

# DISTRICT 1 UNITED “Coast & Canyons”

## Report to the 2021 San Diego Redistricting Commission

### EXHIBITS:

Planning Board & Community Group Letters  
City of San Diego Planning Areas  
City of San Diego Multiple Species Habitat Plan Map  
Coastal Zone Map  
In the News



**DISTRICT 1 UNITED**  
**Preserve the Coast and Canyons District**

**District 1 United is a coalition of communities of interest, concerned citizens, community planning groups and environmental organizations committed to the preservation of District 1, the Coast and Canyons district, as currently constituted.**

The City Attorney has described six criteria to be considered during the redistricting process. District 1 United demonstrates that D1 meets all of the criteria. District 1 (D1) has many strong, functional COIs and the district is readily defined by using natural and man-made boundaries. Additionally, D1 is contiguous and compact with reasonable access between population centers. D1's estimated population is roughly 1/9th of the City's population.

These criteria are examined in detail and we show that:

**D1 has many strong, functional COIs which should be preserved.**

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**Using natural and man-made boundaries, D1 is contiguous and compact with reasonable access between population centers.** Page 8

**D1 contains roughly 1/9th of the City's population.** Page 8

D1 meets all of the criteria which must be met for a City Council District. We respectfully request that D1 – the Coast and Canyons District – remain as it is now.





## THE CITY OF SAN DIEGO General Plan Land Use and Community Planning Element

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised May 1, 2015

Figure LU-2  
**General Plan  
Land Use  
and Street System**

### Street System

- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local & rural)

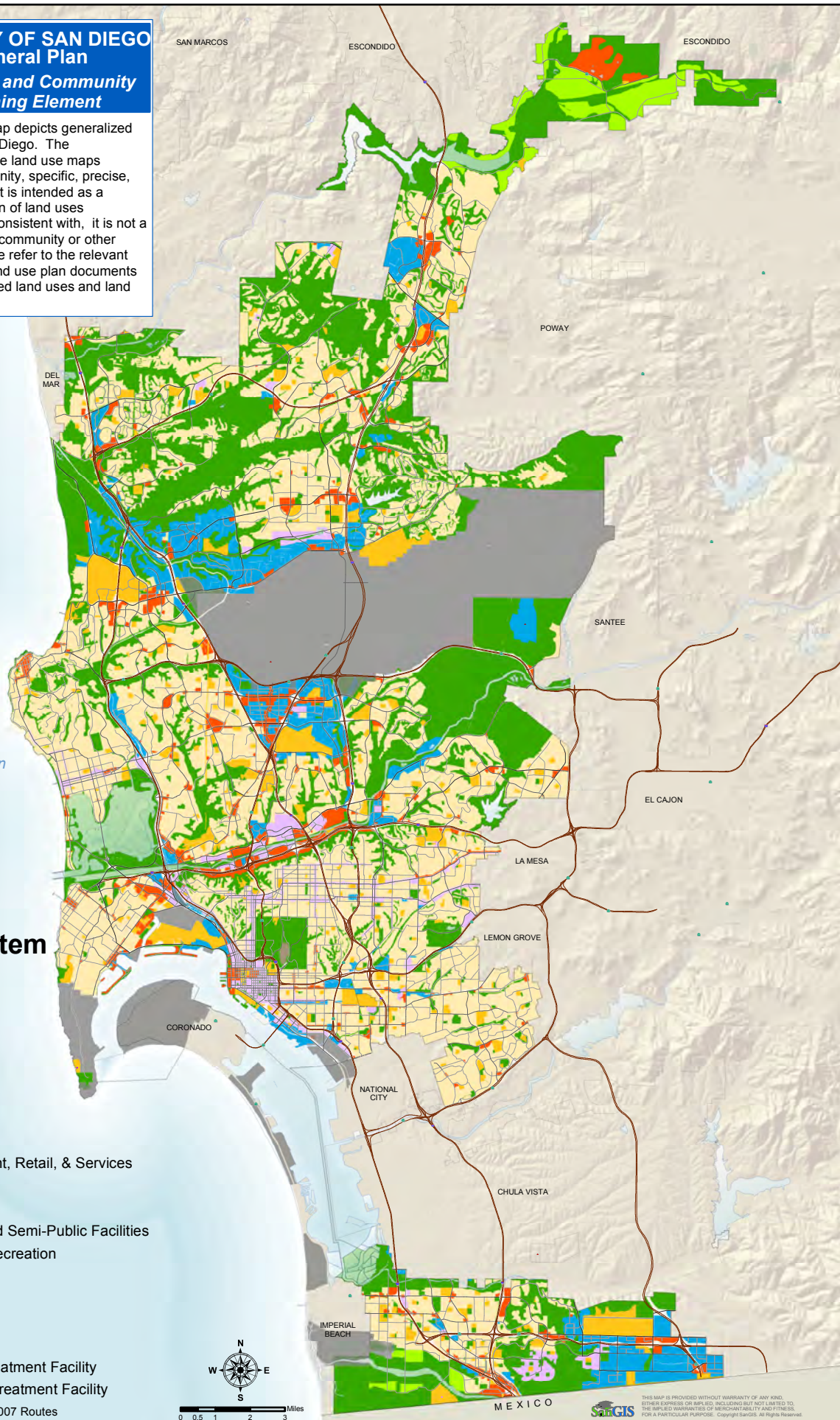
### General Plan Land Use

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

### Other Features

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP; MTS 2007 Routes



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District 1 spans the coast and canyons of the City from Carmel Valley to University City and La Jolla. It includes the most bio-diverse area in North America. The University of California San Diego (UCSD) forms a hub for District 1 around which a number of the City's principal economic sectors revolve, notably the biotech and high tech sectors. The communities in District 1 understand the common environmental, economic, and institutional issues we face, the complexity of planning and development processes, and the value of having cohesive representation at the City Council.

The Council District 1 (D1) communities have a thirty-year history of working well together. They share common interests in coastal access, environmental protection, managed growth, outdoor recreational opportunities, cultural activities, world class education and medical facilities, and dynamic economic enterprises that serve people throughout San Diego and the world. These communities have strong Community Planning groups that communicate well with each other, with local businesses, with developers and with the City, and which have overseen critical regional growth and infrastructure connectivity that benefits the whole region. The flourishing Golden Triangle – North City region encompassed by D1 is evidence of this success.

## **Introduction**

The City of San Diego's Redistricting Commission was presented with six criteria to be considered in the redistricting process:

- Each Council District should contain roughly 1/9 of the city's population.
- Council Districts should be composed of contiguous territory.
- Council Districts should be geographically compact, so nearby areas of population aren't bypassed for more distant populations.
- Council Districts should try to preserve communities who have similar legislative concerns who could therefore benefit from cohesive representation.
- Council Districts should provide reasonable access between population centers
- Council Districts should be bounded by natural boundaries, street lines and/or City boundary lines.

All of these criteria are important considerations. The Commission should be mindful that a deviation from the 1/9 population criteria is allowable and legally defensible (City Attorney presentation dated April 15, 2021 [https://www.sandiego.gov/sites/default/files/redistricting\\_principles\\_final\\_4-15-2021.pdf](https://www.sandiego.gov/sites/default/files/redistricting_principles_final_4-15-2021.pdf)).

The six things that the Commission is to consider could be combined and prioritized as follows:

1. Council Districts should preserve Communities of Interests (COI)

2. Using natural and man-made boundaries, the Council Districts should be contiguous and compact with reasonable access between population centers.
3. Each Council District should contain roughly 1/9th of the City's population.

The most important of these considerations is the preservation of COI.

COI are identified by their legislative concerns, shared interests, educational backgrounds, shared festivals and neighborhood gatherings, occupations and employment patterns, shared use of public transportation, use of particular shopping areas, parks, beaches and recreation areas, and shared participation in civic and cultural organizations.

Addressing each of these three considerations, we have:

### ***1. Council Districts should preserve COI***

There are multiple COI in D1 and various ways of assessing them. They include: Common Community Planning Areas; Common Neighborhoods; Common School Districts and school attendance boundaries for public schools; Civic and Cultural Associations; Town Councils; Business Improvement Districts; Maintenance Assessment Districts; Community Associations; employment centers and institutions, and charitable foundations that have been formed by residents to benefit specific community interests or locations. Examples of community interest organizations for D1 include The Friends of Rose Canyon, The University City Community Association, Friends of La Jolla Shores, Friends of Del Mar Mesa, Friends of the San Dieguito River Valley, Friends of Los Peñasquitos Canyon Preserve, La Jolla Town Foundation, University City Community Foundation, University City Fire Safe Council.

D1 has strong COIs. They consist of planning groups, neighborhoods, schools, community activities, shared parks, open space and recreational facilities, common environmental concerns and activism related to the coast and canyons in the district. The residents have similar educational backgrounds and careers. Many of the residents work at UCSD, the large biotech and high tech sectors in the Torrey Pines Mesa and University Towne Center areas of the University Community Planning area, and the Sorrento Valley area of the Torrey Pines Planning area. As many as one in six employees in UTC/Golden Triangle area live in D1. Our residents are employed in and use the medical facilities of D1, which include four major hospitals and associated medical office facilities. In addition, our residents shop at the local and regional shopping centers which are in D1.

### **COI – Community Planning Areas**

D1 includes all of the following Community Planning Areas which include Planned Districts and have knowledgeable and engaged Community Planning Groups:

- Carmel Valley
- Del Mar Mesa
- Fairbanks Ranch Country Club
- La Jolla
- Los Peñasquitos Canyon Preserve (Partial – area west of Carson's Crossing Bridge)
- NFCUA Subarea H
- Pacific Highlands Ranch
- Torrey Hills

- Torrey Pines
- University
- Via de la Valle

D1 Community Planning Groups and citizen advocates have been proactively involved in the many processes needed to evaluate and improve the different types of development projects and infrastructure proposed for D1. All of these projects share potential impacts to nearby ecologically sensitive areas. This is particularly important given the unique biodiversity of the district.

## **COI – Neighborhoods**

### **D1 includes all of the following Neighborhoods:**

- Carmel Valley
- Del Mar Mesa
- Del Mar Heights
- La Jolla Shores
- La Jolla
- La Jolla Village
- Bird Rock
- North City
- Pacific Beach (partial – the area in the La Jolla Community Planning Area)
- Pacific Highlands Ranch
- Sorrento Valley (partial – areas in University Community Plan Area and Torrey Pines Community Planning Area)
- Torrey Hills
- Torrey Pines
- Torrey Preserves
- University City (area north of SR-52, south of Rose Canyon)
- UTC area (including UCSD)

## **COI – School Districts**

### **D1 includes the following School Districts:**

- Del Mar Union
- San Dieguito Union High School
- Solana Beach Elementary
- San Diego Unified School District
  - The La Jolla Cluster is **entirely** within the D1 boundaries
  - The University City Cluster is **entirely** within the D1 boundaries and spans the area both north and south of Rose Canyon

Schools form a very important basis for communities of interest because they are used to organize a multitude of youth, family and community activities.

## **COI – Environmental Interests and Concerns**

D1's protected habitat areas are the focus for a significant COI. San Diego is recognized as a globally significant bio-diverse region and areas of D1 are a uniquely rich portion of the region.

D1 residents have worked together for decades to preserve, protect and enhance the many environmentally sensitive areas from Coast to Canyons. Forward-thinking environmental planning created viable canyon, mesa and coastal preserves through protection of connected wildlife corridors while facilitating responsible development. One wildlife corridor in north D1 connects Torrey Pines State Park on the west to Del Mar Mesa Preserve on the east through Los Peñasquitos Lagoon, Carmel Mountain, Shaw Valley, and Los Peñasquitos Canyon.

Environmentally sensitive areas in D1 include habitat for dozens of rare and endangered species including the Torrey Pine, San Diego Fairy Shrimp and the California Gnatcatcher, which is the cornerstone species for San Diego's nationally recognized habitat plan, the Multiple Species Conservation Program (MSCP).

As a regional model for environmentally sensitive growth, the Coastal Communities of Carmel Valley, Torrey Hills, Pacific Highlands Ranch and Del Mar Mesa were developed in conjunction with the MSCP.

On the south of D1, SR-52 was carefully planned to preserve San Clemente Canyon. Rose Canyon provides an important greenbelt of protected habitat and a critical east-west wildlife corridor connecting to habitat on MCAS Miramar. Other southern environmentally sensitive areas include Mt. Soledad.

The Pacific Ocean side of D1 features the six-thousand-acre, San Diego-La Jolla Underwater Park, five Marine Protected Areas (South La Jolla State Marine Conservation Area, South La Jolla State Marine Reserve, Matlahuayl State Marine Reserve, Scripps Coastal Reserve, and San Diego-Scripps Coastal State Marine Conservation Area), an Area of Special Biological Significance (ASBS) along La Jolla Shores Beach which is shared with UCSD, the Cove, Boomer's Beach, the Children's Pool, the famous Windansea, La Jolla Shores, Black's and Torrey Pines beaches.

On the north boundary of D1 is -our regional crown jewel, the San Dieguito River Valley.

These natural areas are of critical importance to the City of San Diego in meeting its clean water, climate action plan, and habitat conservation goals mandated by the state of California. These areas benefit naturalists and recreational users throughout the region and have been shepherded by planning boards, community groups and elected City Councilmembers of D1.

Community interest groups were formed (Friends of Rose Canyon, Friends of La Jolla Shores, Friends of Del Mar Mesa Preserve, Friends of the San Dieguito River Valley, Friends of Los Peñasquitos Canyon Preserve, Torrey Pines Association and others) in D1 and have acted to protect, preserve and enhance these areas for the future generations of San Diego.

These areas provide outdoor recreational opportunities for our entire region and these resources should remain in one district where there is an existing knowledge base and a tradition of conservation and managed growth.

## **COI – UCSD**

UCSD including Scripps Institution of Oceanography (SIO) is integrated with the communities of University City/UTC area (UC) and La Jolla, and all should remain together in D1. There is a century long history of SIO and the community of La Jolla working together. UCSD and UC area were part of the same Master Plan in 1959. The communities of La Jolla, UC and UCSD



have grown together. UCSD students, faculty, staff, administrators and thousands of alumni live in D1. Amenities at UCSD are used and supported by the adjacent communities. Some examples include the La Jolla Playhouse, the La Jolla Music Society, the Osher Lifelong Learning Institute, UCSD Extension, the Preuss School, the Stewart Collection, The Faculty Club, La Jolla Symphony and Chorus, lectures, and libraries. The medical school and the hospital and specialty medical centers are also part of this COI.

The planning groups of La Jolla (LJCPA) and UC (UCPG) share responsibility for important transportation infrastructure projects with UCSD. Students, faculty and staff affect transportation and the public safety of these communities on a daily basis. Local collaboration on a range of issues has led to better planning for the campus and D1 as a whole. UCPG and LJCPA frequently consider issues and impacts related to UCSD.

D1's office and UCPG worked with UCSD to fund and locate a needed fire station, the campus alignment for the region-wide Coastal Rail Trail, and a new bike and pedestrian bridge to connect east and west campuses. UCSD, the La Jolla Shores Association, the LJCPA and D1's office partnered to provide lifeguard service for Black's Beach and La Jolla Shores Beach along with facilities for San Diego Lifeguards at Black's Beach.

There is a COI around the Torrey Pines Glider Port and Torrey Pines City Park that includes both the UC and La Jolla planning areas, the user groups (hang gliders, radio-controlled gliders and sail planes) and UCSD.

### **COI – Transportation**

Important north-to-south transportation corridors (I-5 and I-805) and east-to-west commuter routes such as SR-52 and SR-56 cross or abut D1. Current infrastructure projects include: the widening of I-5 from the 52 north; the I-5 to 56 connection; 56 widening; the I-5/I-805 merge widening, the existing and new Sorrento Valley Coaster station; possible tunneling for the double-track Amtrak train transportation which would pass under North and South UC to the Sorrento Valley area; signal synchronization on Genesee, La Jolla Village Drive, and North Torrey Pines Road to mitigate the effects of UCSD's growth; the Blue Line Trolley Extension and improvements for active transportation which run from Sorrento Valley across UCSD to Rose Canyon.

Having these infrastructure issues in one district is critical to effective planning and oversight. These projects are within the boundaries of D1 and affect its communities directly.

### **COI – Planned Growth**

Our D1 Community Planning Boards and citizen advocates have been proactively involved in the planning and review processes needed to evaluate and improve the different types of development projects and infrastructure proposed for the district. New residential development in the northern portion of D1 provided 10 - 20% on site affordable housing. Community planning has emphasized compact development, bike and pedestrian infrastructure and multi-modal transportation, job and housing growth, and protection of parks and open space. The projects in D1 share potential impacts to nearby environmentally sensitive areas making this balance especially important given the unique biodiversity of the district.

The newer D1 communities of Carmel Valley, Torrey Hills, Del Mar Mesa and Pacific Highlands Ranch were designed using managed growth policies so that new development paid for all



infrastructure, some with enhanced Maintenance Assessment Districts (MAD) to maintain landscaping and parks and Facility Benefit Assessments (FBA) to pay for planned infrastructure. This process led to the construction of over 14,000 units of housing in the Carmel Valley area during the last 20 years.

### **COI – Shared Watershed**

The watershed of Torrey Pines Mesa (part of the UC Planning Group Area) includes Sorrento Valley and the Peñasquitos Lagoon in the Torrey Pines Planning area. Additionally, the Peñasquitos Lagoon and flood plain abuts the Torrey Hills Planning area, the Carmel Valley Planning Area and the University Community Planning area. The Peñasquitos Lagoon and the adjacent Torrey Pines Preserve and Extension have restoration and remediation projects underway. This watershed links the University Community, the Torrey Pines, the Torrey Hills, the Del Mar Mesa and the Carmel Valley planning areas.

The watershed of SIO and La Jolla Shores includes the Area of Special Biological Significance (ASBS), the La Jolla Preserve and three State Marine Protected Areas (MPA). One of the three MPAs is in La Jolla Community Plan area and two are associated with SIO. There are strict requirements on the storm water drainage system's discharge into the ocean in these areas. There are an additional two MPAs adjacent to the coast which run from south of Bird Rock northward to Windansea Beach. Both of these MPAs are in the La Jolla Community Plan area.

### **COI – Cultural**

D1 is home to many valuable cultural venues, associations, and activities. These include numerous art galleries, concerts and movies in community parks, events and performances at local high schools and libraries. Venues like the Athenaeum, the Museum of Contemporary Art, the Stewart Collection, The Conrad and the La Jolla Playhouse offer residents and visitors additional cultural opportunities in D1.

### **COI – Maintenance Assessment Districts (MAD)**

D1 communities have agreed to self-assessment for the public benefit. They have done this by forming the Maintenance Assessment Districts (MADs) that are shown on the map <https://sandiego.maps.arcgis.com/apps/webappviewer/index.html?id=dd4f11011ef244d4a1fca10f5428a5d9>.

The Maintenance Assessment Districts in D1 are managed by either the City of San Diego's Parks and Recreation Department or the Economic Development Department. Each MAD's operation is typically the responsibility of a local board with oversight by the City.

The MADs managed by the Park and Recreation Department:

- Genesee Avenue and North Torrey Pines Road Maintenance Assessment District
- La Jolla Village Drive Maintenance Assessment District
- Campus Point Maintenance Assessment District
- Del Mar Terrace Street Repair Maintenance Assessment District
- Carmel Valley Maintenance Assessment District
- Carmel Valley Neighborhood 10 Maintenance Assessment District
- Torrey Hills Maintenance Assessment District
- Pacific Highlands Ranch Maintenance Assessment District

- Eastgate Technology Park Maintenance Assessment District
- Bird Rock Maintenance Assessment District

The MAD which is managed by the Economic Development Department is La Jolla Zone 1 Maintenance Assessment District.

***2. Using natural and man-made boundaries, the Council Districts should be contiguous and compact with reasonable access between population centers.***

## **D1 IS CONTIGUOUS AND COMPACT WITH REASONABLE ACCESS BETWEEN POPULATION CENTERS**

D1 has distinctive geographic boundaries, which reflect its striking natural topography and the man-made infrastructure that bounds it. The natural boundaries of D1 are SR-52 and San Clemente Canyon/Marian Bear Park on the South; Rose Canyon (I-5 south of the 52); San Dieguito River Valley on the North; MCAS Miramar, 805 and Soledad Canyon; Del Mar Mesa and Los Peñasquitos Canyon Preserves on the East; Torrey Pines State Park, La Jolla Shores Beach, the San Diego-La Jolla Underwater Park and Windansea, and the Pacific Ocean to the West. The man-made boundaries include highways I-5, I-805 and 52 and the Coaster/Amtrak tracks along with the cities of Del Mar and Solana Beach, the County of San Diego, and the Torrey Pines State Park, Preserve and Extension.

Using the maps of community planning areas, school districts, school attendance maps, information about watersheds, transportation corridors, infrastructure and public safety availability, D1 is shown to be reasonably contiguous, accessible and geographically compact. Incorporation of complete planning group areas into D1's composition demonstrates sensitivity to building a compact and contiguous D1 with strong communities of interest.

Major traffic arterials allow access to all parts of D1. Twenty lanes of Interstate (I-5 and I-805), as well as arterial streets such as La Jolla Boulevard, Soledad Mountain Road, La Jolla Shores Drive, Genesee Avenue, Torrey Pines Road, El Camino Real, connect D1 north and south. Strong east-west links include SR-56, Carmel Valley Road, Del Mar Heights Road, Carmel Mountain Road, La Jolla Village Drive and SR-52.

***3. Each Council District should contain roughly 1/9th of the City's population.***

## **D1 POPULATION MEETS ALLOWABLE DEVIATION**

The City Attorney has described six criteria to be considered during the redistricting process. District 1 United has demonstrated that D1 meets all of them. D1 has many strong, functional COIs and the district is readily defined by using natural and man-made boundaries. Additionally, D1 is contiguous and compact with reasonable access between population centers. D1's estimated population has a deviation of less than 10% from the predicted exact 1/9 average of the City's population. As presented by the City Attorney's Office on April 15, 2021, a 10% deviation is legally defensible, if the other important criteria are met, especially if communities of interest are well-served.

**We urge you to support District 1 United's request and proposal that D1 – the Coast and Canyons District – remain as it is now.**

*Torrey Hills Community Planning Board*  
4106 Via Mar de Delfinas  
San Diego, CA 92130  
(858) 922-8194 [kathrynsburton@gmail.com](mailto:kathrynsburton@gmail.com)

September 17, 2021

The City of San Diego Redistricting Commission  
Re: District 1 Redistricting

Dear Commissioners,

The Torrey Hills Community Planning Board voted unanimously at its regularly scheduled August, 2021 meeting to urge the San Diego Redistricting Commission to keep Torrey Hills within the current District 1 boundaries.

District 1 consists of communities of interest that share the goal of environmental preservation. Our Coastal communities include beaches, protected habitat preserves and canyons vital to conforming to the principles of the City's Multiple Species Habitat Plan.

Our natural boundaries are Marion Bear Park to the south; San Dieguito River Valley to the north; Del Mar Mesa and Los Penasquitos Canyon Preserves to the east; and Torrey Pines State Park, La Jolla Shores, La Jolla Marine Reserve and Wind and Sea Beach to the west. Many of these areas are connected by important wildlife corridors.

Further, Torrey Hills is inextricably linked to Carmel Valley by shared infrastructure and schools. The Carmel Valley Planning Board was responsible for the Torrey Hills Community Plan before it had its own planning board.

Torrey Hills paid for shared infrastructure within Carmel Valley. Two examples are the Carmel Valley Recreation Center and the Ocean Air Recreation Center. Torrey Hills also shares the same school districts for elementary, middle and high school with Carmel Valley, Del Mar Mesa, Torrey Pines and Pacific Highlands Ranch.

The Torrey Hills, Torrey Pines, Carmel Valley and Del Mar Mesa planning boards have strongly aligned with one another on environmental and development issues and share four town centers in Del Mar Highlands, Torrey Hills, Pacific Highlands Ranch and Torrey Pines.

Finally, Torrey Hills residents use transportation corridors connecting to University City and La Jolla retail, parks and UCSD. Torrey Pines State Park and Torrey Pines Road are heavily used by bicyclists, hikers and runners, hosting the famous La Jolla Half Marathon.

We covered the exact issues with the Redistricting Commission in 2011 and thankfully remained in District 1.

The communities of District 1 have historically been part of District 1 and should remain intact.

Sincerely,

Kathryn Burton  
Chair, Torrey Hills Planning Board



September 3, 2021

The City of San Diego Redistricting Commission  
202 C Street  
San Diego, CA 92101

Re: Redistricting Proposals

Dear Commissioners,

The Carmel Valley Community Planning Board (CVCPB) represents the communities of Carmel Valley, Pacific Highlands Ranch and Fairbanks Country Club/Via de la Valle/North City Subarea 2. Along with our immediate neighboring communities of Torrey Hills, Del Mar Mesa, and Torrey Pines we form the northern section of District 1.

CVCPB takes this opportunity to formally record our opposition to any redistricting proposal that would separate us from the existing Council District 1 boundaries. We understand that one scenario on the table would be to place our communities into District 6.

Our communities have a proven history of sharing regional resources and infrastructure in a manner consistent with the needs of our constituents and should not be broken up.

### **Communities of Interest**

Carmel Valley and Pacific Highlands Ranch communities connect with each other, including Gonzales Canyon Open Space Corridor and key traffic and infrastructure improvements, which both share with Council District 1 (CD1). We are ocean-oriented communities, sharing the influences and geographical forms of the coast, the beauty of our coastal bluffs and unique terrains, our linear transportation corridors and open space canyons, our evolving recycled water infrastructure, the ever-changing traffic impacts, our many common legislative interests, together with protecting our cherished wetlands, views, and climate.

On the other hand, Los Penasquitos Canyon creates a natural barrier to District 6 in so much as that we have no relationship, shared facilities, or common interests to the communities of Mira Mesa and the others in District 6. Our connections to District 6 are Interstate 805 and SR52, both clear, physical boundaries between two unlike communities. Our CVCPB communities share planned residential neighborhoods and streets, blended with and regional commercial areas that connect and strengthen our communities.



### **Communities of Connections**

The Carmel Valley Communities also share the Del Mar Union, Solana Beach Elementary and San Dieguito Union High School districts along with the communities of Torrey Hills, Del Mar Mesa, and Torrey Pines. These neighborhood schools are our social and educational link and our center of community interaction. These schools' boundaries don't overlap into District 6; therefore, we have no social or educational link with District 6. Our award-winning master planned communities have been planned and developed to the concept of Live - Work - Play. Our commercial and retail components bring the entire community together. We Socialize. We spend time with each other at restaurants and movies. We Shop. We are Connected here and not with District 6.

We understand that further presentations, discussions, and hearings will be scheduled with the communities, and we'll have other opportunities to express our opinions, concerns, and solutions on this redistricting effort. But, for now our board wanted to advise you of our objection to any suggested removal of our communities from District 1.

Sincerely,  
Carmel Valley Community Planning Board

A handwritten signature in blue ink, appearing to read 'Frisco White', with stylized loops and flourishes.

Frisco White, AIA  
Chair



August 10, 2021

San Diego City Redistricting Commission  
202 C Street  
San Diego, CA 92101

Dear Redistricting Commissioners,

The University Community Planning Group at its meeting on August 10, 2021, approved the following motion regarding the Commission's redrawing of new Council District One boundaries:

**1. Keep the University Community Plan area together**

- a. We have been a Community Plan area with the same boundaries for over 30 years.
- b. The areas of the Community Plan area north and south of Rose Canyon are closely integrated. Many people who work at UC San Diego and attend school there live in University City south of Rose Canyon - in fact it is called University City because it was developed starting in the 1960s to build housing for the professors and staff at UC San Diego. Planning for University City and UC San Diego have been integrated for over 50 years.
- c. University City High School and the three elementary schools serve our community plan area. (University City High School; Standley Middle School; Doyle, Curie and Spreckels Elementary).

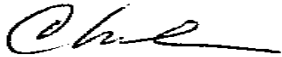
**2. Keep the University Community Plan area in District 1.**

- a. We are a contiguous area integrated by major roadways and shared open space resources, including residential, employment, commercial, common public schools, hospitals, parks and open space, and our relationship to UC San Diego.
- b. We are closely aligned with the coast and its institutions, and share them with La Jolla, including UC San Diego, Scripps Institute of Oceanography, the Salk Institute, and Scripps Research Institute. We also share major

hospitals at UC San Diego and Scripps, as well as parks and recreation, including the Glider Port and Torrey Pines State Reserve.

**3. Keep District 1 the same if possible.**

Sincerely,

A handwritten signature in black ink, appearing to read "Chris", with a long horizontal flourish extending to the right.

Chris Nielsen  
UCPG Chair

## *Del Mar Mesa Community Planning Board*

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October 4, 2021

To  
San Diego Redistricting Commission,

Del Mar Mesa is a 2,088 acre semi-rural community and agriculturally zoned planning area four miles from the coast within the current City Council District 1. It is bordered by Pacific Highlands Ranch, Carmel Valley and Los Penesquitos Canyon Preserve.

Approximately half of the community is in the MSCP protected habitat area Del Mar Mesa Preserve and within the residential portion are 10 miles of equestrian, hiking and biking trails enjoyed by recreational users throughout the City. This is also a “dark sky” community.

The five-star resort and golf course Fairmont Grand Del Mar is also within the plan area.

Del Mar Mesa is part of a system of preserves connected by wildlife corridors consistent with the City’s Multiple Species Conservation Program (MSCP) from Torrey Pines State Park, Los Penesquitos Lagoon, through Carmel Mountain, Shaw Valley and Los Penesquitos Preserves.

Since the mid 1990’s, the Del Mar Mesa Planning Board has helped guide development of the area, advising the District 1 Council members and Planning Commission. This board has consistently supported well thought out development plans within this community but also throughout District 1.

In 1998, this board worked with the Carmel Valley Planning Board and environmental organizations to plan Pacific Highlands Ranch, also designed in accordance with the City’s MSCP, adding hundreds of acres to Del Mar Mesa Preserve. The communities are connected by the Preserve (Deer Canyon.)

Because we are a coastal and canyon community, our interests and values for over 30 years have been traditionally consistent with the other neighborhoods of District 1: Torrey Hills, Carmel Valley, Pacific Highlands Ranch, Torrey Pines, La Jolla and University City.

We strongly object to some suggested maps that would bifurcate our community, and others that would annex us into a new District 6 whose communities of interest differ widely from our semi-rural vision.

Therefore, the Del Mar Mesa Community Planning Board supports the efforts of District One United to allow us another ten years of working together for thoughtful development and environmental protection.

Respectfully,

Shital Parikh  
Vice-Chair, Del Mar Mesa Planning Board  
6105 Del Mar Mesa Road, San Diego, CA 92130



## La Jolla Community Planning Association

PO Box 889, La Jolla, CA 92038 ♦ <http://www.LaJollaCPA.org> ♦ [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

October 4, 2021

Redistricting Commission  
City of San Diego  
202 C Street  
San Diego, CA 92101

Dear Commissioners:

At its September 7, 2021, meeting, the La Jolla Community Planning Association (LJCPA) voted unanimously to support the efforts of District 1 United to retain the current District 1 boundaries adopted in 2011 as the "Coast and Canyons" District.

The LJCPA is the oldest planning organization in the City of San Diego and the officially recognized planning group for La Jolla. Through several interwoven Joint Committees and Boards, the LJCPA reviews and comments on land use decisions within the City's planning boundaries as well as traffic and transportation issues for the community of La Jolla. The LJCPA has Joint Committees that supervise two Planned Districts. One is in La Jolla Shores and the other is in the Village of La Jolla. This includes La Jolla's historic Cultural Zone as well as the commercial area of Bird Rock. Coastal development from Bird Rock in the south to La Jolla Farms in the north is all part of LJCPA responsibilities.

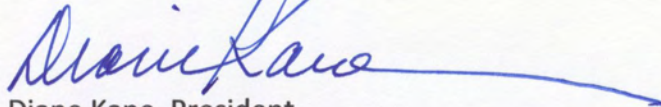
The La Jolla Community Planning Association joins with the La Jolla Shores Association and the Bird Rock Community Council to oppose any redistricting proposals that fragment La Jolla or separate any of La Jolla's neighborhoods from Council District 1. LJCPA also partners with La Jolla Parks and Beaches, Inc., the La Jolla Shores Association and the Bird Rock Community Council for infrastructure and parks planning, maintenance and Capital Improvements in our community.

As an ocean-oriented "Coast and Canyon" District, District 1 is comprised of communities that have many unique environmental and other considerations and issues. Among them is the shared interest in the University of California, San Diego (UCSD) and the scientific research, high-tech, bio-tech economy. UCSD, University Towne Center (Westfield Mall) and the new trolley stations are quickly making this area the high-density housing, employment, transportation and commercial hub of District 1. Our world-class coast and contiguous natural canyon topography provide unique and accessible



recreational assets. Together, these natural and man-made assets have attracted groups of like-minded, highly educated and environmentally concerned individuals who have similar legislative concerns. In short, UCSD professors, faculty, staff, students and graduates live, work, shop and play in District 1. District 1 residents, retirees and visitors avail themselves of UCSD's educational opportunities to remain abreast of cutting-edge cultural, scientific and technological developments.

Along with our immediate neighboring District 1 communities of University City, Torrey Hills, Del Mar Mesa, Torrey Pines, Carmel Valley, Pacific Highlands Ranch, Los Peñasquitos Canyon Preserve (west of Carson's Crossing Bridge) and Via de le Valle, the La Jolla Community Planning Association supports District 1 United.

A handwritten signature in blue ink, appearing to read "Diane Kane", with a long horizontal flourish extending to the right.

Diane Kane, President

La Jolla Community Planning Association





Established in 1994  
www.BirdRockCC.org

**Bird Rock Community Development Corporation**  
**dba Bird Rock Community Council**  
5666 La Jolla Boulevard, PMB 168, La Jolla, CA 92037

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September 21, 2021

City of San Diego Redistricting Commission  
202 C Street  
San Diego, CA 92101

Re: City of San Diego Redistricting Considerations

Dear City of San Diego Redistricting Commissioners,

The Bird Rock Community Development Corporation (BRCDC) dba Bird Rock Community Council (BRCC) represents and advocates for residents, property owners, and merchants in the coastal neighborhood of Bird Rock located at the south end of the community of La Jolla and adjacent to the Pacific Ocean and manages the Bird Rock Maintenance Assessment District (MAD). The La Jolla community forms the southern coastal portion of District 1, with the exception of two Bird Rock property parcels that are in La Jolla and the La Jolla Community Plan, in the Bird Rock neighborhood, and in the Bird Rock MAD but omitted from District 1 during the 2011 redistricting process. The missing parcels include the following addresses: 1) 5201- 5373, odd numbers on the east side of La Jolla Blvd, 2) 5201- 5374 La Jolla Hermosa Ave., and 3) 552-652 Carla Way. This is a population of 526 which is extremely important to Bird Rock and which needs to be added back into CD1 as part of the La Jolla Community. We are requesting that both property parcels be re-united with and added back to District 1 as both are within the Bird Rock neighborhood, the Bird Rock Maintenance Assessment District, and La Jolla community.

The Bird Rock Community Council joins the La Jolla Community Planning Association and other community planning groups within District 1 to document its opposition to any redistricting proposals that separate the Bird Rock neighborhood and La Jolla community from the Council District 1. The BRCC supports District 1 United. This is an ocean-oriented, "coast and canyon" district constituted of communities that have many unique considerations and problems. District One definitely is made up of groups of like-minded individuals who have similar legislative concerns and who would benefit from cohesive representation.

The communities within the current boundaries of District 1 have a documented history of sharing regional resources and infrastructure in a manner consistent with the needs of its constituents. District 1 should not be broken up. The constituents are able to work together for the betterment of all within the district. The district includes historical neighborhoods, shared community, cultural, and athletic events, shared occupations, employment and housing patterns, shared affiliation with schools, shared civic organizations, etc. Along with our immediate neighboring District 1 communities of University City, Torrey Hills, Del Mar Mesa, Torrey Pines, Carmel Valley, Pacific Highlands Ranch, Los Peñasquitos Canyon Preserve (west of Carson's Crossing Bridge), and Via de la Valle, the Bird Rock neighborhood and the La Jolla Community need to remain in District 1.

We anticipate participating in the redistricting process and expressing opinions, concerns, and potential solutions. The Bird Rock Community Council, on behalf of the Bird Rock neighborhood and Bird Rock Maintenance Assessment District, objects to any suggested removal of Bird Rock or the La Jolla community from Council District 1.

Sincerely,

Bird Rock Community Council by BRCC Secretary B. Dunbar

[← Next](#)[Previous →](#)

# Torrey Pines Community Planning Board

## Basic Info

Submitter: Liz Shopes  
Location: Del Mar/city of San Diego, San Diego county  
Submitted on: 10/3/2021  
Type: written  
ID: w5069

## Tags

## Written Testimony

The Torrey Pines community is a coastal community composed of 2,600 acres in the northwest corner of the City and is in District 1. Our community is bordered by the City of Del Mar and the Pacific Ocean to the west, Interstate 5 to the east, and University City to the south. The community features include: Torrey Pine trees, the Los Penasquitos lagoon wetlands, sandstone bluffs, parts of Torrey Pines State Natural Reserve and Crest Canyon leading down to the San Dieguito River park and it's ecological reserve. Members of our community serve on the boards of all of these foundations.

The residential neighborhoods are the Del Mar Heights and Del Mar Terrace areas. Our community is in the Del Mar Union and San Dieguito Union School Districts along with Carmel Valley. While having the beautiful beaches and natural parks of Torrey Pines and Crest Canyon in our neighborhood, we are a park deficit community and consider ourselves fortunate that the DMUSD allows unofficial joint use of their fields. We are able to use many of Carmel Valley parks, library and recreation centers. Our children play together on the same sports teams, and are members of the same Boy

Scouts and Girl Scout troops as the children in Carmel Valley. Since our area is coastal, we share the same concerns as La Jolla and the University Community regarding our beaches, bluffs and rising sea levels. We have the same interest in protecting the native species on both land and in the sea. We share the same wildlife corridors which we try to protect even as our houses abut them. Many of our community members work in biotech, healthcare and for UCSD. Many of them share what may be the most beautiful short commute in San Diego County going from either Del Mar Heights Road or Carmel Valley Road and up Torrey Pines Road.

For all of the reasons stated above, the Torrey Pines Community Planning Board unanimously asks the redistricting committee to keep our small community attached to both Carmel Valley and to La Jolla in District 1. Submitted by Liz Shopes, Vice Chair

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[Proceed to Submit a Comment](#)

### Comments & Feedback

No comments have been submitted.

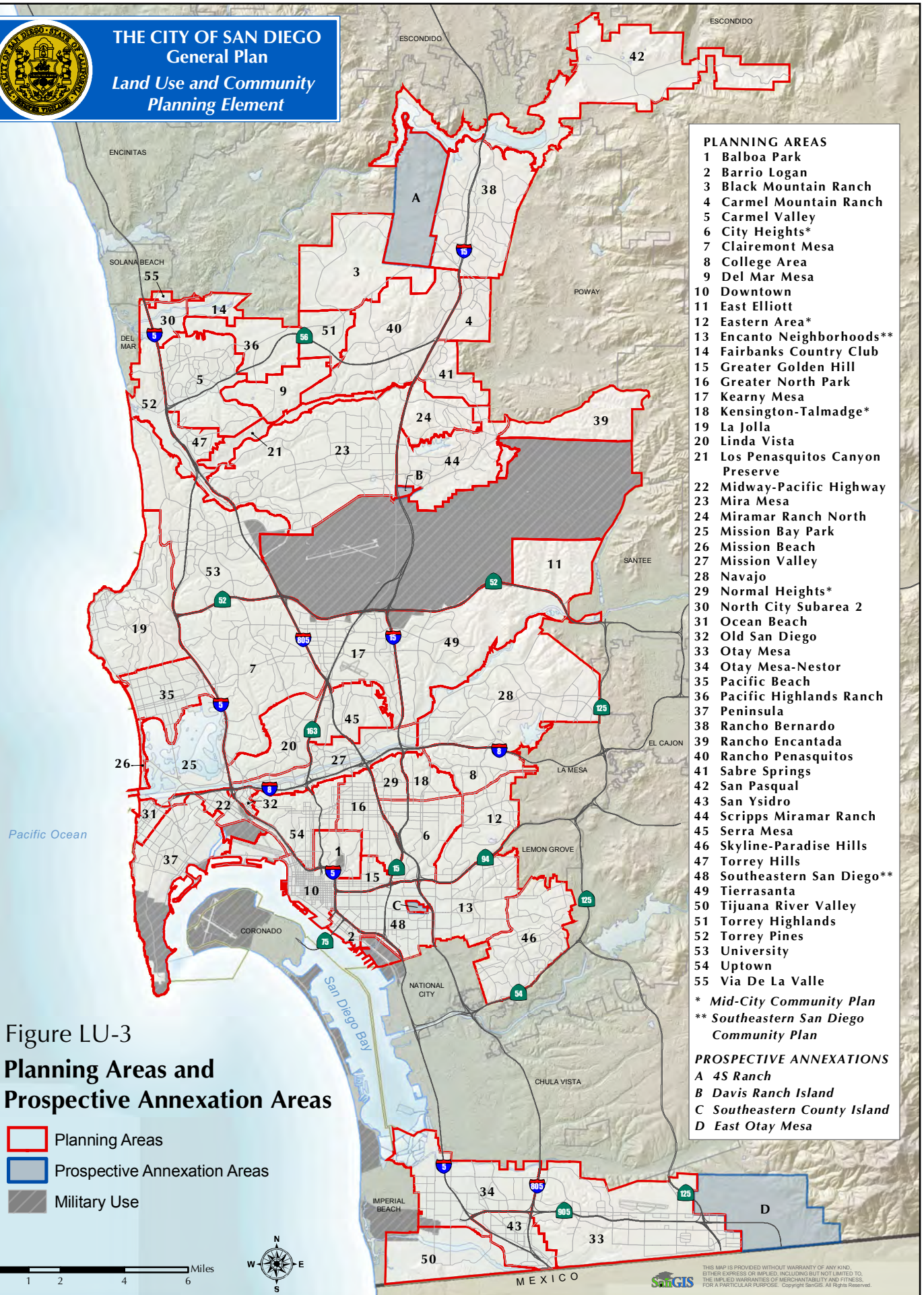
# Land Use and Community Planning Element







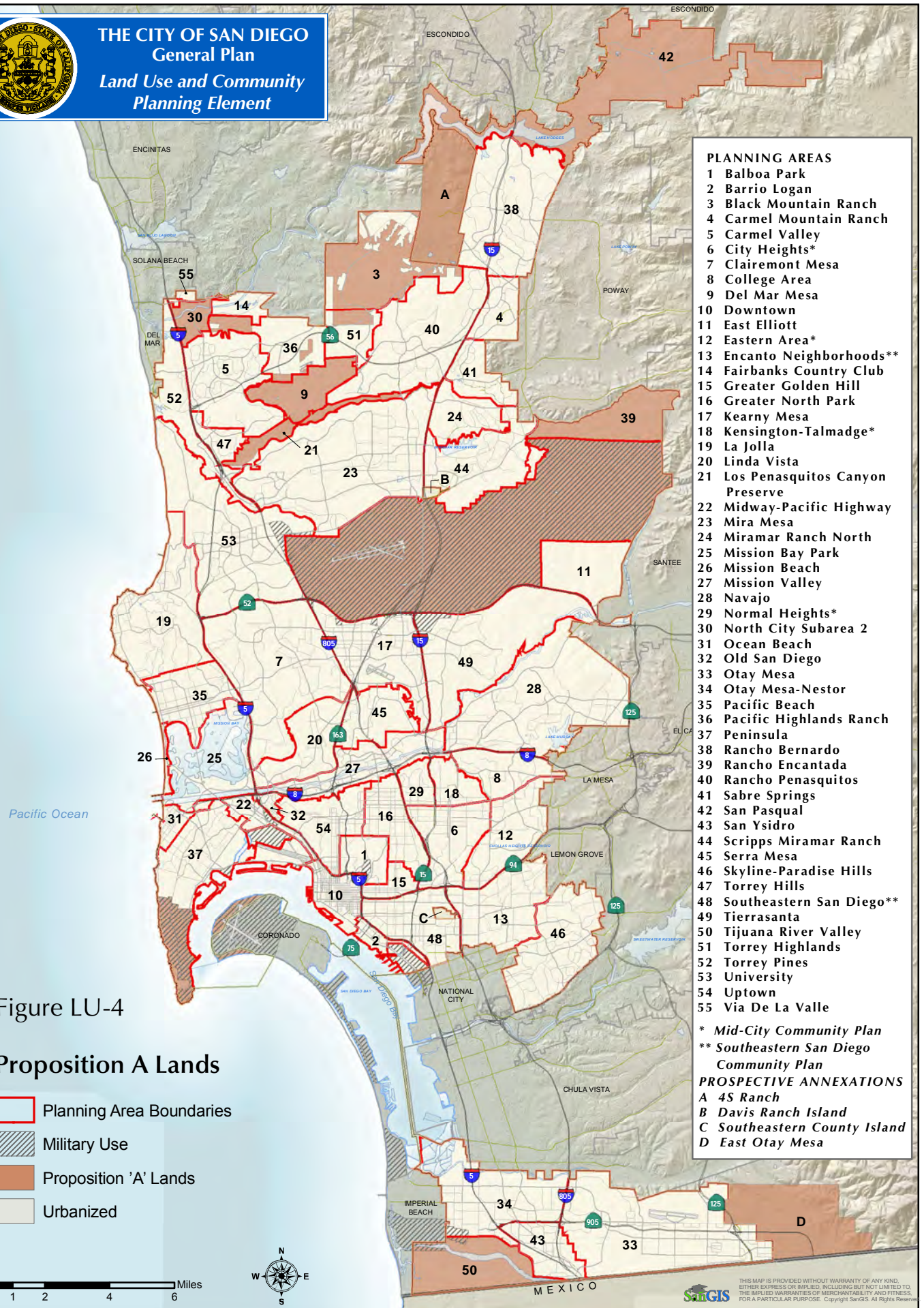
**THE CITY OF SAN DIEGO**  
General Plan  
Land Use and Community  
Planning Element







THE CITY OF SAN DIEGO  
General Plan  
Land Use and Community  
Planning Element







**Multiple Species  
Conservation Program**

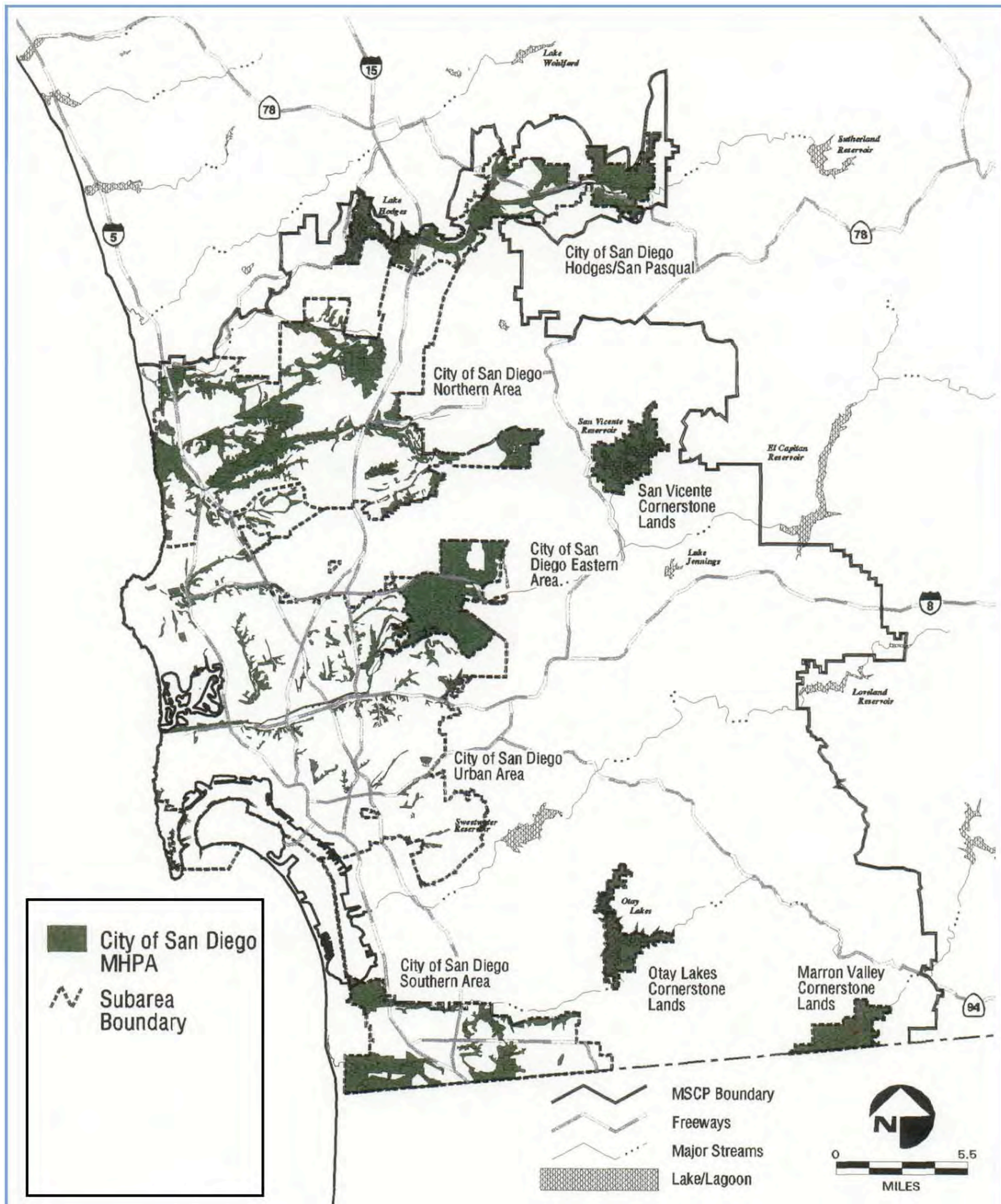
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# **City of San Diego MSCP Subarea Plan**

**March 1997**



Prepared by the City of San Diego  
Community and Economic Development Department



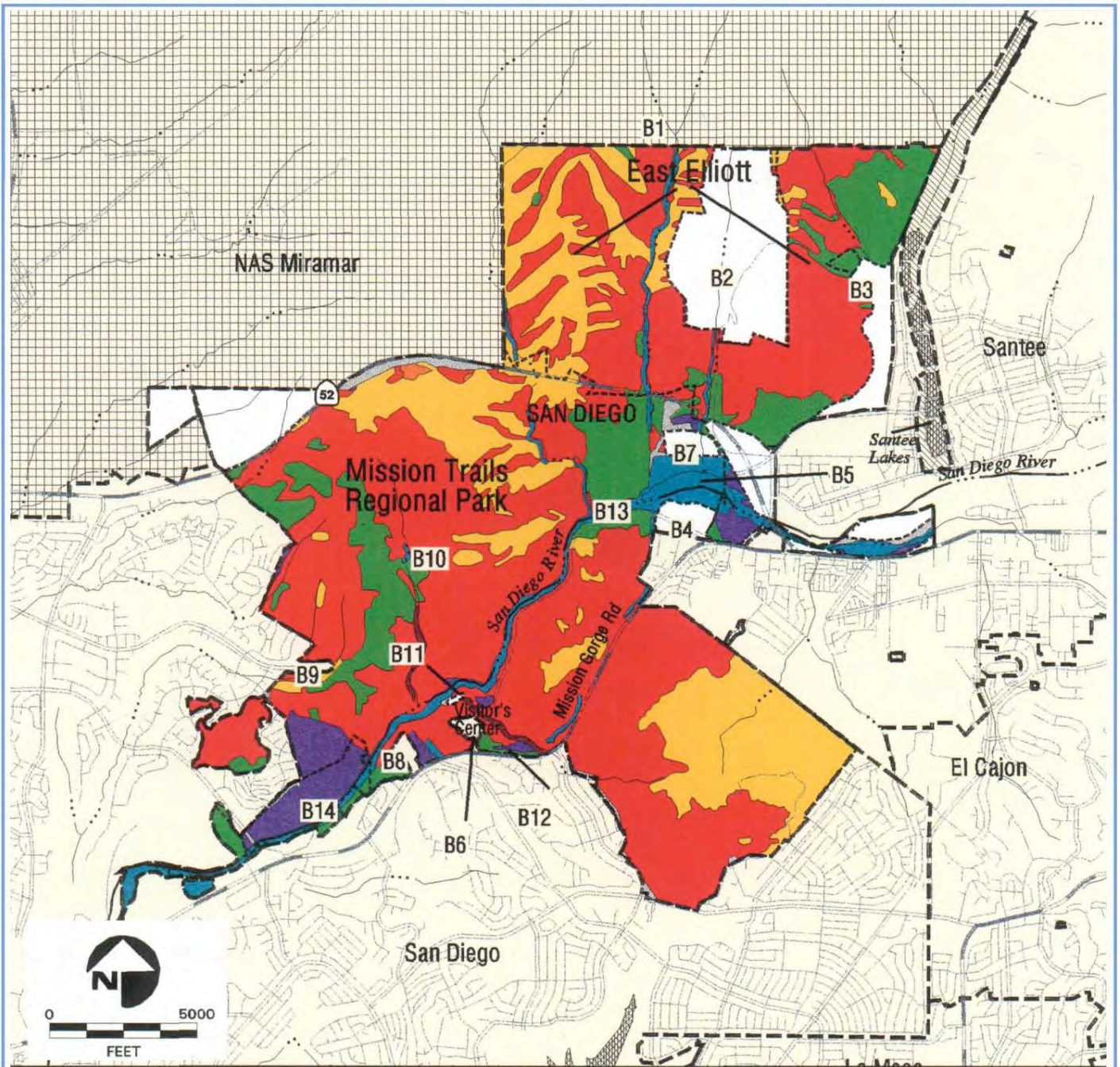
## City of San Diego MHPA

MSCP Subarea Plan

1

FIGURE





### Vegetation Communities

	Coastal Sage Scrub		Coniferous Forest
	Chaparral		Beach/Foredunes
	Coastal Sage Scrub/Chaparral		Eucalyptus Woodland
	Grassland		Disturbed Habitat
	Riparian/Wetlands		Shallow Bay
	Oak Woodland		Developed
			Agriculture

Letter/number indicates MHPA Guideline. See text.

### Base Map Features

	Subarea Boundary		MSCP Boundary
	MHPA Boundary		U.S. - Mexico Border
	Water District		Freeway
	Subarea		Major Road
	Military Lands		Minor Road
			Major Stream
			Minor Stream
			Lake/Lagoon



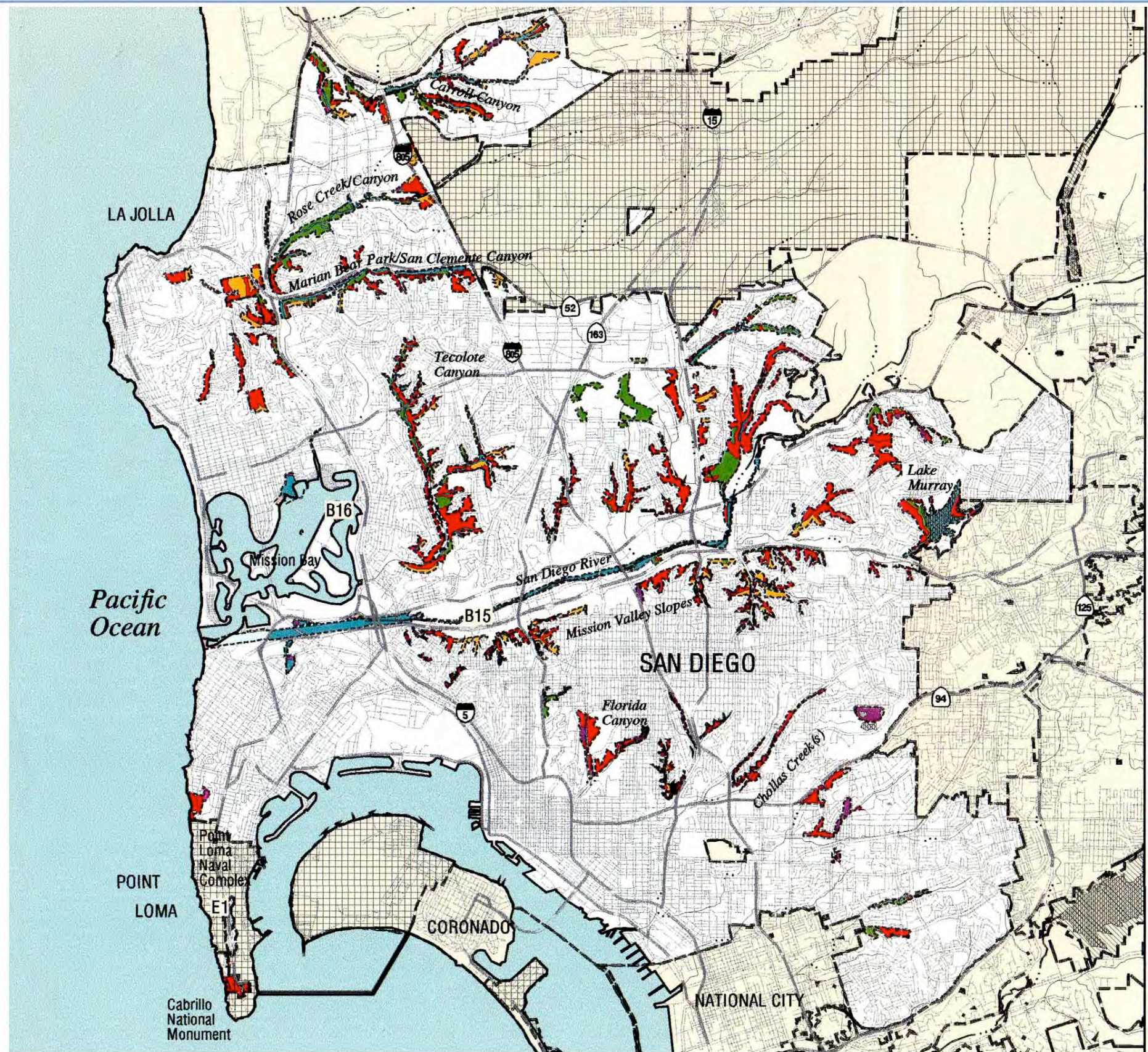
## Conserved Vegetation Communities in Eastern Area

MSCP Subarea Plan

3

FIGURE





### Vegetation Communities

- Coastal Sage Scrub
- Chaparral
- Coastal Sage Scrub/Chaparral
- Grassland
- Riparian/Wetlands
- Oak Woodland
- Coniferous Forest
- Beach/Foredunes
- Eucalyptus Woodland
- Disturbed Habitat
- Shallow Bay
- Developed
- Agriculture

- Subarea Boundary
- MHPA Boundary
- Water District Subarea
- Military Lands

### Base Map Features

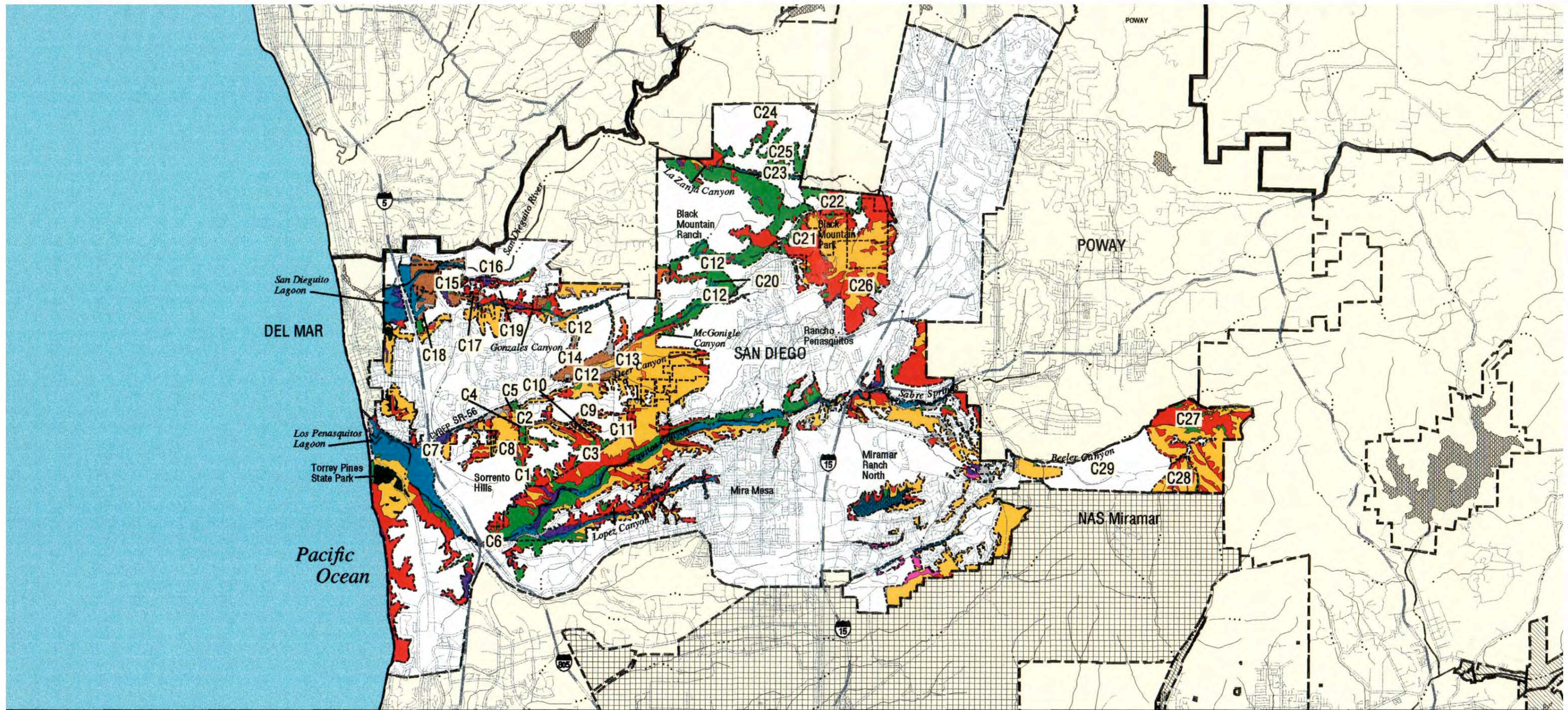
- MSCP Boundary
- U.S. - Mexico Border
- Freeway
- Major Road
- Minor Road
- Major Stream
- Minor Stream
- Lake/Lagoon

Letter/number indicates MHPA Guideline. See text.



**Conserved Vegetation Communities in Urban Area**  
MSCP Subarea Plan





### Vegetation Communities

- |                              |                     |
|------------------------------|---------------------|
| Coastal Sage Scrub           | Oak Woodland        |
| Chaparral                    | Coniferous Forest   |
| Coastal Sage Scrub/Chaparral | Beach/Foredunes     |
| Grassland                    | Eucalyptus Woodland |
| Riparian/Wetlands            | Disturbed Habitat   |
|                              | Shallow Bay         |

Letter/number indicates MHPA Guideline. See text.



- |             |                        |
|-------------|------------------------|
| Developed   | Subarea Boundary       |
| Agriculture | MHPA Boundary          |
|             | Water District Subarea |
|             | Military Lands         |

### Base Map Features

- |                      |              |
|----------------------|--------------|
| MSCP Boundary        | Major Stream |
| U.S. - Mexico Border | Minor Stream |
| Freeway              | Lake/Lagoon  |
| Major Road           |              |
| Minor Road           |              |



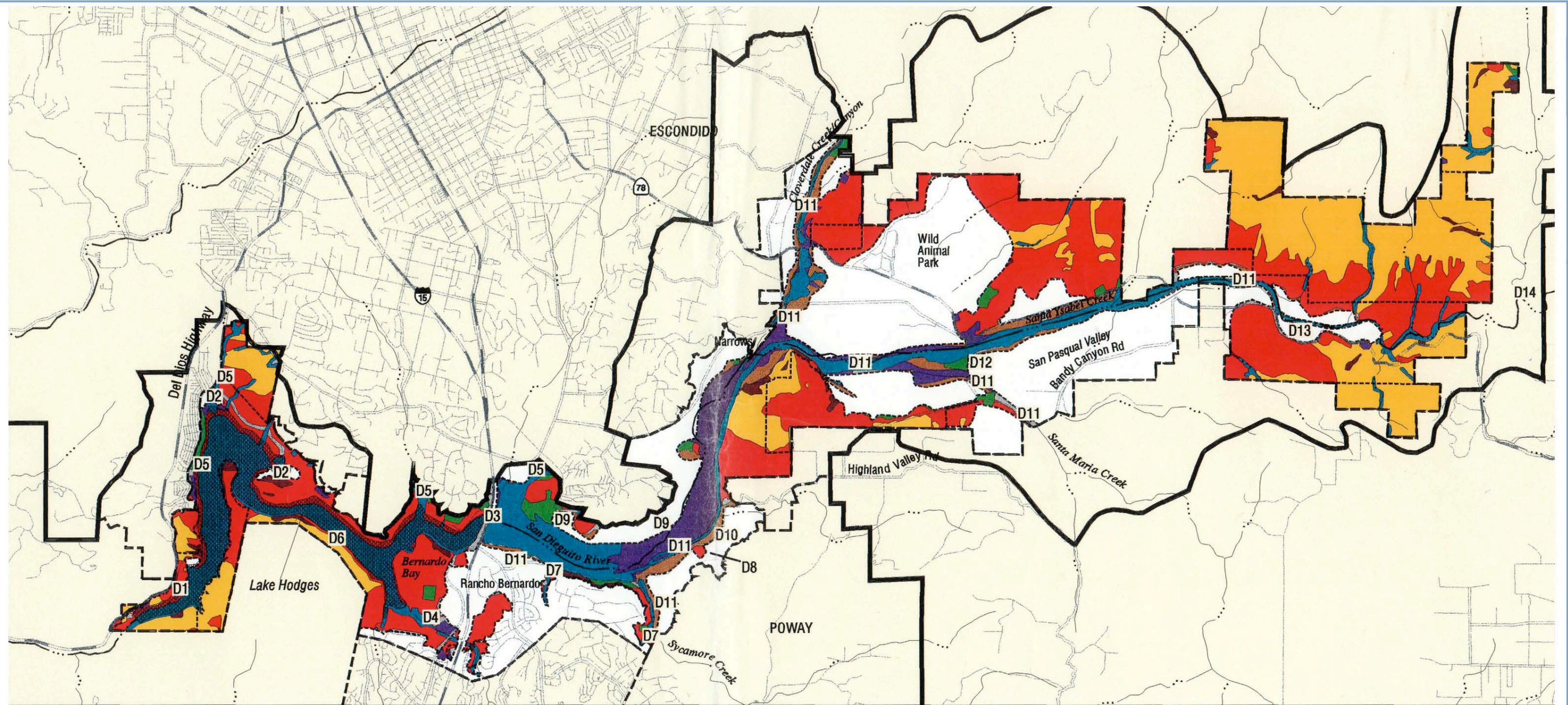
## Conserved Vegetation Communities in Northern Area

MSCP Subarea Plan

5

FIGURE





### Vegetation Communities

Coastal Sage Scrub	Oak Woodland
Chaparral	Coniferous Forest
Coastal Sage Scrub/Chaparral	Beach/Foredunes
Grassland	Eucalyptus Woodland
Riparian/Wetlands	Disturbed Habitat
	Shallow Bay

Letter/number indicates MHPA Guideline. See text.

Developed
Agriculture

Subarea Boundary
MHPA Boundary
Water District
Subarea
Military Lands

### Base Map Features

MSCP Boundary	Major Stream
U.S. - Mexico Border	Minor Stream
Freeway	Lake/Lagoon
Major Road	
Minor Road	



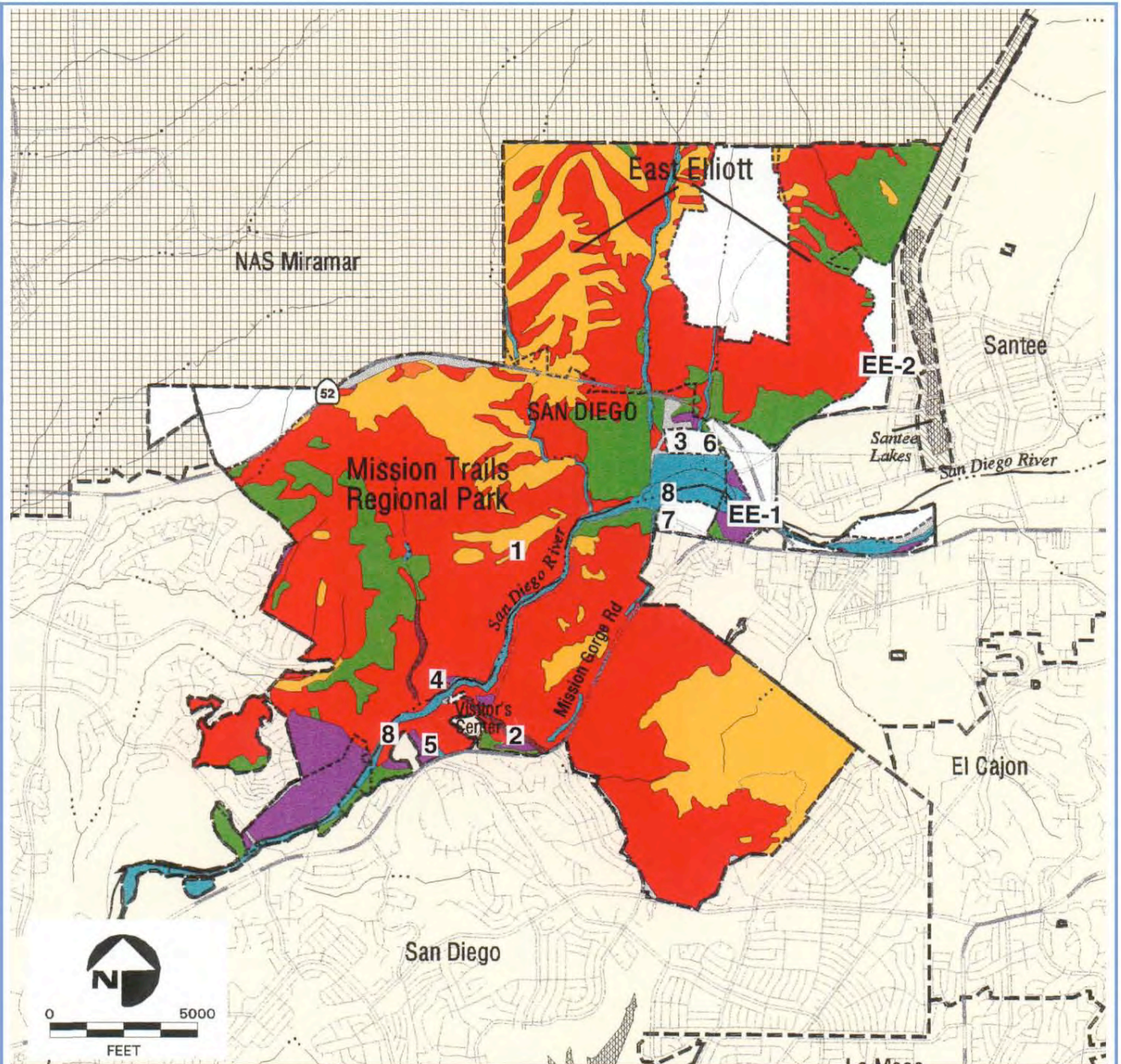
## Conserved Vegetation Communities in Hodges Cornerstone Lands and San Pasqual Valley

MSCP Subarea Plan

7

FIGURE





### Vegetation Communities

	Coastal Sage Scrub		Coniferous Forest
	Chaparral		Beach/Foredunes
	Coastal Sage Scrub/Chaparral		Eucalyptus Woodland
	Grassland		Disturbed Habitat
	Riparian/Wetlands		Shallow Bay
	Oak Woodland		Developed
			Agriculture

Number indicates reference in text.

### Base Map Features

	Subarea Boundary		MSCP Boundary
	MHPA Boundary		U.S. - Mexico Border
	Water District		Freeway
	Subarea		Major Road
	Military Lands		Minor Road
			Major Stream
			Minor Stream
			Lake/Lagoon



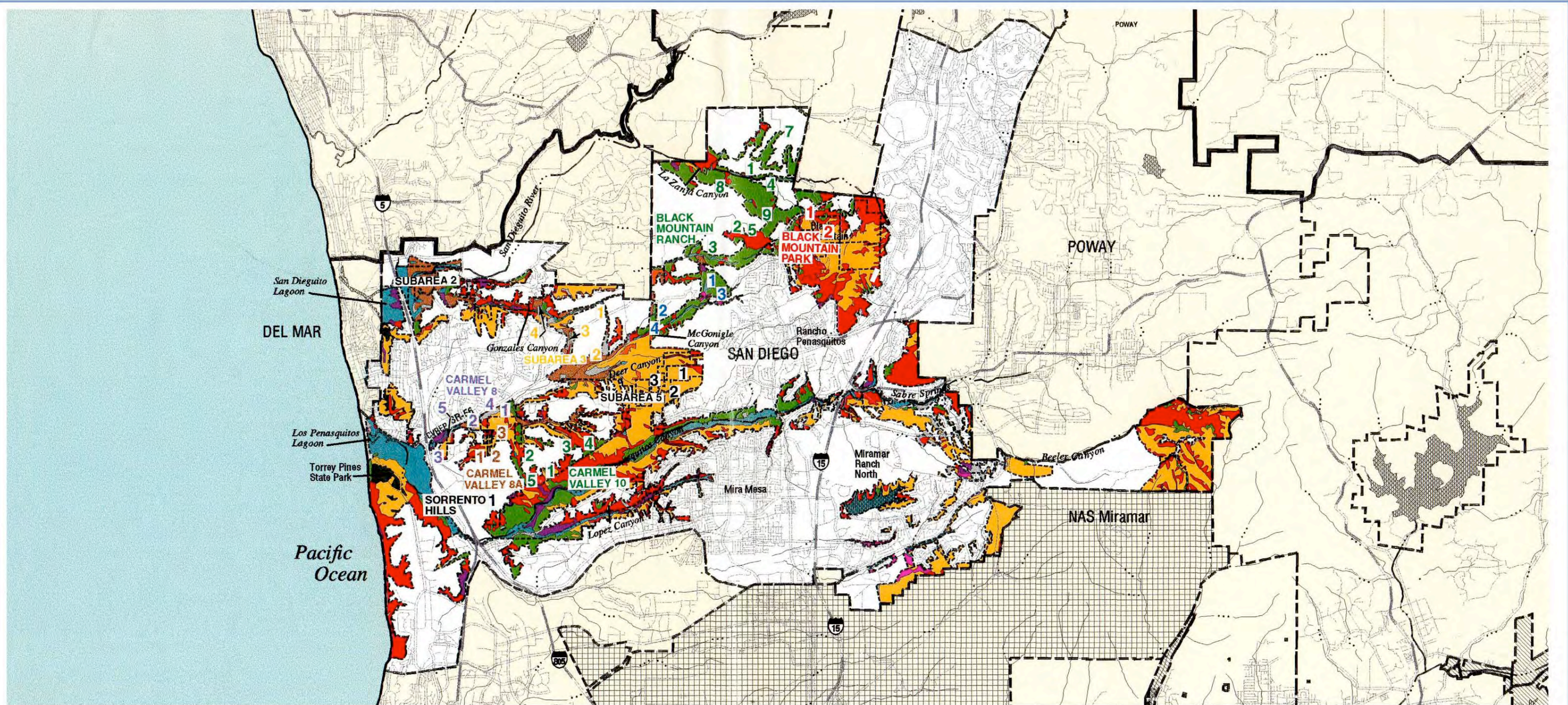
**Preserve Management: Specific Management Recommendations, Priority 1**  
**City of San Diego MHPA - Eastern Area**

**MSCP Subarea Plan**

**12**

**FIGURE**





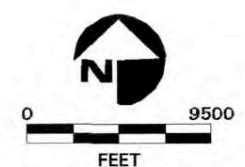
### Vegetation Communities

<span style="color: red;">■</span> Coastal Sage Scrub	<span style="color: darkred;">■</span> Oak Woodland	<span style="background-color: lightgray;">■</span> Developed
<span style="color: orange;">■</span> Chaparral	<span style="color: black;">■</span> Coniferous Forest	<span style="background-color: brown;">■</span> Agriculture
<span style="color: darkorange;">■</span> Coastal Sage Scrub/Chaparral	<span style="color: pink;">■</span> Beach/Foredunes	
<span style="color: green;">■</span> Grassland	<span style="color: magenta;">■</span> Eucalyptus Woodland	
<span style="color: blue;">■</span> Riparian/Wetlands	<span style="color: purple;">■</span> Disturbed Habitat	
	<span style="background-color: lightblue;">■</span> Shallow Bay	

Number indicates reference in text.

### Base Map Features

<span style="border-bottom: 2px solid black; width: 50px; display: inline-block;"></span>	MSCP Boundary	<span style="color: blue;">— · — · —</span>	Major Stream
<span style="border-bottom: 1px dashed black; width: 50px; display: inline-block;"></span>	U.S. - Mexico Border	<span style="color: blue;">— · — · —</span>	Minor Stream
<span style="border-bottom: 3px double black; width: 50px; display: inline-block;"></span>	Freeway	<span style="background-color: gray; width: 20px; height: 10px; display: inline-block;"></span>	Lake/Lagoon
<span style="border-bottom: 1px solid black; width: 50px; display: inline-block;"></span>	Major Road		
<span style="border-bottom: 1px dotted black; width: 50px; display: inline-block;"></span>	Minor Road		



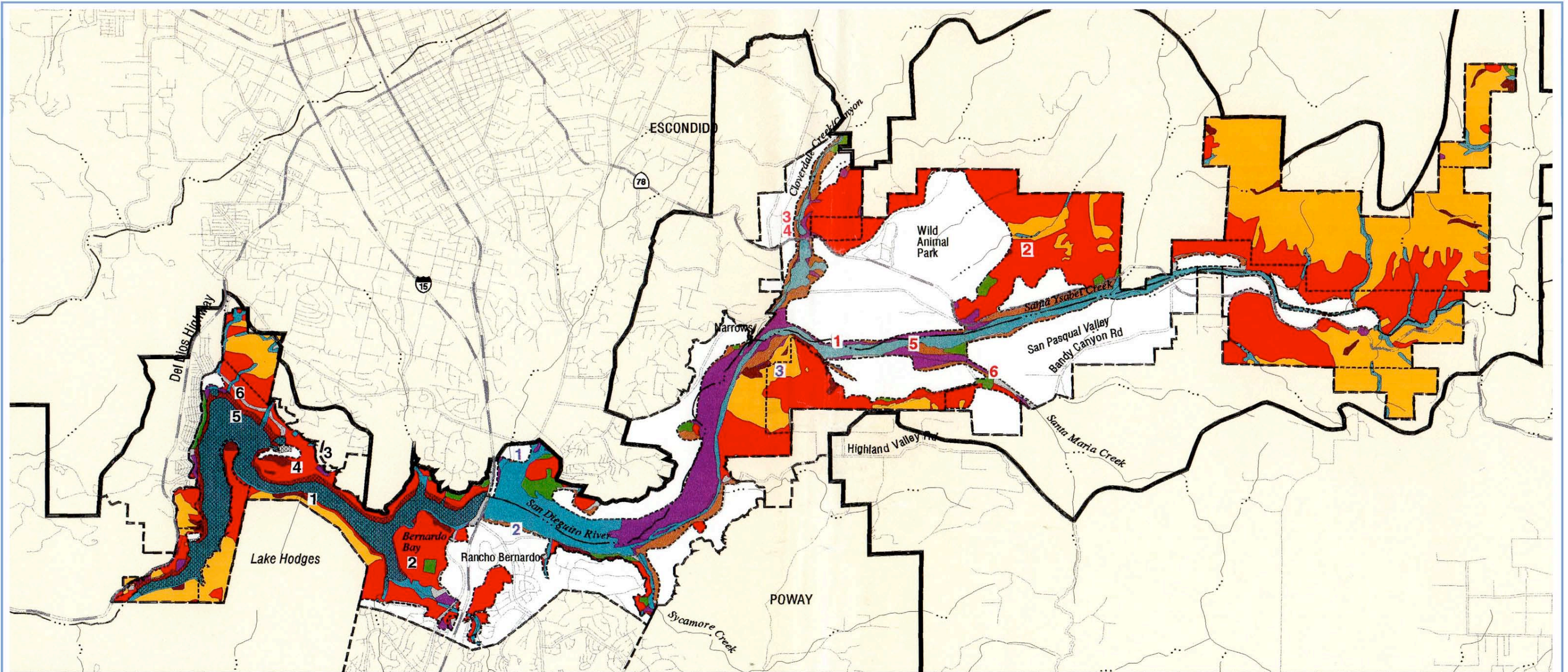
## Preserve Management: Specific Management Recommendations, Priority 1, City of San Diego MHPA - Northern Area

MSCP Subarea Plan

**13**

FIGURE





### Vegetation Communities

Coastal Sage Scrub	Oak Woodland
Chaparral	Coniferous Forest
Coastal Sage Scrub/Chaparral	Beach/Foredunes
Grassland	Eucalyptus Woodland
Riparian/Wetlands	Disturbed Habitat
	Shallow Bay

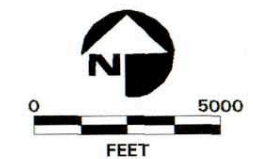
Number indicates reference in text.

Developed
Agriculture

Subarea Boundary
MHPA Boundary
Water District
Subarea
Military Lands

### Base Map Features

MSCP Boundary	Major Stream
U.S. - Mexico Border	Minor Stream
Freeway	Lake/Lagoon
Major Road	
Minor Road	



**Preserve Management: Specific Management Recommendations, Priority 1, City of San Diego MHPA  
Hodges Cornerstone Lands and San Pasqual Valley**

MSCP Subarea Plan

**14**

FIGURE





THE CITY OF SAN DIEGO  
General Plan

Conservation Element

Figure CE-3

**Coastal Zone Boundary**

- Coastal Zone Boundary
- Area within Coastal Zone that are within the City of San Diego

0 1 2 4 6 Miles



SanGIS

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## New group forms to preserve Carmel Valley's council District 1 in the face of redistricting

One proposal is to reconfigure District 1 by incorporating UC San Diego and Carmel Valley into District 6.  
BY KAREN BILLING, ELISABETH FRAUSTO, ASHLEY MACKIN-SOLOMONLA JOLLA LIGHT  
SEPT. 22, 2021 8:28 AM PT

In preparation for the city of San Diego's planned redrawing of its nine City Council districts, a group known as District 1 United has formed to advocate for keeping District 1, "the coast and canyon district", intact. District 1 United has rallied local community planning groups to oppose any effort that would split up District 1.

The redistricting process, the formal redrawing of district boundaries, is done once every 10 years in accordance with federal law and the city charter.

Redistricting Commissioner Roy MacPhail said the need for redistricting comes at the beginning of each decade to reflect movements in population. Their task is to use 2020 Census data to evaluate the nine existing City Council districts and to redraw those boundary lines to make sure each district contains about one-ninth of the city's population. With San Diego's population estimated at 1.54 million, that would mean about 171,000 people per council district.

Del Mar Mesa resident Lisa Ross and Kathryn Burton, chair of the Torrey Hills Community Planning Board, have been working since 2011 to keep District 1 whole. During the last redistricting process 10 years ago, a similar proposal was made to "carve up Carmel Valley and stick it into District 6," Ross said.

"Carmel Valley, Del Mar Mesa, Del Mar Heights and Torrey Hills have been unwilling pawns in efforts to divide District 1, which also includes the coastal areas of Torrey Pines, La Jolla and University City," Ross said.

The first of a series of online meetings was held in August to provide an overview of the process and collect feedback from residents. Much of that feedback suggested moving the northernmost communities of District 1 – such as University City, Carmel Valley and UC San Diego – to District 6, its eastern neighbor.

Another proposal to reconfigure District 1 is to create an "Asian empowerment district" by incorporating UC San Diego and Carmel Valley into District 6, which currently includes the Convoy District, which touts itself as "among the largest Pan-Asian business districts in the United States."

As the proposals surfaced, District 1 United started making its presence known at community group meetings and many of them voted to support its efforts.

Ross said the Torrey Hills, Torrey Pines, Carmel Valley and Del Mar Mesa planning boards have strongly aligned with one another on environmental and development issues and have a 30-year history of working well together.

"Splitting our functioning planning areas is like separating twins at birth," Carmel Valley Community Planning Board Chair Frisco White said recently about plans to add parts of the communities to an re-imagined District 6.

Burton said that Torrey Hills shares no communities of interest with Mira Mesa or Convoy District: "We're a coastal district, we're about beach and canyons," she said.

## REDISTRICTING CONT.

Burton said the current District 1 consists of communities of interest that strongly respect environmental preservation. The district's natural boundaries are Marion Bear Park to the south; San Dieguito River Valley to the north; Del Mar Mesa and Los Penasquitos Canyon Preserves to the east; and Torrey Pines State Park, La Jolla Shores, La Jolla Marine Reserve and Wind and Sea Beach to the west. Many of these areas are connected by important wildlife corridors, she said.

The Carmel Valley planning board's letter to the Redistricting Commission touched on many of the same themes.

"Carmel Valley and Pacific Highlands Ranch communities connect with each other... We are ocean-oriented communities, sharing the influences and geographical forms of the coast, the beauty of our coastal bluffs and unique terrains, our linear transportation corridors and open space canyons, our evolving recycled water infrastructure, the ever-changing traffic impacts, our many common legislative interests, together with protecting our cherished wetlands, views, and climate," the board's letter stated. "Los Penasquitos Canyon creates a natural barrier to District 6 in so much as that we have no relationship, shared facilities or common interests to the communities of Mira Mesa and the others in District 6."

District 1 United believes they have demonstrated that the district has many strong communities of interest which should be preserved including its defining natural and manmade boundaries, shared infrastructure, schools and transportation corridors.

"Communities of like interest should far outweigh slight adjustments of population," Ross said. "Communities of interest should trump any other consideration."

In the coming months, a preliminary map will be drawn based on early feedback and follow-up meetings will be scheduled for additional refinement. The final map must be submitted by Dec. 15. To submit comments on the redistricting process, email [redistricting2020@sanidiego.gov](mailto:redistricting2020@sanidiego.gov) or visit [sanidiego.gov/redistricting-commission](http://sanidiego.gov/redistricting-commission).