



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: September 30, 2013

TO: Design Review Committee, Agenda of October 9, 2013

FROM: Kevin Oliver, Project Officer II, Architectural Engineering & Parks Division,  
Public Works Department

SUBJECT: General Development Plan (GDP) for the Torrey Pines North Golf Course –  
Improvements

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**SUMMARY**

Issue - Should the Design Review Committee recommend approval of the proposed General Development Plan (GDP) for the Torrey Pines North Golf Course -Improvements?

Department Recommendation - Recommend approval of the General Development Plan (GDP) for the Torrey Pines North Golf Course – Improvements.

Fiscal Impact - The City's Golf Division of the Park and Recreation Department will be responsible for maintaining the improvements proposed for the Project. Maintenance of the project will be funded with Golf Course Enterprise Funds.

Water and Energy Conservation Status – The proposed project complies with all water and conservation guidelines contained in Council Policy 200-14.

Environmental – Environmental review of the project will be initiated with the Development Services Department (DSD) in the fall of 2013.

**BACKGROUND**

Torrey Pines Municipal Golf Courses are located along the coastal bluffs of the Pacific Ocean at 11480 North Torrey Pines Road in the University Community Planning Area. The World-renowned Golf Courses provide breathtaking views to the Pacific Ocean and to the adjacent canyon and bluff areas.

Torrey Pines is a premier municipal facility, owned and maintained by the City of San Diego. The Torrey Pines Golf Courses were designed by legendary golf course architect William P. Bell and were completed by his son, William F. Bell in 1957.

Existing facilities include two 18-hole championship courses, a driving range, practice putting greens, and a golf shop. The Torrey Pines golf shop offers a full range of golf merchandise for sale, as well as the club and cart rentals. Group and individual golf lessons are also offered. The Lodge at Torrey Pines offers the convenience of a hotel, restaurant and grill directly adjacent to the golf course facility.

Torrey Pines is home of the annual PGA Tour's Farmers Insurance Open and the facility is regularly ranked as the best place to play golf in reader's polls conducted by the *San Diego Union-Tribune* and *San Diego Magazine*. In addition, the course is known as one of the top ten best golf courses in San Diego County, according to *Golf Industry Online*. It should be noted that Torrey Pines is the only municipal golf course making this *best course* listing within the State of California.

### **PROJECT DESCRIPTION**

The General Development Plan for the North Course was begun in 2012 by developing the following scope of work:

- Continuing to accommodate daily play, while improving overall conditions for professional tournament play.
- Maintaining existing golf course routing.
- Rebuilding/relocating greens, greenside bunkers, and practice greens to USGA specifications.
- Restoring greens to their original size and configurations, creating multiple tournament pin locations.
- Rebuilding/revising/relocating all fairway bunkers.
- Adding/rebuilding/separating tournament tees.
- Updating and modifying the outdated irrigation system.
- Adding a continuous cart path.

Upon determination of the scope of work, the City began an extensive public input process for development of the General Development Plan. Five guiding principles were developed to guide the overall design of the golf course and incorporate the above-noted scope of work:

- Ensuring the course is extremely playable and fun for the resident golfer (those who are residents of the City and play the course often).
- Creating a golf course suitable for tournament play.
- Replacing existing maintained turf in non-play areas with other landscaping that visually ties into canyon and bluff areas.
- Maintaining or reducing maintenance and operational costs of the course where possible.

- Providing multiple opportunities for public input and collaboration.

As such, the following community meetings have been completed to date:

- Community Meeting #1 was held on December 18, 2012 to provide the community with a project introduction and to discuss the guiding design principles.
- Community Meeting #2 was held on January 10, 2013 as an Open House, allowing the public to review preliminary designs of Holes 1, 2 and 3, all while speaking freely with City staff and design consultants. This meeting occurred during preparations for the 2013 Farmers Insurance Open tournament.
- Community Meeting #3 was held on September 9, 2013 to present the overall General Development Plan for 18 holes and obtain community feedback on the plan.

The plan has been generally well-received at all community meetings, with the exception of adding villas or an event lawn to the current maintenance yard area, located between the fairways of Holes 5, 7 and 9.

### **ENVIRONMENTAL ANALYSIS**

The project will be submitted to the Development Services Department (DSD) for environmental review in the fall of 2013.

### **ALTERNATIVES:**

1. Recommend approval of the proposed GDP.
2. Recommend approval of the proposed GDP, with modifications.
3. Do not recommend approval of proposed GDP.

Respectfully submitted,

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Kevin Oliver, POII  
Public Works Department  
Arch. Engineering & Parks Div.

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KJO/trs

Attachments: A. General Development Plan

cc: Andy Field, Assistant Director, Park & Recreation Department (MS 37C)