

TORREY PINES ROAD PRELIMINARY ENGINEERING STUDY
TECHNICAL MEMORANDUM FOR
VIEW CORRIDOR CONSIDERATIONS



By

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I. TOPIC DESCRIPTION

Technical items in Torrey Pines Road are being evaluated for a proposed improvement project between Prospect Place and La Jolla Shores Drive. Within the project area some areas have been identified as view corridors. A specific goal of this project is to create and enhance view corridors per the *La Jolla Community Plan* and the *Torrey Pines Corridor Study* (October 2007). Since each view corridor has its own unique features, they are described and addressed individually below, generally starting at the west end and going east end of the alignment.

In the Corridor Study view locations were implied and other areas were noted during Tran Consulting Engineers' field reconnaissance of the project area that were reviewed in this technical memorandum. These areas and the areas cited in the Community Plan are identified in Figure 1 below

II. DISCUSSIONS OF FINDINGS

II.1. Why View Corridors and Scenic overlooks?

Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach and bluff areas, hillsides and canyons shall be retained and enhanced for public use (*La Jolla Community Plan*, page 50). Views behind covered and overgrown fences are striking in this corridor, to say the least. Furthermore, Torrey Pines Road is designated as a "Scenic Roadway" in the Community Plan with partially obstructed views over private properties and down public R.O.W.s. Since improvements are being planned in this project, this provides the opportunity to follow the directives of the community plan and corridor study to enhance these corridors to the fullest extent practical in full consideration of the safety of the traveler.

II.1. View Corridors and Scenic Overlook Locations

Several locations along the project can be enhanced by removing fences along the right of way and replacing them with barriers that protect adjacent properties while providing views. Another technical memorandum discusses types of fences and at certain locations along the alignment.

II.1.1. Area 1 - Station 12+80 to 16+00




This area is highlighted in the Torrey Pines Corridor Study as an important view corridor. Currently this area has a chain link fence that is covered with ivy and shrubs along the entire length that prevents any view to the ocean as shown in Picture 1333 below. The improvement project will replace the fence to create a magnificent scenic view where there currently is none. See the fences technical memorandum for more information on the fencing. The new sidewalk and planted parkway will be constructed, along with a fence that allows a view of the ocean.



Figure 1

Aerial View of Project Showing Locations of View Corridors and Scenic Overlooks in the Project Area

(Yellow lines represent locations of Visual Access identified in the La Jolla Community Plan affecting Torrey Pines Road; yellow arrow and orange line locations are approximate and all line widths are not intended to represent corridor size)

-  **VIEW CORRIDOR PER COMMUNITY PLAN**
-  **SCENIC OVERLOOK PER COMMUNITY PLAN**
-  **VIEW AREA DISCUSSED HEREIN**



Picture 1333 - View over the Fence and Shrubs

There is a nice ocean view from the road that will be enhanced by the improvements and replacement of the overgrown fence as shown in Picture 2758 below.



Picture 2758 - Ocean View over Area 2

II.1.2. Area 2 - Station 17+40 to 18+20

There is view corridor from Station 17+40 to 18+20 that is currently restricted by a green fence screen over a chain link fence as shown in the Picture 1339 below. This area is noted as a view corridor in the Community Plan. It is recommended that a more attractive fence be installed that allows a better view of the ocean. See the fences technical memorandum for more information on the fencing.



Picture 1339 - Existing Fence and Visual Screen

II.1.3. Area 3 - Station 22+20 to 23+00

Charlotte Street is a paper street, a street in name only. There is chain link fence that is overgrown with ivy so that the view is hidden as shown in Picture 3952 below. This is specially designated a “View Corridor: Unobstructed framed view down a public R.O.W.” in the *La Jolla Community Plan*.



Picture 3952 - Ivy covered Fence at Charlotte Street

The improvement plan will replace the chain link fence with a new fence which will enhance the ocean view. The fencing technical memorandum discusses this fence in more detail.

II.1.4. Areas 4A and 4B - View Corridors down Streets

Existing view corridors down streets will remain unaffected by the proposed improvements, including Coast Walk and Princess Street as shown in Pictures 2747 and 2732 below. Although not a part of this project, Coast Walk foliage should be trimmed to provide a better view.



Picture 2747 - Coast Walk View Corridor



Picture 2732 - Princess Street View

II.1.5. Area 5 - Other View Corridor

The area between Little Street and Roseland Drive has some limited ocean views. From Station 41+50 to 42+50 the ocean view will improve when the old chain link fence is replaced. The view is shown in Picture 3916 below.



Picture 3916 - View over Fence at Station 42+00

II.2. O&M Considerations

Proper selection of both fence and plant materials are important to provide adequate barriers for security to local residents and views for the public. Fence O&M considerations are discussed in the Fence technical Memorandum. Existing fences are simple chain link fences that have become overgrown with plant materials. Trees are also discussed another technical memorandum. Plant growth in these corridors must be selected properly to provide minimal maintenance. Plants and trees should not obstruct the sidewalk or the view.

III. Recommendations

View corridors are a highly important item to the success of this project. Striking views of the surrounding area and the ocean can be found in several locations in the project alignment. By proper identification of view corridors in this technical memorandum, implementation of recommendations discussed above and selection of fences and plantings in the project area these view corridors the project can be successful. Features relative to these view corridors are also discussed in other technical memoranda on fences, and trees.

IV. Appendix

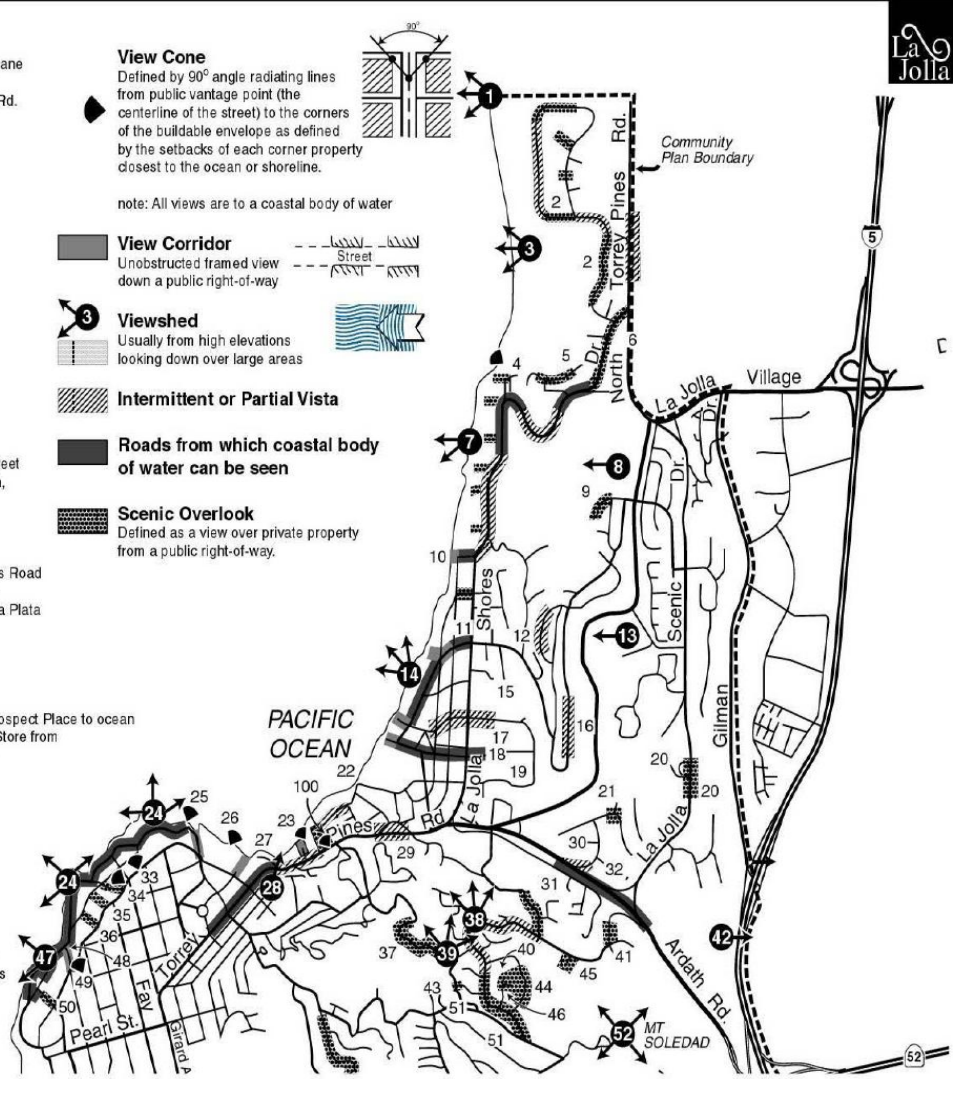
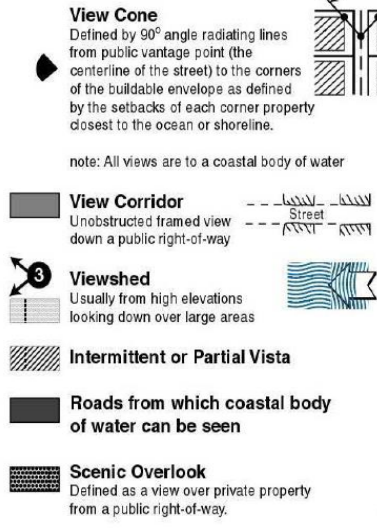
Excerpt of La Jolla Community Plan, Portion of Figure 9 – Identified Public Vantage Points

Excerpt of Appendix G from La Jolla Community Plan and Local Coastal Program Land Use Plan of Subarea D.

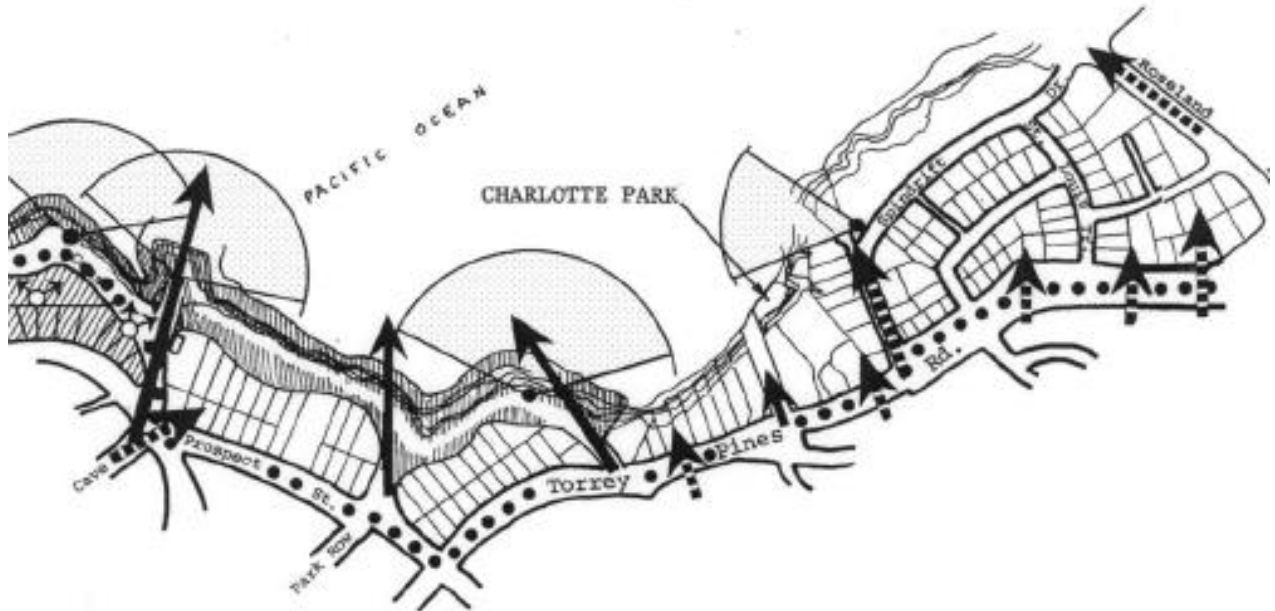




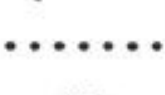

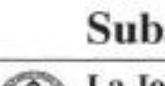

APPENDICES

1. Torrey Pines City Park
2. La Jolla Farms Road
3. Scripps Natural Reserve
4. Bluff - top easement at La Jolla Shores Lane
5. Ellentown Road
6. La Jolla Shores Drive from Torrey Pines Rd.
7. La Jolla Shores Dr.
(looking south from the vicinity of Scripps Institution of Oceanography)
8. Allen Field
9. Bordeaux Ave., western half
10. El Paseo Grande after it turns east
11. Camino del Oro after it turns east
12. Whale Watch Way
13. Cliffridge Park
14. Kellogg Park
15. Calle Frescota
16. Prestwick Drive
17. Vallecitos
18. Avenida de la Playa
19. Calle del Cielo
20. Pottery Canyon Park
21. Costabelle Drive
22. Spindrift Drive, South of the Marine Room Restaurant
23. Charlotte Park at the foot of Charlotte Street
24. Coast Blvd., Children's Pool, Shell Beach, Ellen B. Scripps Park & La Jolla Cove
25. Prospect St. and Cave Street
26. Coast Walk
27. North end of Park Row
28. View of La Jolla Shores from Torrey Pines Road
29. Public open space on Torrey Pines Road between St. Louis Terrace and Calle de la Plata
30. Azure Coast Drive
31. Hidden Valley Road
32. Ardath Road
33. Girard Avenue
34. Jenner Street
35. View corridor easement through 7963 Prospect Place to ocean
36. Easement across from John Coal Book Store from Prospect Street and Recreation Center
37. Hillside Drive (portions)
38. Caminito Avola/Via Avola
39. Via Siena at Hillside Drive
40. Rue Denise
41. Portions of La Jolla Scenic Drive South
42. Mt. Soledad, north of Ardath Road
43. Rue Adriane
44. Rue Michael
45. Senn Way
46. Rue de Roark
47. Coast Blvd. Park and South Coast Blvd.
48. View corridor at southwest side of Scripps Hotel site, from Prospect Street
49. La Jolla Community Center Park, Cuvier Street
50. From top of Cuvier Street at Prospect
51. Via Capri (portions)
100. Princess Street



Identified Public Vantage Points



- NOTE: All views are to a coastal body of water
-  MAJOR VIEWSHED: Unobstructed panoramic view from a public vantage point
 -  VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.
 -  SCENIC OVERLOOK: View over private properties from a public R.O.W.
 -  SCENIC ROADWAY: Partially obstructed views over private properties and down public R.O.W.s
 -  QUASI-PUBLIC VISTA on commercial properties
 -  HIGH POTENTIAL for visual access in commercial development

0 400 FEET

Subarea D: Coast Walk - Visual Access

