



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

---

DATE ISSUED: June 21, 2012

REPORT NO. 102

ATTENTION: Park and Recreation Board  
Agenda of June 21, 2012

SUBJECT: TORREY PINES CITY PARK GENERAL DEVELOPMENT PLAN

### SUMMARY

Issue - Should the Park and Recreation Board recommend approval of the proposed General Development Plan for Torrey Pines City Park?

Deputy Director's Recommendation - Recommend approval of the proposed General Development Plan for the Torrey Pines City Park.

Other Recommendations – On February 18, 2010, the Torrey Pines City Park Advisory Board recommended approval of the proposed General Development Plan.

On August 4, 2010, the Community Parks I Division Area Committee unanimously recommended approval of the Torrey Pines City Park General Development Plan with conditions (refer to the Discussion Section for further information).

On August 11, 2010, the Design Review Committee recommended approval of the proposed General Development Plan with recommendations (refer to the Discussion Section for further information).

Fiscal Impact - Funding for design, development, construction and maintenance (beyond currently budgeted) is unidentified.

Environmental - The City of San Diego, as Lead Agency, prepared a Mitigated Negative Declaration, Project No. 206482, SCH No. (pending), per State CEQA guidelines covering the proposed activity.

## BACKGROUND

The Torrey Pines City Park is located at the southwest end of the University Community Planning Area, 1/3 mile west of North Torrey Pines Road, adjacent to the property owned by UC Regents and the Salk Institute to the southeast, the La Jolla Farms residential development to the south, and the Pacific Ocean to the west, within the Coastal Zone. The Torrey Pines Gliderport, which is a lessee of the City of San Diego, is located within the project boundary and is within the boundary of the National Register of Historic Places.

As a result of a July 27, 2007 Court Settlement Agreement between the City of San Diego and the Coastal Law Enforcement Action Network, the City agreed to provide for the preparation of a General Development Plan (GDP) for 57 acres of the total 434 acre resource-based park. Approximately 37.5 acres of the 57 acre project boundary are environmentally sensitive and are not proposed to be developed. The Court Settlement Agreement requires the City to complete the GDP by June 2012.

In compliance with the Court Settlement Agreement, an ad-hoc committee was formed to serve in an advisory capacity to provide input to the Park and Recreation Board on the GDP, consistent with Council Policy 600-33, Community Notification and Input for City-Wide Park Development Projects. The Torrey Pines City Park Advisory Board consisted of eleven members who served two year terms without compensation. The Board was composed of the following: a) one at-large member, b) one member representing the San Diego Hang Gliding and Paragliding Associations, c) one representative from each of the following groups: Associated Glider Clubs of Southern California, Park & Recreation Board, Park & Recreation Board Community Parks I Area, Sierra Club, Torrey Pines Association, Torrey Pines Gulls Radio-Controlled Soaring Society, University Community Planning Group, and d) one representative from a list submitted by the Councilmember representing Torrey Pines City Park.

The Advisory Board developed a Mission Statement to guide future development of the park, which is: "To protect and preserve this world renowned soaring site and the park's unique natural, historical, cultural and recreational resources".

Publically noticed monthly meetings were held to solicit public input, which generated the following programs and goals:

- Flight – To provide access to wind-powered soaring
- Beach Access – To provide a physical link from the bluff to the beach and ocean
- Conservation – To preserve and enhance the natural and cultural resources
- Education – To provide interpretation of resources – natural & cultural
- Passive Recreation – To provide for the enjoyment of natural open space
- Support Services – To provide components to be shared by all users

## DISCUSSION

The Torrey Pines City Park GDP provides guidance for the future development of the park and protection of the park's scenic, natural, cultural and historic resources. Amenities and uses are envisioned to include: 1) existing gliding and soaring activities, where appropriate and facilities to support those uses; 2) connectivity and linkage to beach access, adjacent land uses and communities; 3) preservation of sensitive habitat; and 4) scenic/historic interpretive elements.

Consistent with the Mission Statement, Torrey Pines City Park GDP accomplishes the following sustainable and versatile park amenities which meet the needs of all stakeholders:

- Preserves and interprets the park's 57 acres of cultural resources associated with the Kumeyaay people, Camp Callan and the history of wind-powered flight
- Improves retention of stormwater runoff for slope protection
- Improves emergency landing runway for fixed-wing gliders' historic use of the park
- Improves the take off/landing area for hang glider and paraglider aircraft use
- Improves the landing area and "Pit" for radio-controlled aircraft use
- Improves the flight operations center
- Improves the 2 beach access trails
- Provides 18 acres of new native vegetation to restore the eroded bluffs
- Improves 2 miles of existing trails
- Provides picnic areas and viewing opportunities
- Improves the park entrance and perimeter security
- Improves restroom facilities with 2 new comfort stations
- Improves the public parking for 565 vehicles currently using the park
- Improves access for emergency vehicles

There is no recognized Oversight Committee for Torrey Pines City Park, as such, the Advisory Board held one additional meeting on May 20, 2010 to discuss implementation priorities. Based on the recommendations of the Torrey Pines City Park GDP, the following priorities were identified:

- Priorities of implementation
  - stormwater control/north and south
  - habitat restoration
  - parking and circulation
  - passive recreation
  - south area is a higher priority than the north area
- Priorities of the leasehold
  - launch/landing
  - parking at the flight operations building

On August 4, 2010, the Community Parks I Division Area Committee unanimously recommended approval of the proposed General Development Plan with the following conditions:

1. Eliminate exterior storage.

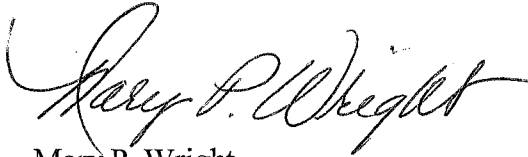
- *Exterior storage has been integrated into flight operations center*
- 2. Limit observation deck (*flight operations center*) to 1,200 square feet
  - *Observation decks within the park have been reduced in size to less than 1,200 square feet. No “observation deck” is recommended at the flight operations center, only an “observation area”, which has been reduced in size from its current size. However anymore reduction to the observation area, as recommended in this condition is a drastic reduction to the existing use pattern and may significantly limit the use of the flight operations center as a viable leasehold*
- 3. Limit ground level picnic area within the flight operations center to 1,500 square feet
  - *The plan did not recommend a size for picnic areas at the flight operations center or throughout the park, but a page with an example of a large gathering area with a number of picnic tables was removed. However further reduction to the observation area, which includes picnic tables, as recommended in this condition is a drastic reduction to the existing use pattern and may significantly limit the use of the flight operations center as a viable leasehold*

On August 11, 2010, the Design Review Committee recommended approval of the proposed GDP with no conditions, but did provide the following recommendations.

1. Focus the design on beach access and wind powered flight.
  - *The GDP programs and goals identify both flight and beach access as goals of the project and provides for continued access to wind powered soaring and improved beach access.*
2. Maintain the natural character of the site via sensitive architectural design, natural and manmade material usage and an appropriate parking strategy.
  - *The Plan provides for design of the flight operations center to be further setback from the bluffs and have a low profile to minimize wind disturbance to the air field. The Plan recommends consideration of the contextual architectural styles of the original Salk Institute, as well as utilization of forms and materials used in wind-powered aircraft.*
  - *The Plan proposes to limit and control both access by car and parking within the project area.*
3. Reevaluate the site circulation to minimize parking.
  - *Many studies and design alternatives were prepared and analyzed by the design consultant to limit circulation and ensure that current parking numbers remain to address Agency and special interest group concerns for adequate parking.*

ALTERNATIVES:

1. Recommend approval of the proposed General Development Plan for Torrey Pines City Park.
2. Recommend approval of the proposed General Development Plan for Torrey Pines City Park with modifications.



Mary P. Wright  
Deputy Director

JH/jch

Attachments: Draft Torrey Pines City Park General Development Plan (February 18, 2010)