



MEMORANDUM

DATE: July 26, 2010

TO: Design Review Committee, Agenda of August 11, 2010

FROM: Bill Anderson, Director, City Planning and Community Investment, Urban Form Division

SUBJECT: Torrey Pines City Park General Development Plan

SUMMARY

Issue - Should the Design Review Committee recommend approval of the proposed General Development Plan for Torrey Pines City Park?

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

Other Recommendations - The Torrey Pines City Park Advisory Board has recommended approval of the proposed General Development Plan at their February 18, 2010.

Fiscal Impact - Funding for design, development, construction and maintenance needs to be identified.

Environmental - The City of San Diego, as lead agency, will prepare CEQA documentation per State CEQA guidelines.

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 44 acres of the total 498.63-acre resource-based park. Approximately 10 acres of the 44-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 2011.

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 consists of eleven members who serve two year terms without compensation. The Board is composed of the following: a) one at-large member, b) one member for the San Diego Hangliding and Paragliding Association, 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.

This project also provides for the preparation of the associated environmental document and any required discretionary permits, (based on funding availability) for the GDP.

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 existing gliding and soaring activities, where appropriate, facilities to support those uses, connectivity and linkage to beach access, adjacent land uses and the communities, preservation of sensitive habitat, and scenic/historic interpretive elements.

The Advisory Board's developed a Mission Statement to guide future development of the park, "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

July 22, 2010

ANALYSIS

Consistent with the Mission Statement, Torrey Pines City Park General Development Plan accomplishes the following sustainable and versatile park site which meets the needs of all stakeholders:

- Preserves and interprets the park's 44 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 glider's 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 planting to restore the eroded bluffs
- Improves 2 miles of 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
- Improves access for emergency vehicles

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.
3. Do not recommend approval of the proposed General Development Plan for Torrey Pines City Park.



William Anderson
Director

JH/jch

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