

TORREY PINES CITY PARK GENERAL DEVELOPMENT PLAN

Torrey Pines City Park
Advisory Board Meeting
June 18, 2009

City of San Diego
Park Planning
Urban Form Division
City Planning & Community Investment



TORREY PINES CITY PARK

GENERAL DEVELOPMENT PLAN

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Introduction-Executive Summary

The goal of this effort is to develop a physical park plan that meets the needs of the park users.

Torrey Pines City Park
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- 1. Project Inventory Analysis and Outreach**
- 2. Site & Facilities Evaluation**
- 3. Preliminary General Development Plan Recommendations**
- 4. General Development Plan**
- 5. Environmental Review**
- 6. Approval Process**

1. Project Inventory Analysis & Outreach

A. Context

- i. Location
- ii. Park use
- iii. Issues

B. Approach

- i. Torrey Pines City Park Advisory Board
- ii. Stakeholders
- iii. Team
- iv. Schedule and milestones
- v. Products
- vi. Bibliography and Resources

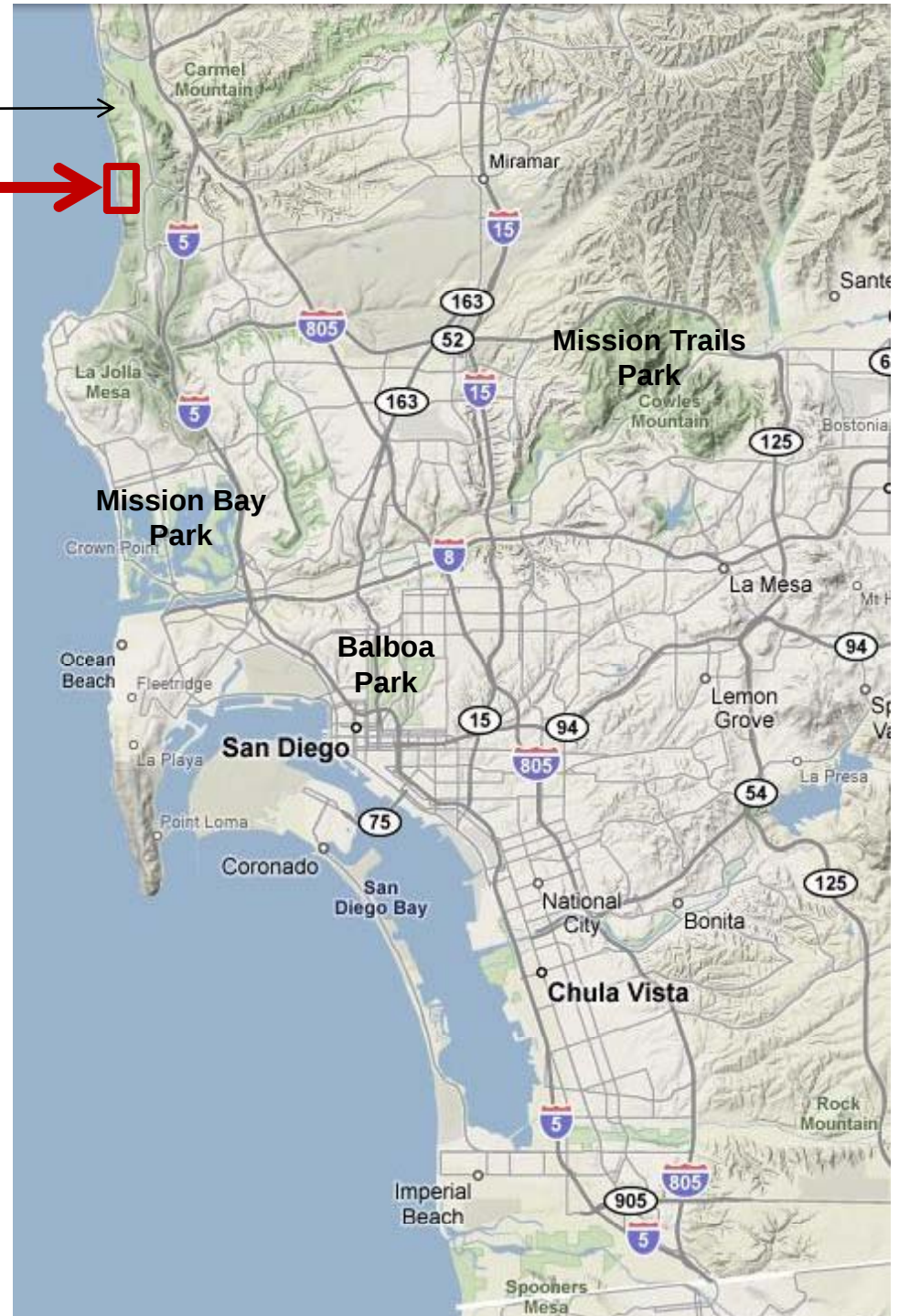
C. Mission and Vision

D. Site Inventory

“There are relatively few locations in the world and even fewer in cities where such a place exists.”

Jonas Salk, 30 April 1973

Torrey Pines State
Natural Reserve



1. Project Inventory Analysis & Outreach

A. Context

- i. Location
- ii. Park use
 - a. Native American
 - b. Historic access for nonpowered flight
 - c. Spectator
 - d. Beach access
 - e. Nature walk
 - f. Parking
- iii. Issues



*Hawley Bowlus and his sailplane at Torrey Pines
Torrey Pines Gliderport Historical Society*



1. Project Inventory Analysis & Outreach

A. Context

- i. Location
- ii. Park use
- iii. Issues
 - a. Erosion of bluffs
 - b. Parking
 - c. Safety
 - d. Native habitat species
 - e. Adjacent neighbors
 - f. Recreational program
 - g. Maintenance



1. Project Inventory Analysis & Outreach

B. Approach

- i. Torrey Pines City Park Advisory Board
- ii. Stakeholders
- iii. Team
- iv. Schedule and milestones
- v. Products
- vi. Bibliography and Resources



City of San Diego, Resolution 303300, A Resolution of the Council of the city of San Diego Establishing a Torrey Pines City Park Advisory Board, January 18, 2008

Torrey Pines City Park Advisory Board

- Ginny Barnes, Chair
- David Metzgar, Paragliding/San Diego Hang Gliding & Paragliding Association
- Ken Baier, Hang Gliding/Torrey Hawks Hang Gliding Club
- Edward Slater, Associated Glider Clubs of Southern California
- Michael Stepner, Park & Recreation Board Member
- Mary Coakley, Park & Recreation Board's Community Parks 1 Area
- Chris Schmidt, Sierra Club – San Diego Chapter
- Brian Thompson, Torrey Pines Association
- Ronald Brown, Torrey Pines Gulls-Radio-Controlled Soaring Society
- Douglas Williamson, University Community Planning Group
- Ken King, Council District 1 Representative
- Michelle Abella-Shon, Board Staff Liaison

1. Project Inventory Analysis & Outreach

Workshop Item

B. Approach

- i. TPCPAB
- ii. Stakeholders
- iii. Team
- iv. Schedule and milestones
- v. Products
- vi. Bibliography and Resources

Stakeholders

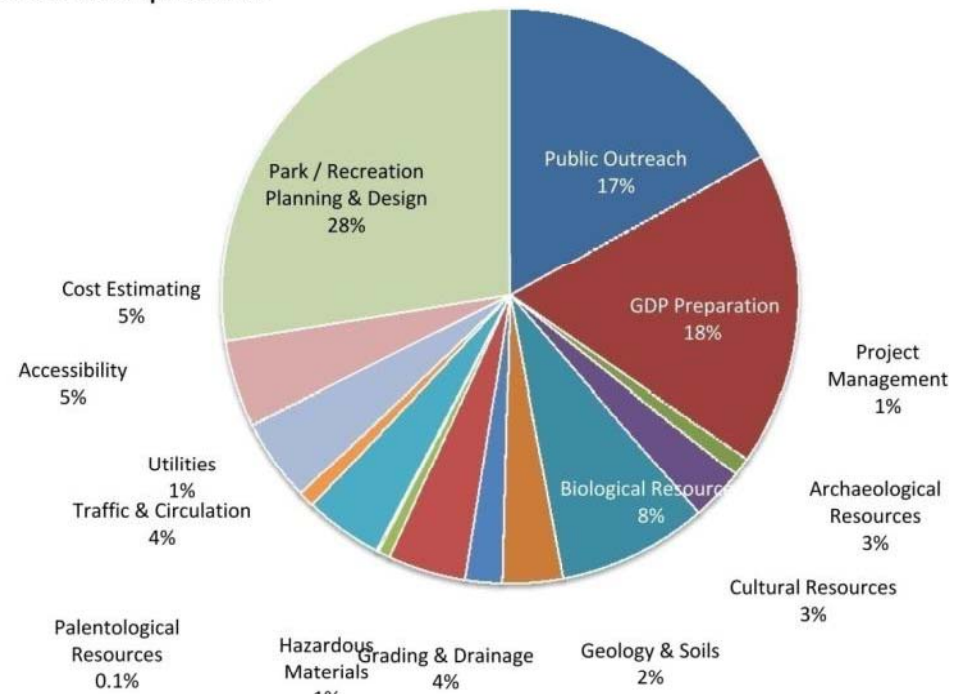
1. Associated Glider Clubs of Southern California
2. California Coastal Commission
3. Council District 1
4. Current Lessee
5. Hang Gliding/Torrey Hawks Hang Gliding club
6. La Jolla Community Planning Group
7. Paragliding/San Diego Hang Gliding and Paragliding Association
8. Park and Recreation Board
9. Sierra Club
10. Torrey Pines Association
11. Torrey Pines Gulls—Radio-Controlled Soaring Society
12. Torrey Pines State Park
13. University Community Planning Group
14. University of California, San Diego
15. *La Jolla Historical Society*
16. *Save Our Heritage Organization (SOHO)*
17. *A qualified local tribal participant*
18. *The San Diego County Archaeological Society*

1. Project Inventory Analysis & Outreach

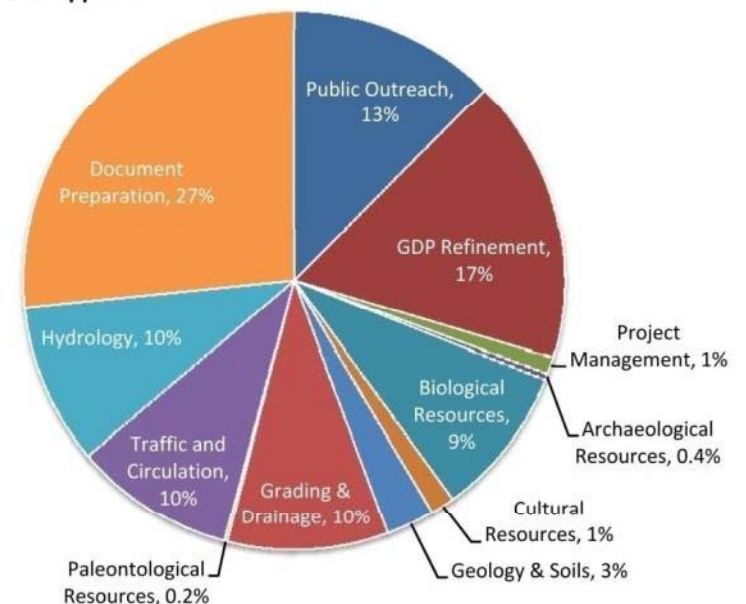
Consultant Team

- **Wallace Roberts & Todd**, Prime Consultant, Landscape Architecture, Park Planning (WRT)
- **Helix Environmental**, CEQA Compliance, Permitting (HELIX)
- **RBF Consulting**, Civil Engineering, Traffic & Parking, Hydrology & Drainage (RBF)
- **MJE Marketing Services**, Community Outreach, Public Affairs (MJE)
- **Ninyo & Moore**, Geotechnical & Environmental Sciences (N&M)
- **Accessible San Diego**, ADA/Disability Consultant (ASD)
- **PCG Utility Consultants**, Dry Utilities (PCG)
- **Hunter Pacific Group**, Construction Cost Planning (HPG)
- **ASM Affiliates, Inc.**, Archaeology (ASM)
- **San Diego Natural History Museum**, Paleontology (SDNHM)
- **Vonn Marie May**, Cultural Land Planning & Research (VMM)

Breakdown of Tasks 1-4
General Development Plan

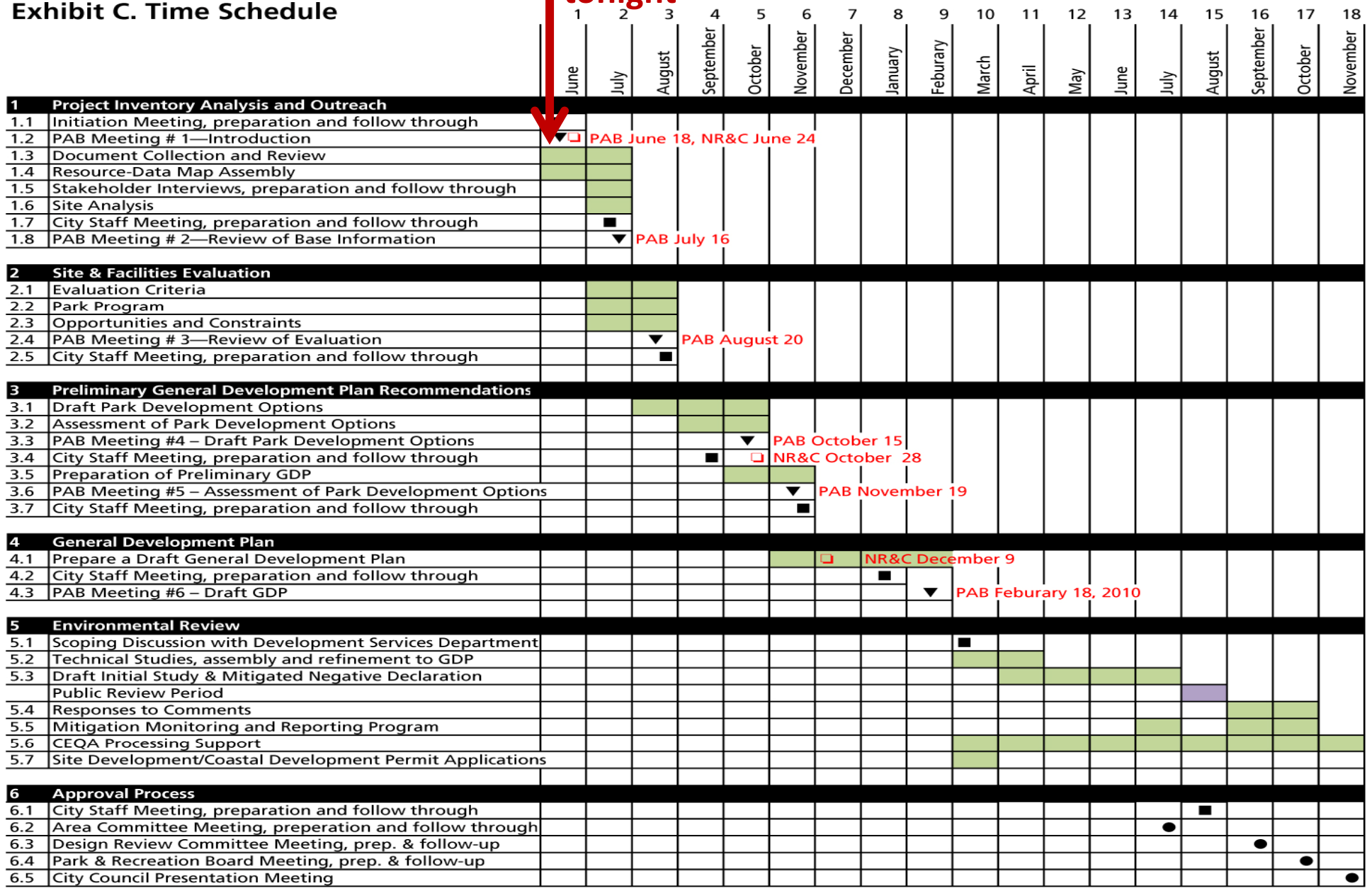


Breakdown of Tasks 5-6
Environmental Review and Approval



1. Project Inventory Analysis & Outreach

Exhibit C. Time Schedule

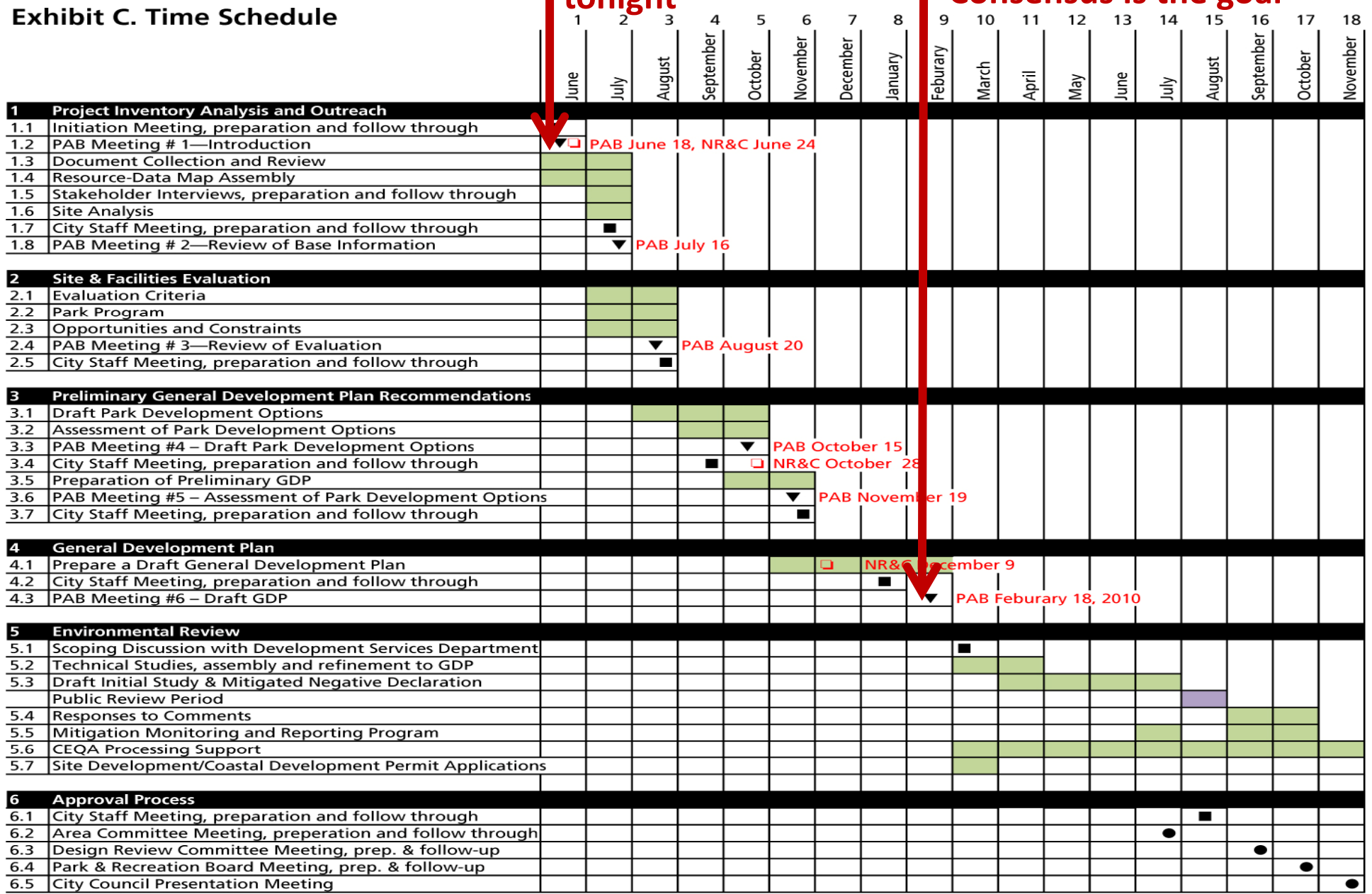


Meeting with City project management
 Torrey Pines City Park Advisory Board Meeting
 City Council Natural Resources & Culture Committee
 Other Committees or City Council presentations

- June 18, July 16, August 20, October 15, November 19, February 18
- ▼ June 24, October 28, December 9,
-

1. Project Inventory Analysis & Outreach

Exhibit C. Time Schedule



Meeting with City project management
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 City Council Natural Resources & Culture Committee
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■ June 18, July 16, August 20, October 15, November 19, February 18
 ▼ June 24, October 28, December 9,
 ●

1. Project Inventory Analysis & Outreach

Products

Narrative Description

Plan— as a scaled graphic illustrating:

- All on-site facilities including: buildings, parking areas, play areas, site furniture, lighting, landscape materials, grading, drainage, etc.
- Property and limit-of-work lines;
- Park facility (e.g. comfort station, maintenance storage) floor plans and elevations;
- Signage program for regulatory, directional and interpretive and an entry sign;
- Site furnishings;
- Phasing diagram, if appropriate;
- Leasehold boundaries; and
- Public and private uses.

Costs of Construction

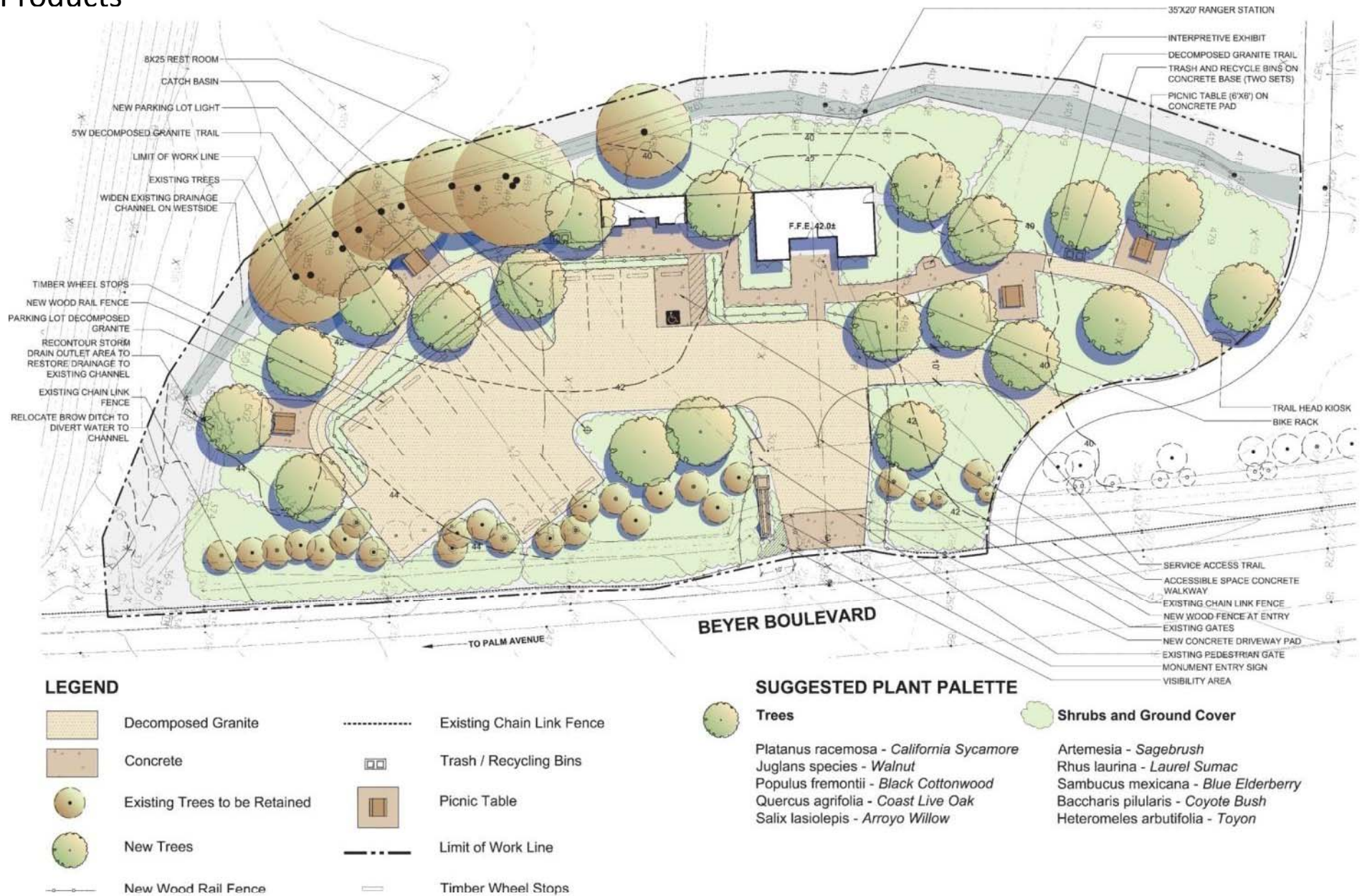
Permits—

- Technical studies to meet criteria for CEQA Review
- Draft Initial Study and Environmental Document
- Site Development Permit/Coastal Development Permit Applications

(<http://www.sandiego.gov/park-and-recreation/general-info/consultantguide.shtml>)

1. Project Inventory Analysis & Outreach Products

For Example



GENERAL DEVELOPMENT PLAN FOR BEYER BOULEVARD STAGING AREA

DRAFT - FOR REVIEW ONLY

1. Project Inventory Analysis & Outreach

Bibliography and Resources

- City of San Diego, Draft Environmental Impact Report for the Proposed Torrey Pines City Park Stairway Capital Improvement Project 23-717 EDQ #81-01-39, May 15, 1981
- City of San Diego, Flat Rate Lease with Air California Adventure, LLC for Torrey Pine Gliderport Located at the Torrey Pines City Park, September, 8, 1998
- City of San Diego, Resolution 303300, A Resolution of the Council of the city of San Diego Establishing a Torrey Pines City Park Advisory Board, January 18, 2008
- City of San Diego, Settlement Agreement, Coastal Law Enforcement Action Network V. City of San Diego, et. al., June 27, 2007
- City of San Diego, Torrey Pines City Park Master Development Plan Environmental Impact Report, January 5, 1982
- City of San Diego, University Community Plan, July 7 1987, August 10, 2006
- City of San Diego, Western Area Committee Park and Recreation Board, Subcommittee Report on Torrey Pines City Park, May 8, 1973
- The Pekarek Group, Torrey Pines City Park Master Development Plan Report, Draft, August, 1981
- UCSD Long Range Development Plan, 2004
- UCSD, Appendix C, Caltrans Recommendation Letter to San Diego Consortium for Regenerative Medicine (SDCRM), August 4, 1008
- UCSD, CEQA Findings, Sanford (San Diego) Consortium for Regenerative Medicine Facility, San Diego Campus, November 18, 2008
- UCSD, Certification of Environmental Impact Report and Approval of Design, Sanford (San Diego) Consortium for Regenerative Medicine Facility, San Diego Campus, November 18, 2008

1. Project Inventory Analysis & Outreach

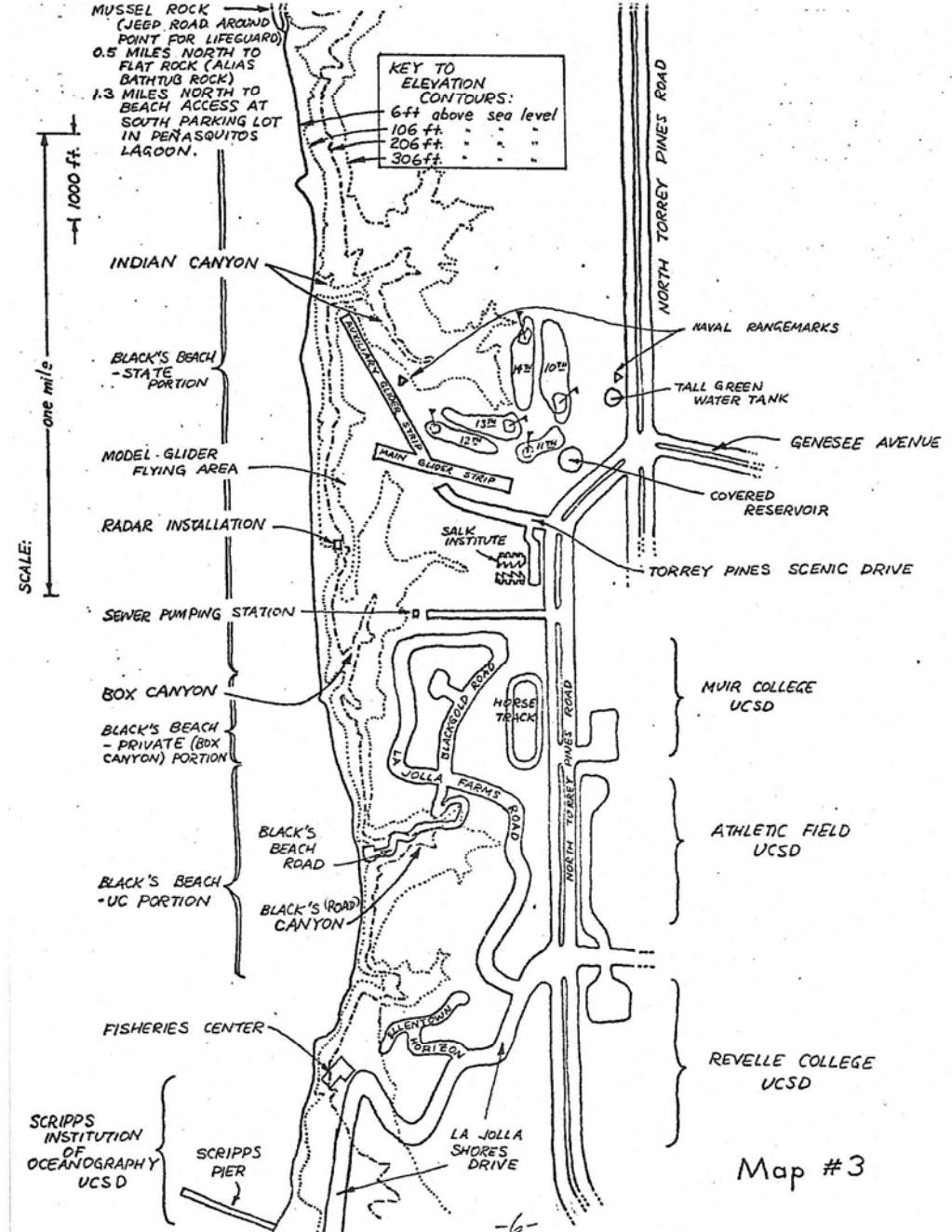
Bibliography and Resources

Identified uses:

sightseeing; hiking; swimming; surfing; surf fishing; non-powered flight; equestrian; dog walking; spectator participation; golf and special event parking

Identified needs with population growth:
beach access; parking

Western Area Committee Park and Recreation Board, Subcommittee Report on Torrey Pines City Park, 1973



1. Project Inventory Analysis & Outreach

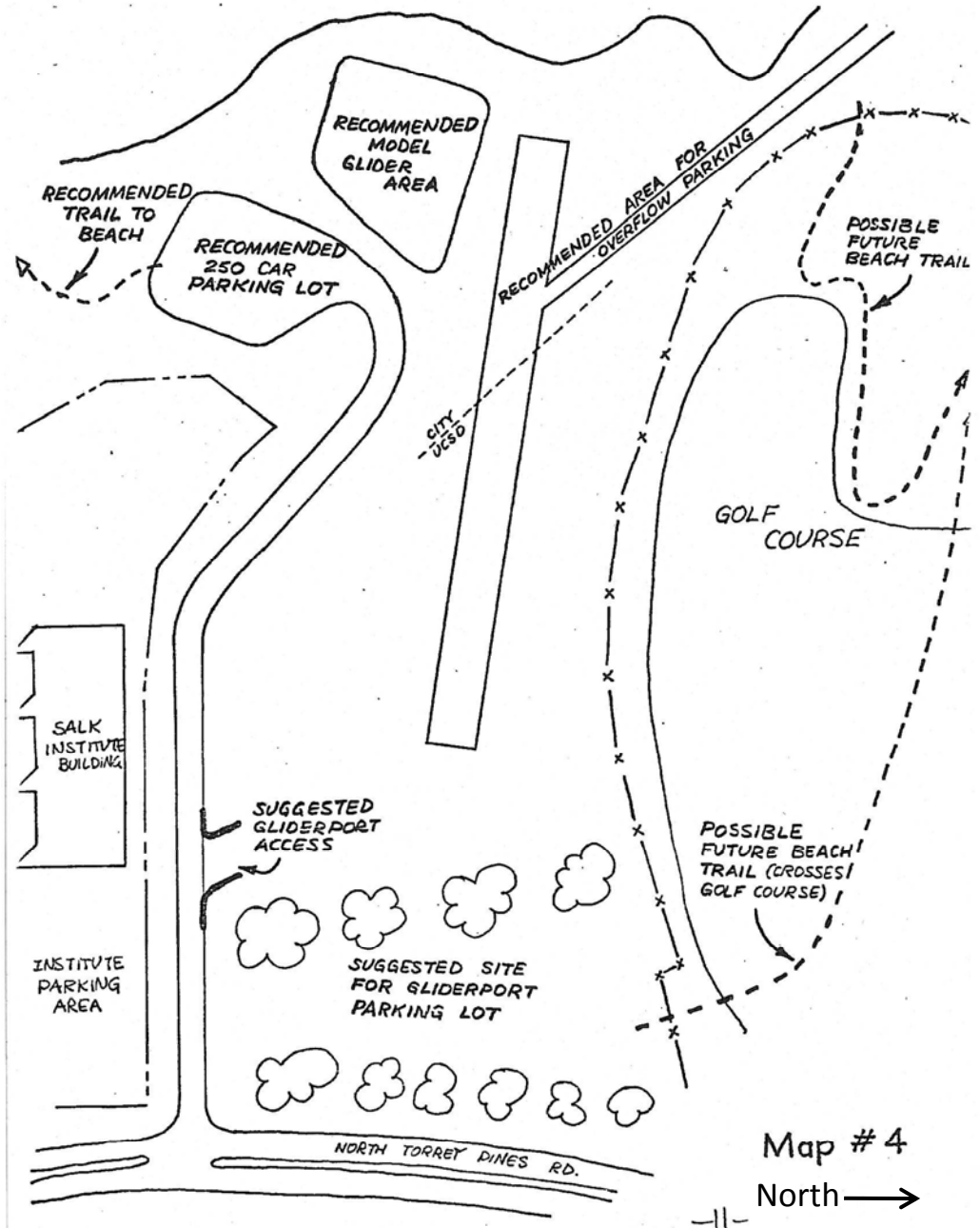
Bibliography and Resources

Recommendations:

- Formalize Black's Beach Road (UCSD) access for emergency vehicles. New road would cause "extensive environmental damage" and be "extremely expensive", and "no possibility of parking at the bottom of the cliff."
- Improve the beach access trail through Box Canyon, consider a trail through Indian Canyon.
- Continue manned and model glider operation from the bluff top. Construct a "limited set of scenic trails" and restore the "natural attractiveness of the area."
- Formalize parking for 250 cars.
- Dedicate the Torrey Pines Gliderport.
- Install curbs, roads, signs, fences as required.
- Letters from many including Jonas Salk

"The idea of creating parking areas for 200 or 1,500 in one or another cliff area, ... will desecrate a site that is rare and precious."
Jonas Salk, 30 April 1973

Western Area Committee Park and Recreation Board, Subcommittee Report on Torrey Pines City Park, 1973



1. Project Inventory Analysis & Outreach

Bibliography and Resources

Goals and Objectives:

- Minimize bluff erosion
- Correct existing erosion
- Beach access
- Area for hang gliders
- Area for full scale gliders
- Area for model gliders
- Parking areas
- Glider spectator areas
- Restrooms
- Lifeguard tower
- Maintain views
- Protect and rehabilitate vegetation
- Meet governmental agency requirements
- Maintain the visual integrity of the bluffs
- No development or grading on the bluffs
- Phased construction recommendations
- Conserve natural resources
- Conserve energy
- Conserve water
- Keep maintenance costs low
- Meet needs of surrounding community & region

Torrey Pines City Park Master Plan, 1981

Includes study and use of UCSD property.

Inventory and Analysis: geotechnical, hydrology, microclimate and aspect; elevation, slope; wildlife; vegetation; visual; glider use (including general recommendations)

Existing conditions: up to 1,000 cars park on at typical summer Sunday (this may include the UCSD property).

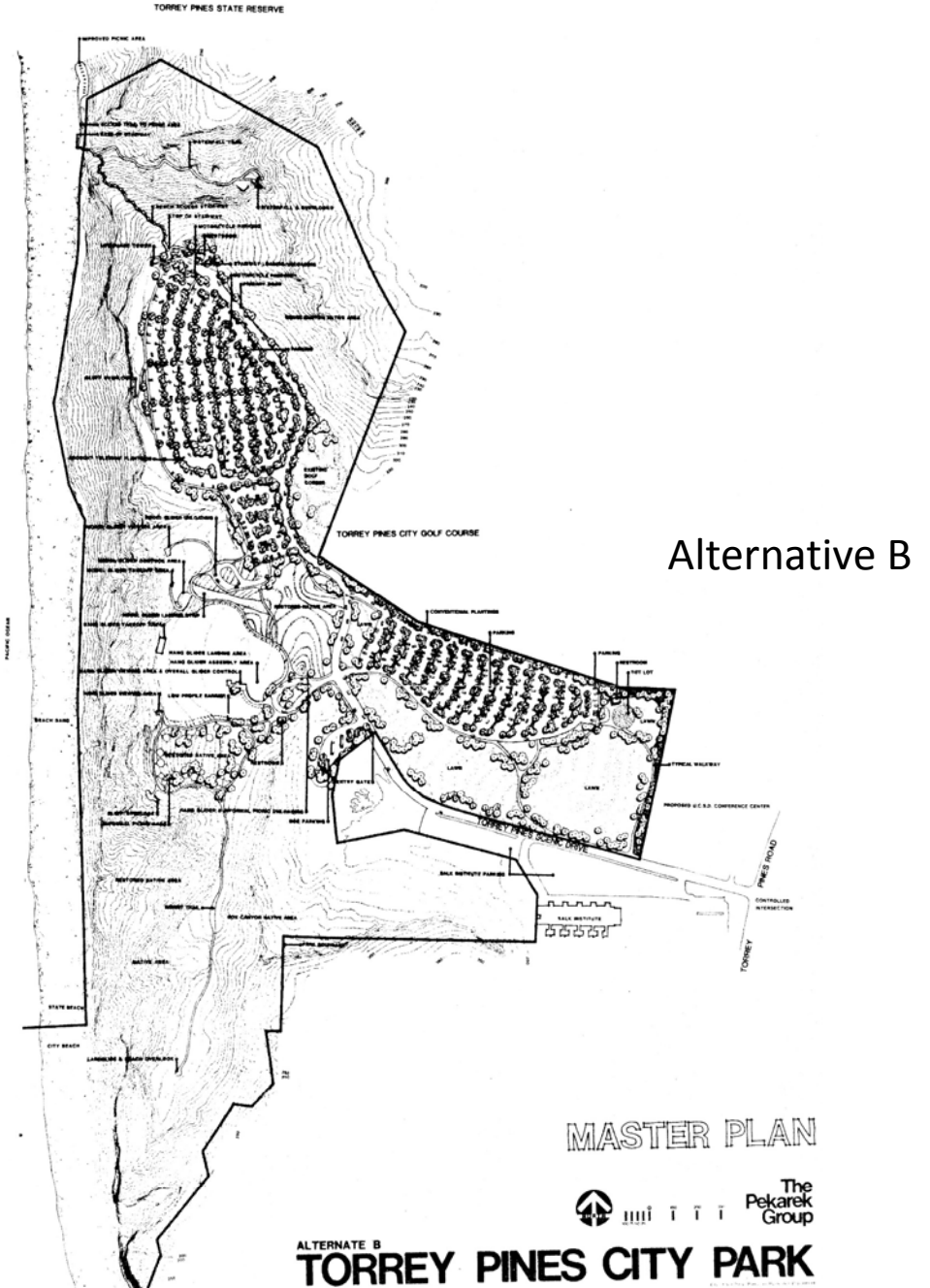
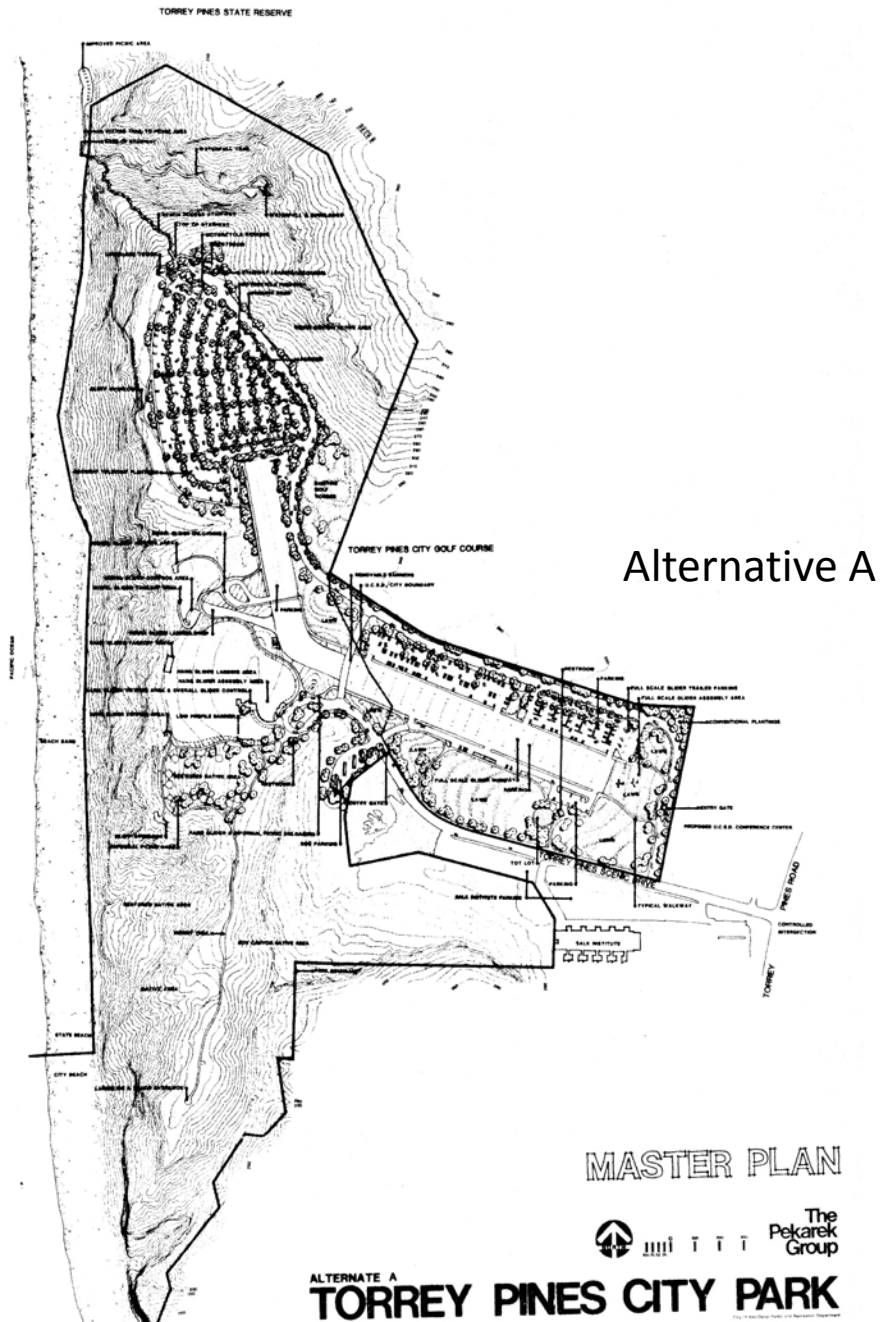
Trails are dangerous and contribute to bluff erosion. Vehicle damage to vegetation and erosion contributes to storm water runoff. ("parking area constructed on fill in the early 1970s")

Increase in attendance 25%

1. Project Inventory Analysis & Outreach

Bibliography and Resources

Torrey Pines City Park Master Plan, 1981

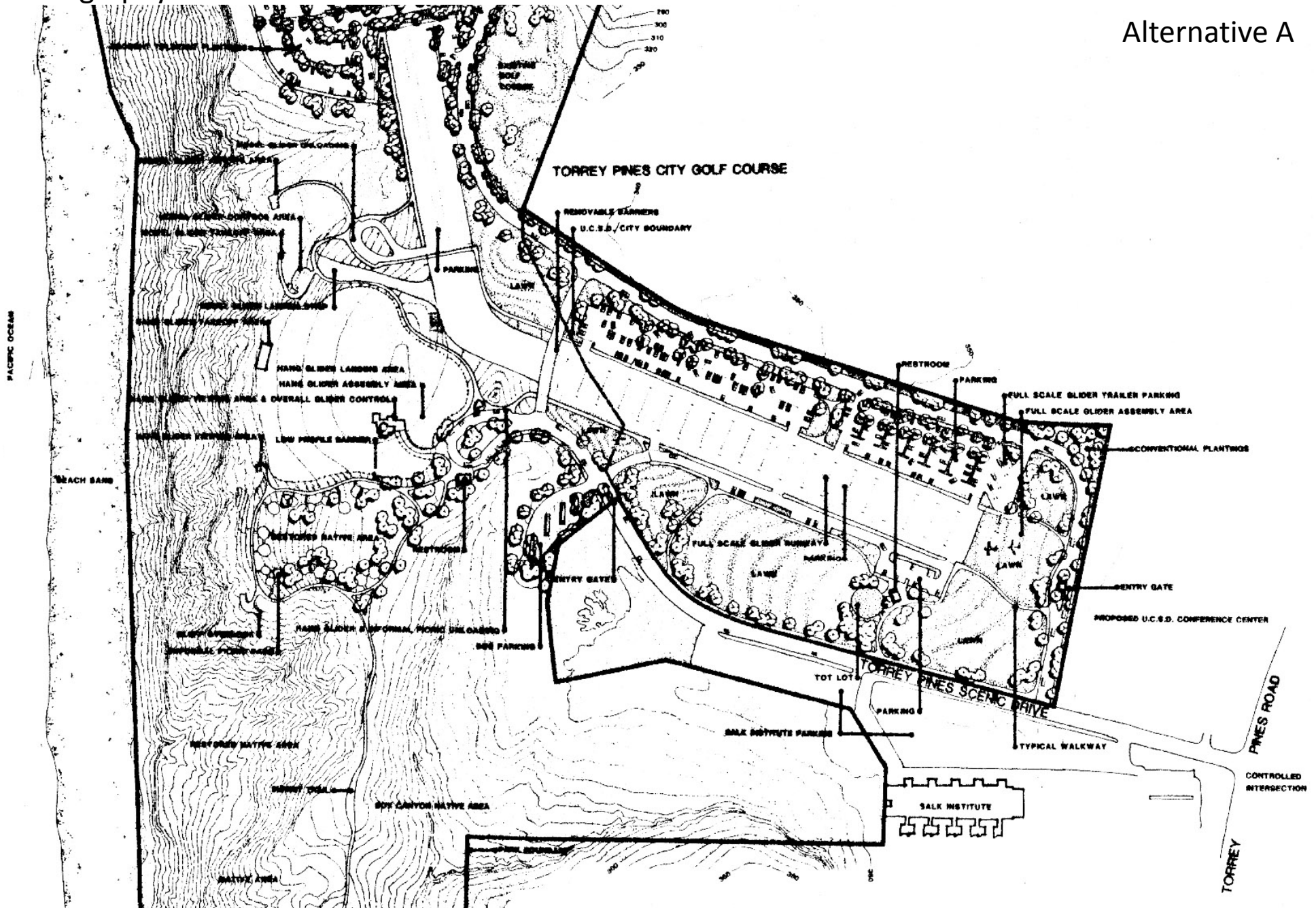


1. Project Inventory Analysis & Outreach

Bibliography and Resources

Torrey Pines City Park Master Plan, 1981

Alternative A



1. Project Inventory Analysis & Outreach

Bibliography and Resources

Torrey Pines City Park Master Plan, 1981

Recommendations:

- Beach Access Stairway at the north of Indian Canyon
- City should acquire beach directly below the park.
- Three restrooms – at the stairway, hang glider area, and the lawn area (UCSD property) (requires two sewer pump stations, water service)
- Lifeguarded Tower located near the top of the stairway.
- City should acquire Black Gold Road and improve the base of the road.
- Indian Canyon and Box Canyon will remain relatively undisturbed.
- Traffic signal at Torrey Pines Road and Torrey Pines Scenic Drive (done).
- Two parking areas, at stairway and overflow lot in the eastern end of the park (UCSD) (Alternatives propose A. 2,137 and B. 2,205 automobile parking spaces, 100 motorcycles and 10 busses. Drop-off at the gliderport).
- Dual purpose parking area and full scale glider runway and emergency runway
- Portions of the parking area and road will be closed during full scale glider operations.
- Improved hang glider and model glider areas
- Glider control center
- Beach overlooks and glider viewing areas
- Lawn play areas in eastern portion
- Tot lot
- Waterfall trail in Indian Canyon
- Entry gates
- Entry fee for users
- Glider user fees
- Paved trail and path systems
- Informal picnic pads.
- Restored native areas.

1. Project Inventory Analysis & Outreach

Bibliography and Resources

Conclusions

Improvements to reduce safety hazards:

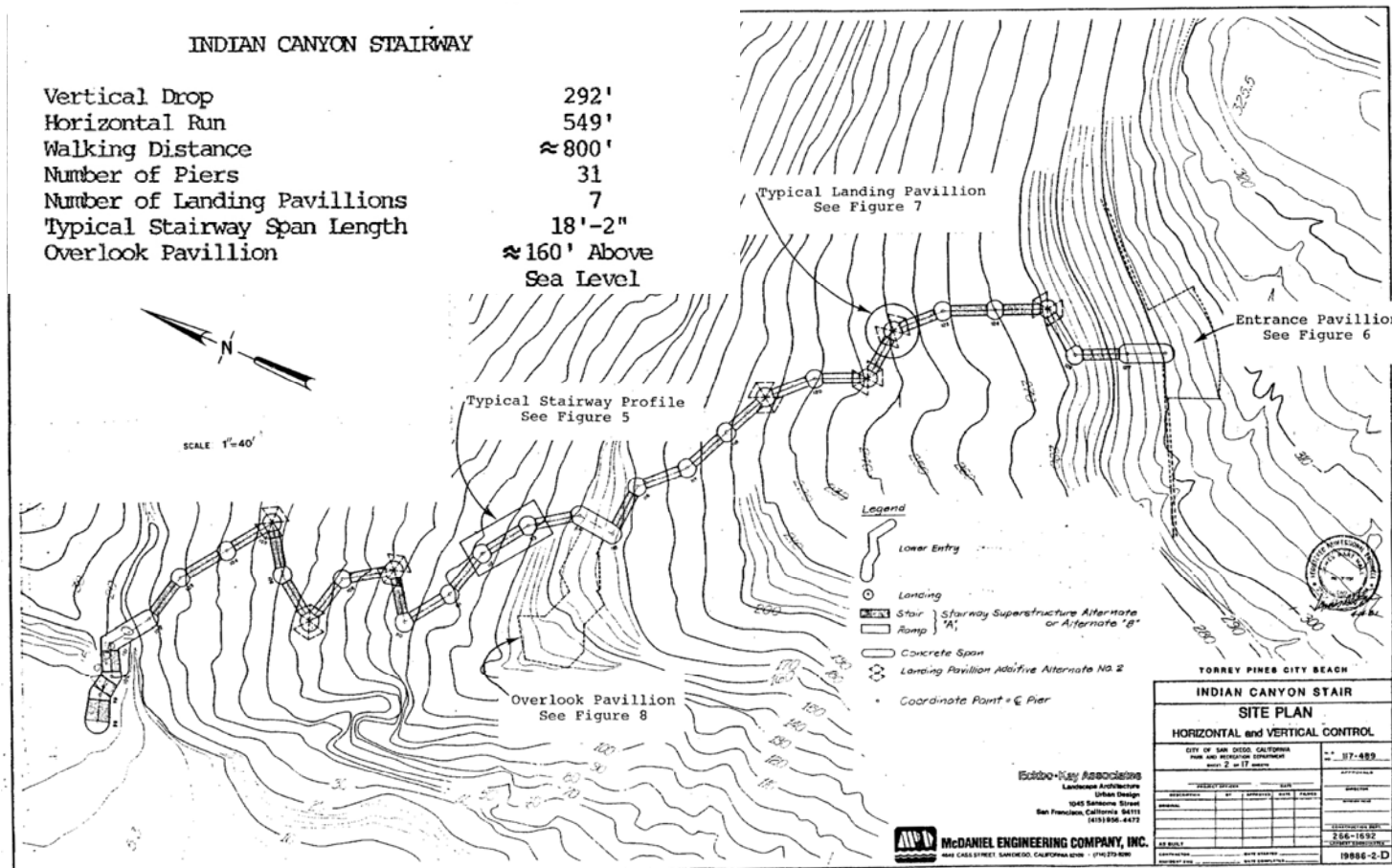
- beach access stairway;
- trails, habitat restoration
- set back from bluffs, view points and
- pedestrian controls

Torrey Pines City Park Master Plan EIR, 1982

However – park development would increase:

- attendance to a relatively dangerous section of the beach;
- hazards are associated with the operation of glider activities; and
- potential slope failure at lifeguard tower and viewpoints.

Parking demands are acknowledged to exceed proposed site capacity



1. Project Inventory Analysis & Outreach

Bibliography and Resources

Subsequent Work

- 1986 University Community Plan
- 1987 Paragliding comes to Torrey Pines City Pa
- 1989 UCSD Long Range Development Plan
- 1990 Americans with Disabilities Act
- 1997 Multiple Species Conservation Program
Multi-Habitat Planning Area (MHPA)
- 2004 UCSD Long Range Development Plan
- 2008 City General Plan Update
- 2008 City Storm Water Standards



LEGEND

- Academic
- Academic/Community-Oriented
- Academic/Science Research Park
- Administrative
- General Services
- Housing
- Medical
- Mixed Use
- Park
- Sports and Recreation
- Surface Parking
- Loop Road/Entries



6/19/2009

1. Project Inventory Analysis & Outreach

C. Mission and Vision

Action Item

The National Park System

Caring for the American Legacy

"...to promote and regulate the use of the...national parks...which purpose is to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."

[National Park Service Organic Act, 16 U.S.C.1.](#)

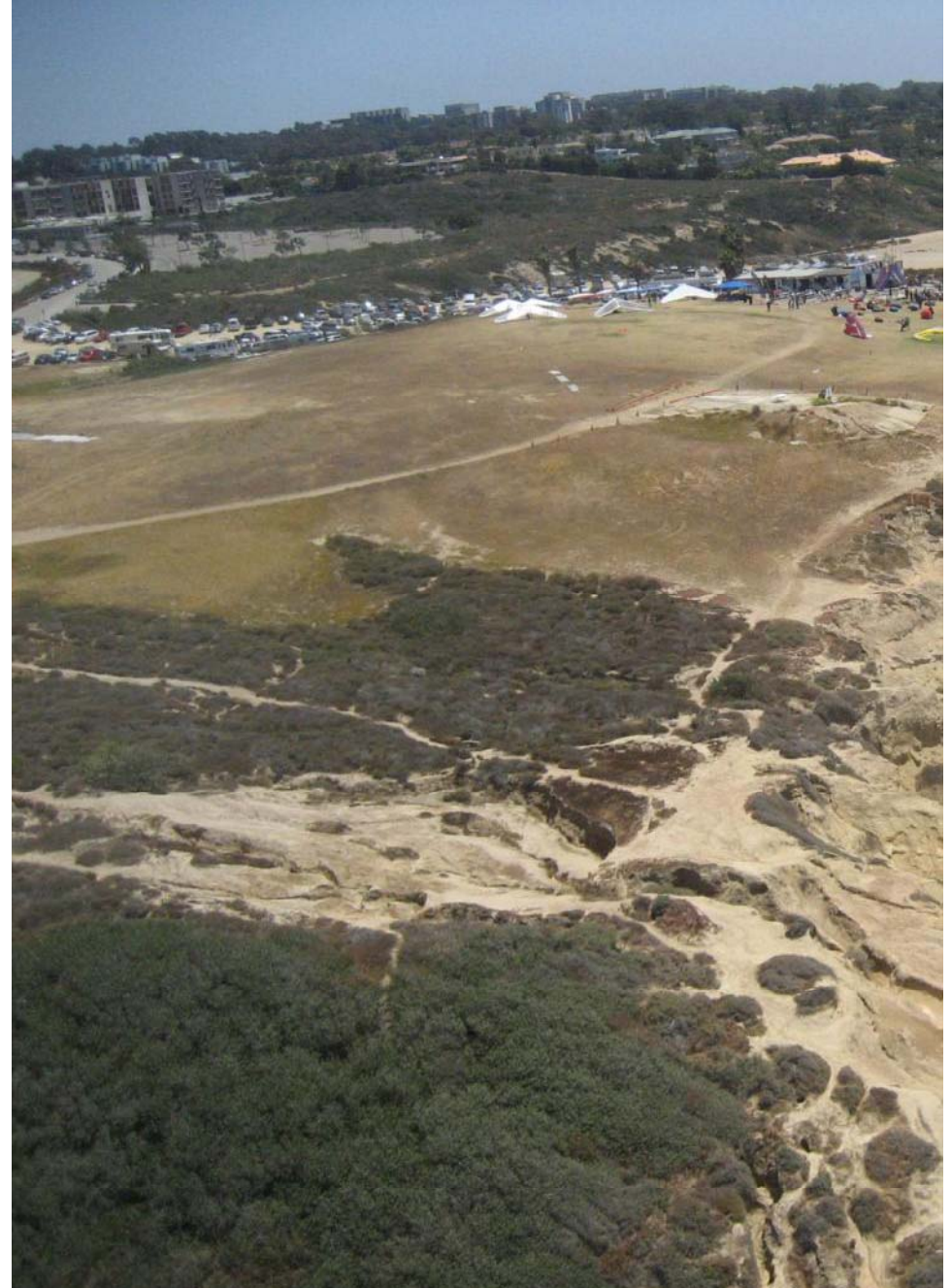
City of San Diego Parks –

Our Mission

To acquire, develop, operate, and maintain a park and recreation system which enriches the quality of life for residents and visitors alike, and preserves it for future generations.

Our Vision

"We Enrich Lives Through Quality Parks and Programs"



1. Project Inventory Analysis & Outreach

Mission Statement Alternatives

Action Item

Mission of Torrey Pines City Park

- a. To inspire stewardship and enjoyment of the natural and cultural resources.
- b. To understand, honor and protect the open space, natural beauty and cultural heritage of this world renowned place.
- c. _____
- d. *None of the above – Keep working.*

1. Project Inventory Analysis & Outreach

Vision Statement

Action Item

A. Vision for Torrey Pines City Park

A place where:

- The public is welcome to a variety of recreational opportunities
- The native ecosystem of plants and animals thrive
- Aviation history and continued use is unique
- The significance of the site to the Native Americans is expressed
- Taxpayers are proud
- Spirits soar

B. Vision for Torrey Pines City Park

A place that welcomes the whole community to enjoy and learn about:

- Innovation and invention;
- Courage and respect;
- The interaction of water, air and earth;
- Imagination and responsibility;
- Happiness and health.

C. Vision for Torrey Pines City Park

A dynamic bluff that inspires creative and thoughtful enjoyment of the cultural & natural resources for the happiness and health of the community and the world.

1. Project Inventory Analysis & Outreach

Workshop Item

D. Site Inventory

- Topography
- Aerial photography
- Biological resources
- Geology and Soils
- Hazardous Materials
- Built Structures
- Cultural Landscape Features
- Archaeological Resources
- Paleontological Resources
- Accessibility
- Flight Programs
- Climate
- Dry Utilities
- Utilities
- Grading and drainage
- Circulation, traffic and parking
- Recreation Boundaries
- Adjacent land



“I would like to see the cliff area kept as a kind of “holy place” where one can commune with Nature and with one’s self, as in a great cathedral.”

Jonas Salk, 30 April 1973

“We must, I believe, keep this piece of earth for this purpose and not allow current or future use to change its character by automobile parking which destroys the visual and spiritual feeling created by the natural terrain.”

Jonas Salk, 30 April 1973

“The idea of creating parking areas for 200 or 1,500 in one or another cliff area, ... will desecrate a site that is rare and precious.”

Jonas Salk, 30 April 1973

