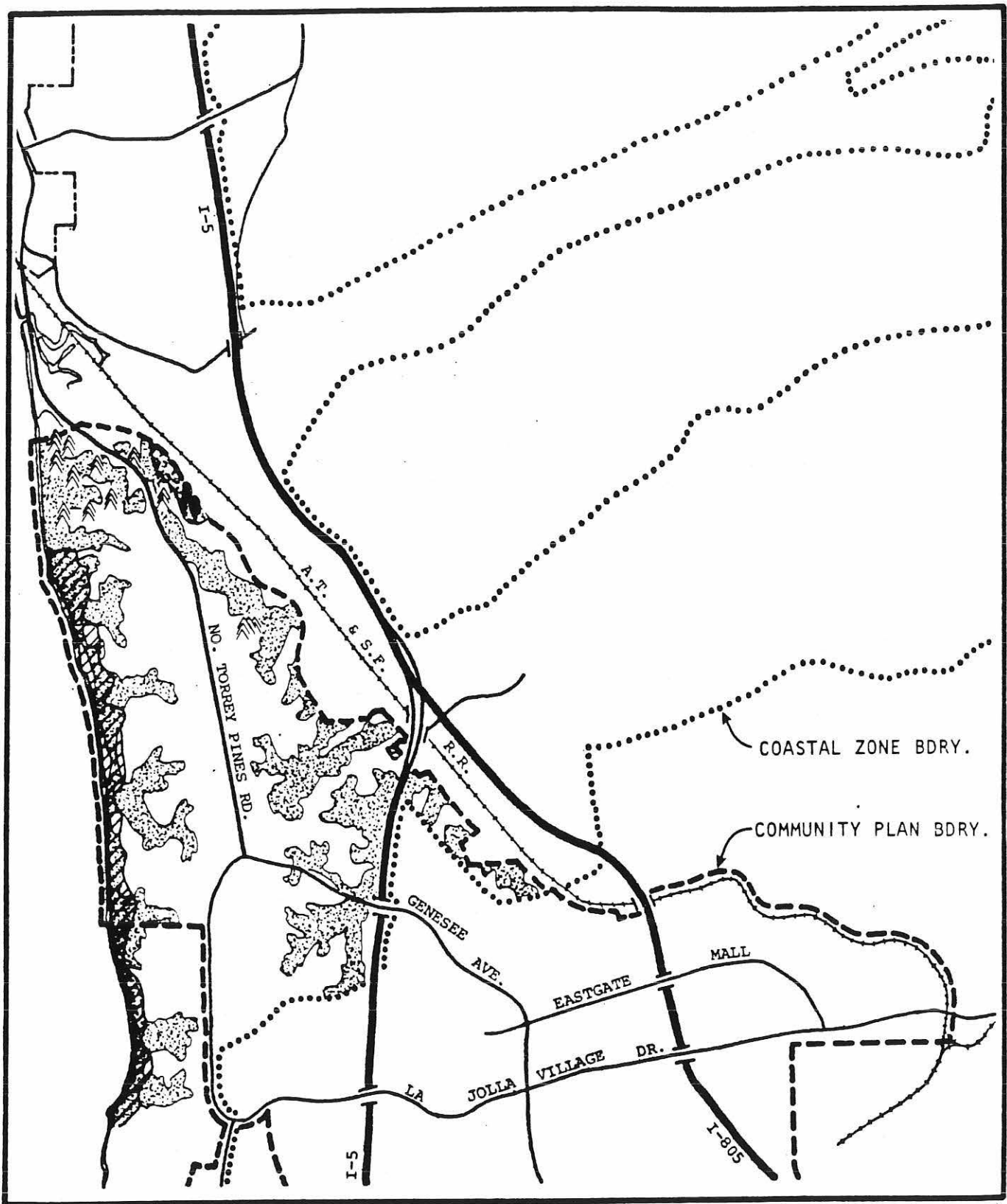
The Coastal Act defines an environmentally sensitive habitat area as one ... "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem which could be easily disturbed or degraded by human activities and developments." This definition is particularly applicable to Torrey Pines State Reserve, with respect to both plant and animal life. As mentioned previously, the human overuse of the State Reserve has created problems of habitat degradation to the extent that portions of the park have been closed during certain periods.

### Existing Plan/LCP Language

The University Community Plan is in preparation at this time, due to be adopted. The existing plan does not discuss this issue.

### LCP Specific Language

- o The State of California, Department of Park and Recreation, Master Plan for the Torrey Pines State Reserve, should protect against adverse impacts to the unique ecological and geologic nature of the park.
- o Improvements undertaken should be for the purpose of making the area available, on a daily use basis, for public enjoyment and education in a manner consistent with the preservation of their natural features. Living and nonliving resources contained within state reserves should not be disturbed or removed for other than scientific or management purposes.
- o Recent development and permit actions have recognized Sumner Canyon as an environmentally sensitive habitat area. In recognition of this area's unique assemblage of coastal plants, the University of California is also following steps to place its portion of Sumner Canyon, the Knoll and Black's Canyon in the university land and reserve system and to negotiate with private owners for similar protection of Sumner Canyon. Such steps should be encouraged to prevent irreversible damage to the Sumner, Black's, and Box canyons and other related plant assemblages.



# NORTH CITY LOCAL COASTAL PROGRAM



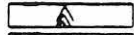




CITY OF SAN DIEGO  
PLANNING DEPARTMENT



## UNIVERSITY CITY/LA JOLLA COMMUNITIES-

### SENSITIVE HABITATS & GEOLOGY

-  ENDANGERED WILDLIFE HABITAT
-  COASTAL WETLANDS
-  TORREY PINES
-  HIGHLY ERODIBLE SOILS
-  25%+ SLOPES

## LOCATING AND PLANNING NEW DEVELOPMENT

ISSUE: PROTECT ARCHAEOLOGICAL COASTAL RESOURCES ON THE HILLSIDE ABOVE SORRENTO VALLEY AND LA JOLLA AGAINST DEGRADATION THROUGH APPROPRIATE SITING AND DESIGN OF NEW DEVELOPMENT IN THE TORREY PINES RESEARCH PARK AND THE LA JOLLA BLUFFS AREA.

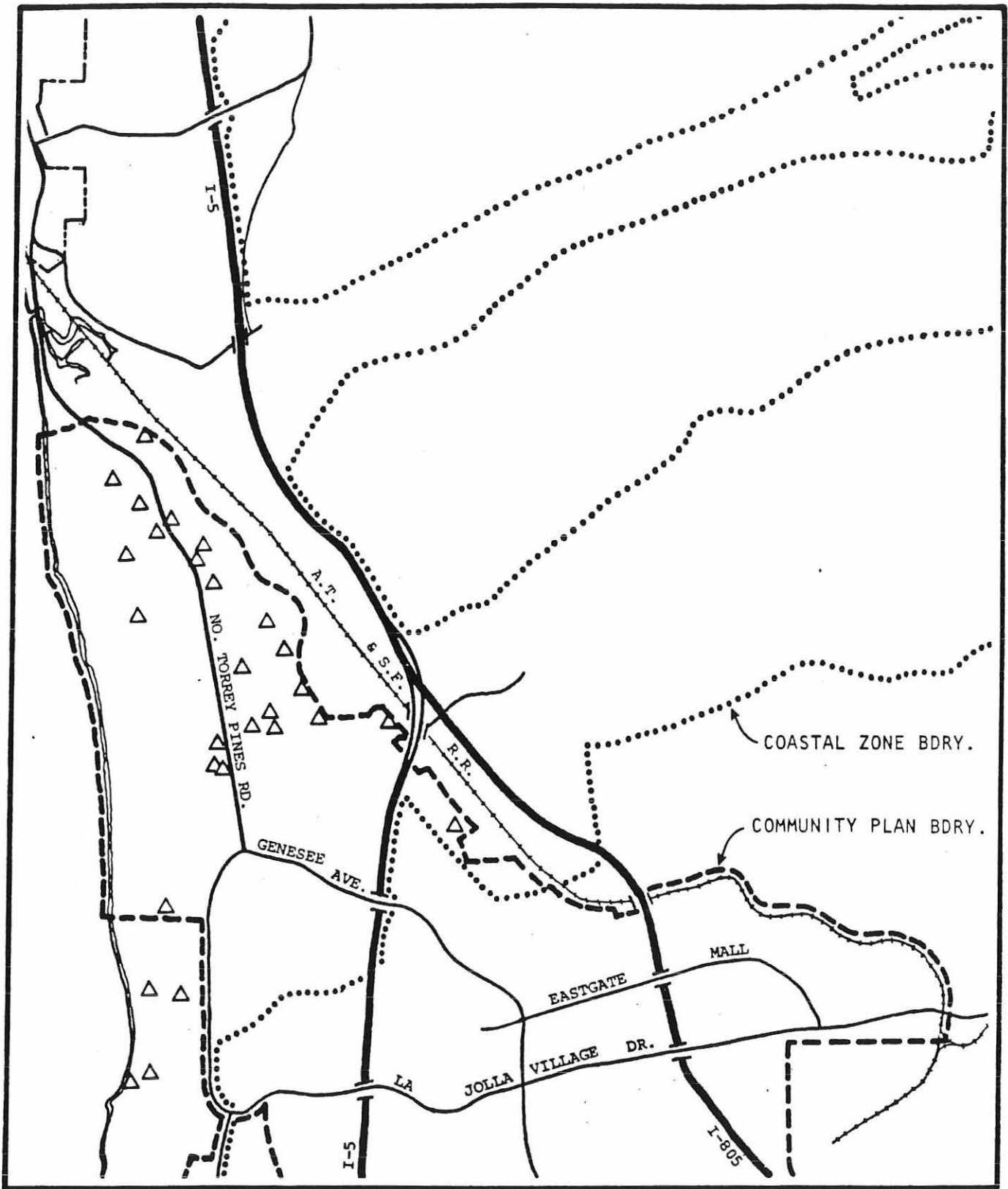
### Existing Conditions

Four archaeological sites have been identified east of Torrey Pines Road, and six west of Torrey Pines Road. These sites pertain to the San Dieguito, La Jolla and Kumeyaay cultures. All of the sites east of Torrey Pines Road have been destroyed by development, although salvage collections were made at one site excavated by the Museum of Man in 1968. The status of the sites west of Torrey Pines Road is unknown. Areas within the State Reserve would be investigated by the State Park and Recreation Department, while the remainder of the land west of Torrey Pines Road would be addressed in the Environmental Impact Report for the Torrey Pines City Park Master Plan.

An increasing number of facilities specializing in life sciences are being attracted to the area partly due to the proximity of the UCSD campus. The Salk Institute, founded in 1963, has already achieved international fame for its biological studies; Gulf Energy and Environmental Systems is concerned with the development of advanced energy technology, including solar power; Calbiochem conducts pharmaceutical research; Micro Biological Associates is involved with medical research and development, including cancer studies and skin grafts; and Scripps Clinic is involved with biomedical research.

Although some vacant land still exists along the North Torrey Pines Road, the major undeveloped area is located north of Genessee Avenue and Eastgate Mall between Interstate 5 and Interstate 805. The property is owned primarily by The City of San Diego.

Los Penasquitos Lagoon is among the State's most productive estuarine habitat areas. Pollutant and sediment runoff within the drainage area of the lagoon has substantial potential for degrading this resource. The heavily-vegetated hillsides above Sorrento Valley and the lagoon are highly visible from Interstate 5 and constitute a unique scenic resource contributing to the value of the lagoon and Torrey Pines State Reserve.



# NORTH CITY LOCAL COASTAL PROGRAM

UNIVERSITY CITY/LA JOLLA COMMUNITIES-ARCHAEOLOGICAL SITES



CITY OF SAN DIEGO  
PLANNING DEPARTMENT

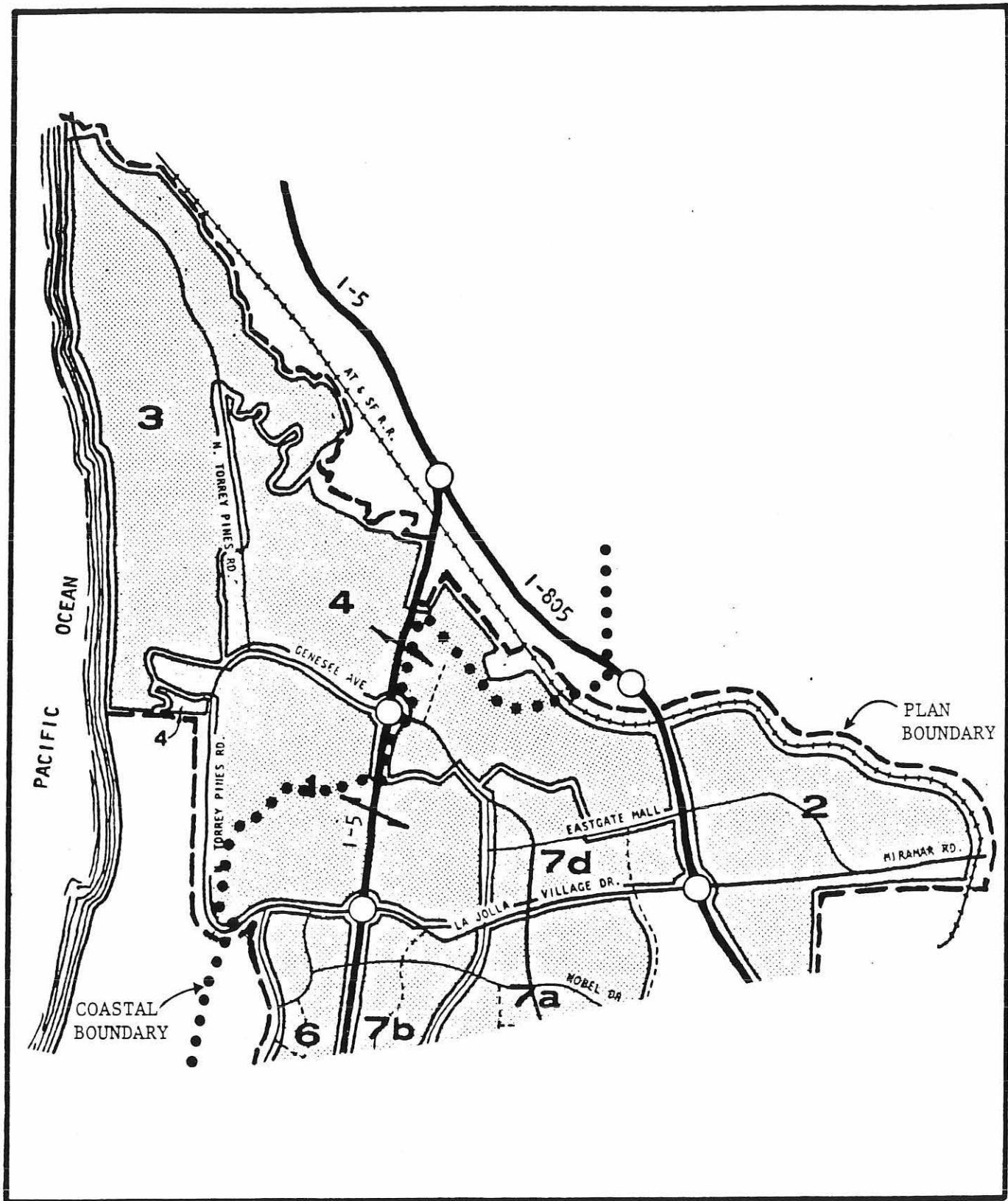




The coastal sage communities on the hillsides and canyons above Sorrento Valley are environmentally sensitive areas. They are especially valuable because of their role in an ecosystem which could be easily disturbed or degraded by human activities and development. Coastal sage communities have significant and unique habitat value for a variety of plant and animal species. In this specific context, the hillsides and canyons above Sorrento Valley are part of the Penasquitos ecosystem, and for instance, could be endangered by erosion from concentrated runoff as development occurs on Torrey Pines Mesa.

Existing Plan/LCP Language (Progress Guide and General Plan)

- o Ensure that current and future community planning and other specific land use planning studies continue to include consideration of seismic and other geologic hazards. This information should be processed in the Environmental Impact Reports which are a part of every plan (page 153).
- o Keep updated those City-wide maps showing faults, geologic hazards, and land use capabilities, and related studies used to determine suitable land uses (page 153).
- o Utilize the findings of the beach and cliff erosion survey being undertaken to determine the rate and amount of coastline modification in the City (page 153).
- o Continue to require submission to geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever geologic problems are suspected (page 153).
- o Continue to employ a qualified geologist/seismologist on a consulting basis to review geologic/seismic studies required to be submitted to the City (page 153).



# NORTH CITY LOCAL COASTAL PROGRAM

UNIVERSITY COMMUNITY PLAN-SUBAREAS



CITY OF SAN DIEGO  
PLANNING DEPARTMENT

### LCP Specific Language

- o Propose development guidelines for bluff areas which will avoid development, irrigation practices or access that would stimulate erosion of coastal bluff faces.
- o A geotechnical report by a registered geologist should be required before a development permit is issued. The report will include: historic cliff erosion, geologic conditions including soil and rock conditions, cliff geometry, landslides, wave and tidal action, ground and surface water conditions and variations, potential effects of the proposed development, and any other factor that may effect slope stability.
- o In accordance with good planning practice and consistent with the policies of the California Coastal Act of 1976, and the Comprehensive Land Use Plan for NAS Miramar, the following recommendations are made:
  - It is recommended that life science/research facilities exclusively be permitted in Subarea 4. In addition to existing subdivided property, development should also occur on 21 acres located at the northern extremity of Subarea 4, on approximately 82 acres at Campus Point, on approximately 35 acres of privately owned land, and on approximately 165 acres of City-owned land north of Eastgate Mall. Portions of the latter property would have to be ratified for sale or long-term lease by the electorate of The City of San Diego.
  - To preclude the development of land uses incompatible with current and projected operations at NAS Miramar, the Comprehensive Land Use Plan for NAS Miramar should be utilized as a guideline. Because of the aircraft accident potential, hospitals, clinics or offices are not acceptable within Accident Potential Zones. Deed restrictions on City-owned properties will be comparable to easement restrictions to be acquired by the Department of the Navy on private properties east of I-805 and may be considered for acquisition by the U. S. Navy.
  - Development should also protect the existing scenic qualities of North Torrey Pines Road. Because of their distinct visual qualities, the Eucalyptus, Pine and other mature trees along

Torrey Pines Road north of Genessee Avenue should be retained. Access to development adjoining the road should be consolidated and designed to minimize the need for the removal of these trees and other significant vegetation.

- Landscaping should be used to screen buildings and paved areas and break up large surface parking areas. Drought resistant plant materials should be utilized to the maximum extent possible.
- Building design and signs should be integrated into one architectural plan. Freestanding and roof signs should not be allowed, and monument signs should not exceed eight feet in height including mounding.
- On-site parking should be required to accommodate employees, company vehicles, and visitors. Utilization of public transit and car pools may reduce the number of required on-site parking spaces.
- \* Development within the Torrey Pines Science/Research Park area should be appropriately sited and designed to avoid impacts that would degrade the adjacent hillsides and the downstream Los Penasquitos Lagoon, as well as the bluffs, hillsides and canyon areas associated with the Torrey Pines State Reserve and the Torrey Pines City Park and Golf Course.
- \* Development, alteration or grading of natural landforms should not occur along bluffs or cliffs, within drainage canyons, or on slopes of 25 percent or greater in order to prevent erosion and to protect existing coastal sage communities. Dedicated open space easements should be obtained for these areas. Other development should provide a drainage system which would limit the rate of runoff and resulting erosion to that which occurs naturally from the existing undeveloped site. Runoff and erosion control, including remedial action for existing developments, should be accomplished by such means as on-site catchment basins, desilting basins, subsurface storm drains and energy dissipating measures at the terminus of the subsurface storm drains.

- Land should be developed in increments of workable size which can be completed during a single construction season in order to minimize soil exposure. No grading or land alteration should occur during the rainy season. Prior to grading, the developer shall construct an adequate temporary siltation basin to minimize siltation and erosion of adjacent lower properties. All areas disturbed but not completed during the construction season, including graded pads, should be planted and stabilized in advance of the rainy season. All disturbed slopes in a completed development involving grading should be stabilized as soon as possible through planting of appropriate vegetation.
  
- In the event that significant archaeological or paleontological resources are discovered on sites to be considered for improvement, reasonable mitigation measures, as determined by a professional archaeologist, should be required. Fill dirt will not be considered a suitable means of mitigation.



