

PLANNING CONTEXT

THE COMMUNITY PLANNING AREA

The Torrey Pines community planning area comprises approximately 2,600 acres of land located in the northern coastal region of the City of San Diego. Plan boundaries are the northerly San Diego City limits, Interstate 5 (I-5), the southerly portion of the Sorrento Valley Industrial Park, the Pacific Ocean and the city of Del Mar. The city of Solana Beach lies immediately to the north, and the University community extends to the south. East of I-5 are the communities of Carmel Valley and Sorrento Hills.

DEVELOPMENT AND PLANNING HISTORY

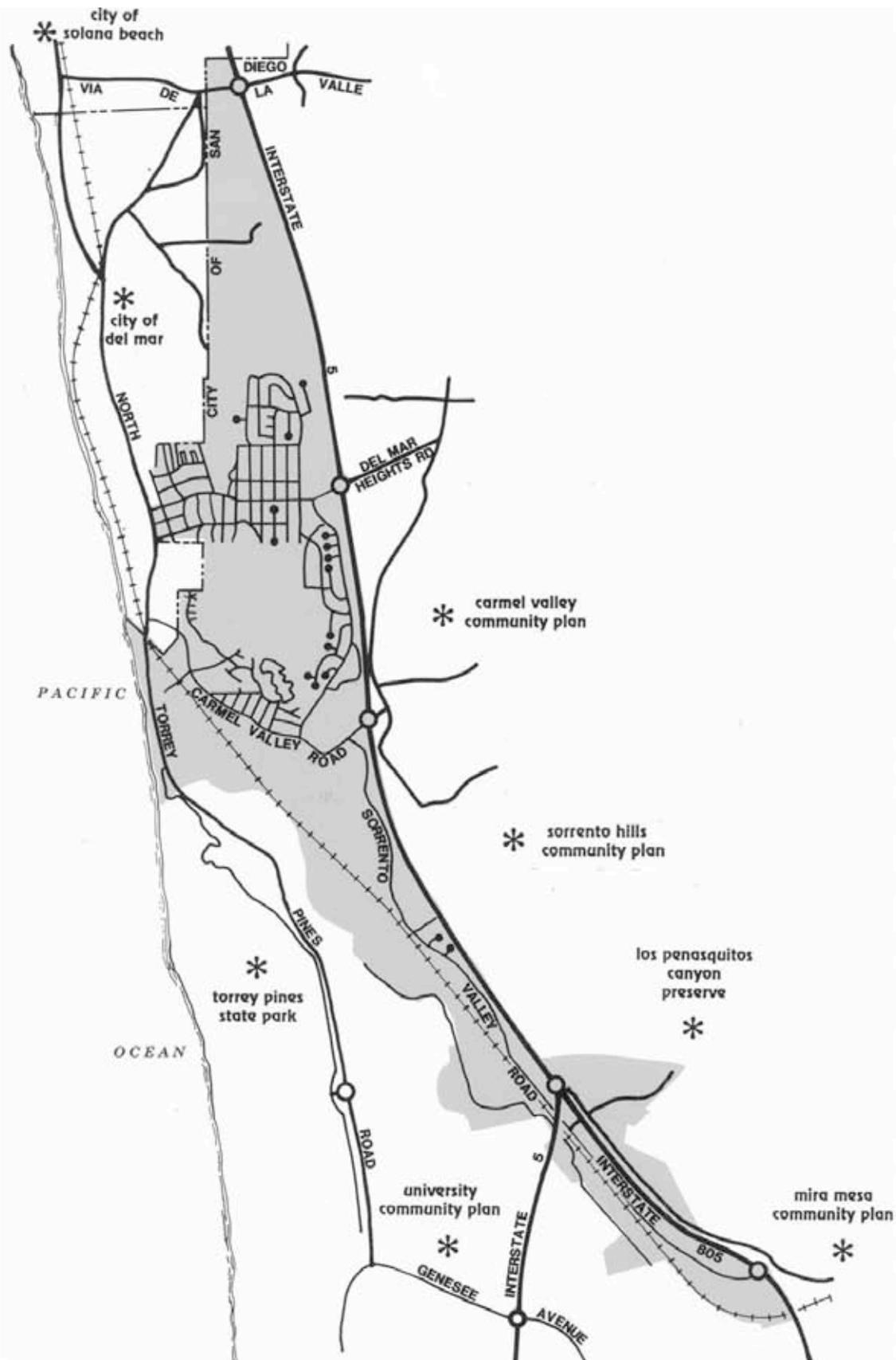
Planning efforts for the Torrey Pines community have taken place almost continually since the area was annexed in 1958. In 1963, the area contained only two large subdivisions: Del Mar Heights, a 760-lot subdivision, recorded in 1887, and the Del Mar Terrace subdivision, recorded in 1913, containing 547 lots of 30 feet in width. However, in 1963, the area contained only about 100 housing units with a population of 470 persons.

In 1963, the City Council adopted the original Del Mar-Torrey Pines Community Plan, which served to guide development in the area for over ten years.

During that time period, many changes occurred which necessitated the need for a restructuring of community goals and a plan revision. Those changes included:

- The purchase of the Torrey Pines State Park Extension
- A crystallization of the opinion that the San Dieguito and Los Peñasquitos Lagoons were a natural environmental asset and in need of protection
- Increased demand and pressure for urbanization of the area because of its very desirable location
- Substantial industrial development and freeway construction

These factors led the citizens of the community to form a group to strive toward revision of the 1963 community plan in the early part of 1970. During the two-year period between 1970 and the initiation of the update program, the Torrey Pines Community Planning Group remained active and diligently served to review development activity within the community and conduct research in matters of environmental concern. On March 6, 1975, the San Diego City Council adopted an update to the original 1963 plan, establishing it as the Torrey Pines Community Plan.



Study Area Map
Torrey Pines Community Plan

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 FIGURE

Since 1975, the Torrey Pines area has continued to grow and develop under the guidelines of the 1975 plan. This growth and development more recently has become problematic. Numerous negative impacts from development, especially to environmentally sensitive areas, were identified by residents of the Torrey Pines Community Planning Group and Planning Department analysis indicated that the identification, prevention and resolution of these impacts were beyond the scope and control of the existing 1975 plan. As a result of this analysis, the Planning Group requested an update to the existing community plan.

ENVIRONMENTAL SETTING

The Torrey Pines community planning area is characterized by an abundance of sensitive environmental resources and contains a number of major local and regional open space systems, most of which are protected by this and other plans, and by various regulations. Most of these systems are associated with the watersheds of the Los Peñasquitos and San Dieguito Lagoons as well as Carmel, Soledad, and Los Peñasquitos Creeks, and include the San Dieguito Lagoon and River Valley, Crest Canyon, the Torrey Pines State Reserve and Extension, Torrey Pines State Beach, the Los Peñasquitos Lagoon and associated uplands, and the Carroll Canyon wetlands/wildlife corridor. These systems, and recommendations regarding them, are described in more detail in the **Resource Management and Open Space Element** of this Plan.

URBAN SETTING

The Torrey Pines community planning area is located in the northern coastal region of the City of San Diego, and is influenced by a number of activities occurring in adjacent jurisdictions, communities and regional parks.

The northern end of Torrey Pines is located adjacent to the cities of Del Mar and Solana Beach to the north and west, and to the San Dieguito River Regional Park to the east. Most of this portion of the Torrey Pines community is designated open space in an effort to preserve those sensitive resources within the San Dieguito River Valley. Commercially designated properties in this area are consistent with those commercial areas in Del Mar and Solana Beach that serve visitors whose destinations include the Del Mar Racetrack and/or Fairgrounds, or the City and state beaches located just blocks to the west.

The central portion of Torrey Pines is located adjacent to the city of Del Mar and the Pacific Ocean to the west, and the community of Carmel Valley to the east. This area consists primarily of very low and low-density residential development consistent with the same development pattern occurring in the city of Del Mar.

**TABLE 1
TORREY PINES COMMUNITY PLAN LAND USE SUMMARY**

Category	Acreage	% of Total
Residential	622	24%
Very-Low (0-4 Units/Acre)	60	
Low (5-9 Units/Acre)	520	
Low-Medium (10-15 Units/Acre)	20	
Medium (16-44 Units/Acre)	22	
Commercial	26	1%
Commercial Recreation	8	
Commercial	18	
Industrial	380	15%
Parks/Open Space	1,112	42%
San Dieguito Valley/Lagoon	194	
Crest Canyon Open Space Park	134	
Crest Canyon Neighborhood Park	10	
Torrey Pines Reserve Extension	184	
Los Peñasquitos Lagoon	452	
Carroll Canyon Corridor	37	
General Open Space	101	
Schools	20	1%
Elementary	20	
Utility	3	--
SDG&E Substation/Water Utilities	3	
Railroads	56	2%
Freeways/Streets	402	15%
Total:	2,621	100%

That portion of Torrey Pines located just south of Carmel Valley Road is heavily influenced by Torrey Pines State Reserve and Los Peñasquitos Canyon Preserve and Lagoon. Most of this portion of the community is designated open space to protect the lagoon and resources within Torrey Pines State Park Reserve Extension.

The southern portion of Torrey Pines, known as Sorrento Valley, is located adjacent to the scientific research and biotech industrial areas of the University and Mira Mesa communities. The Plan designates all of Sorrento Valley as industrial, which is consistent with the industrial nature of this region of the City of San Diego.

LOCAL COASTAL PROGRAM

The California Coastal Act of 1976 established a coastal zone boundary within which certain planning and development requirements must be met. These requirements have been designed to protect and enhance California's coastal resources. The North City Local Coastal Program Land Use Plan (LCP) was adopted by the San Diego City Council in March 1981, revised in May 1985, and revised again in March 1987. The LCP, as amended, remains in full force and effect. However, should any policies contained in this document conflict with the previously adopted LCP Land Use Plan, this document shall take precedence.

The LCP encompasses all of the Torrey Pines planning area, except for a small portion at the very southern tip of Sorrento Valley. The LCP also encompasses portions of the community planning areas of Mira Mesa, Carmel Valley, University, Sorrento Hills, and Via De La Valle, as well as open space and urban reserve areas identified in the City's Progress Guide and General Plan (General Plan). These areas were grouped because of considerations of drainage into the San Dieguito and Los Peñasquitos Lagoon, impacts on traffic volume and traffic circulation in the area, and the cumulative impacts of development.

The recommendations and development criteria of the LCP have been incorporated into the individual elements of this Plan. Due to the standard of review established in the Coastal Act of 1976, an LCP Land Use Plan must contain a great deal of specificity to direct the formulation of suitable implementing ordinances. Therefore, more specific and detailed supplemental coastal development policies not contained within the main body of this Plan can be found in **Appendix E**. These policies apply to all development with the coastal zone and take precedence over any policies contained elsewhere in the document that may conflict with the coastal development policies.