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## **INTRODUCTION**

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### **PURPOSE OF THE PLAN**

The Torrey Hills Community Plan and accompanying Environmental Impact Report (EIR) are required by the City of San Diego (City) for the orderly and sensitive development of land in the Torrey Hills area of the City. In this manner, the Plan is a set of proposals intended to serve as a guide for future public and private development within the community. The Plan includes a series of goals and actions which are consistent with City policy. These goals and actions provide direction as to how the proposals within the Plan should be carried out.

This Plan should not be considered as a static document. It is the intent of this Plan to provide guidance for the orderly and controlled growth of the Torrey Hills community. In order to respond to unanticipated changes in environmental, social, or economic conditions, the Plan shall be continually monitored and amended when necessary, so as to remain relevant to the needs of the Torrey Hills community and the City of San Diego.

### **PLAN ORGANIZATION**

This document is comprised of six distinct sections that together make up the Torrey Hills Community Plan. Supporting the text in these sections is the **Land Use Plan (Figure 1)**, which depicts land use designations throughout the community, and other graphic representations to assist in understanding the Plan elements.

The first three sections of the document serve as an introduction by explaining the document's purpose and organization and by discussing existing site-related conditions:

#### **Executive Summary**

This section is located at the very beginning of the document and contains the long-term vision statement for development of the area, as well as key policies which will serve to guide growth in the plan area over the next decade or so.

#### **Introduction**

This section follows the Executive Summary and includes the Plan's purpose, the Plan organization and the background history of the Plan to date.

#### **Planning Context**

This section includes a description of the location and boundaries of the plan area, a development and planning history and descriptions of existing environmental conditions in the Torrey Hills community.

The following three sections form the core of the Plan by establishing the land uses, development standards, policies and action statements that will guide development in the area for years to come.

### **Community Land Use Elements**

This Plan includes six separate land use elements (i.e., **Residential, Industrial/Business Park, Commercial, Transportation, Open Space and Resource Management, and Community Facilities**) that will dictate the development pattern in Torrey Hills. Each element provides specific goals, policies and recommended action plans, as well as background information and specific development proposals. For development located within the Coastal Zone, the Coastal Zone Policies shall also apply.

The Goals and Policies set forth in each element are intended to provide direction to City staff, the Planning Commission and the City Council, which will assist them in evaluating development proposals within Torrey Hills. The Action Plans are provided in a matrix format and contain more concrete recommendations that may be used by City staff, the Planning Commission and the City Council as a project implementation tool.

### **Community Design Element**

Landscape, siting and general grading concepts have been included in this section of the Plan. These Guidelines are intended to complement the Land Use Elements by introducing selected design features that will give Torrey Hills a strong, distinctive community image.

### **Coastal Zone Policies**

Portions of the community lie within the Coastal Zone for the state of California. The state Coastal Commission has adopted the North City Local Coastal Program that provides direction for development within those portions of Torrey Hills located in the Coastal Zone. This Plan document supersedes the Coastal Zone Policies specific to Torrey Hills. All development located in the Coastal Zone shall comply with these policies, as well as with other applicable goals and policies presented in other elements of this Plan.

Finally, the document also contains a series of **Technical Appendices** that include the legislative framework for processing and approving the Plan, a comparison of 1994 and current land use intensities, the relationship of land use intensity and traffic, recommended zoning for the community, the relationship of the Plan to the City's Progress Guide and General Plan (General Plan), and information on the updating and amending of this document.

## **HOW THE PLAN WAS DEVELOPED**

Preparation of the Torrey Hills Community Plan and the required Community and General Plan Amendment was officially made possible by action of the San Diego Planning Commission on July 2, 1981, when the Commission instructed the San Diego Planning Department to work with the property owners to develop a policy document and plan for the area. The original Plan was subsequently adopted by the San Diego City Council on March 8, 1983.

An updated version of the Plan was prepared in 1994, which allocated land uses to an approximately 178-acre addition to the community resulting from an action by the voters of San Diego in 1986 to trade this area, previously a part of Los Peñasquitos Canyon Preserve, for approximately 288 acres of privately owned land regarded as higher quality park land. Other land use changes were incorporated into the Plan at that time, including a greater focus on residential uses and the addition of Street "A" (or Vista Sorrento Parkway, as it has been subsequently named), an important north-south access through the community benefiting community residents and employees as well as motorists accessing adjacent communities. In 1997, a subsequent amendment to this Plan occurred resulting in a refinement of land use changes that occurred with the 1994 update. Subsequent to the Torrey Hills project's 1997 update of the Plan, an additional amendment to the Plan was approved in 1997 for Torrey Reserve Gateway. Again, in 1999, the Plan was amended to expand the Support Commercial uses permitted within Torrey Hills to include hotel uses intended to support adjacent business/professional offices and residential land uses.

The 1994 through 2000 amendments have been prepared by a private consultant team working closely with the City of San Diego Long Range and Facilities Planning Department staff. The consultant team was largely responsible for conducting the necessary research, drafting the Plan elements, soliciting input from neighboring groups, and acting as a liaison between the property owners and the City. The City of San Diego Long Range and Facilities Planning Department staff provided technical assistance and evaluated the materials prepared by the consultant team for consistency and compliance with established City policies and regulations.

Because, prior to 1997, there were no inhabitants residing in the area of the Plan, the San Diego Planning Commission acted as the Community Planning Group per City Council Policy 600-5 for the review and approval of the Plan in 1983, as well as subsequent amendments in 1994 and 1997. In this capacity, the Planning Commission conducted workshop sessions and public hearings prior to adoption of the Plan. For the 1999 amendment, the newly formed Torrey Hills Community Planning Board provided input and recommendations.

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