

VILLAGE OF LA JOLLA DESIGN CHARRETTE / WORKSHOP  
June 24, 25 & 26, 1988

DESIGN CONSULTANTS BINDER

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Maps of La Jolla

Section II

Work Section for Notes  
(La Jolla Street Map)

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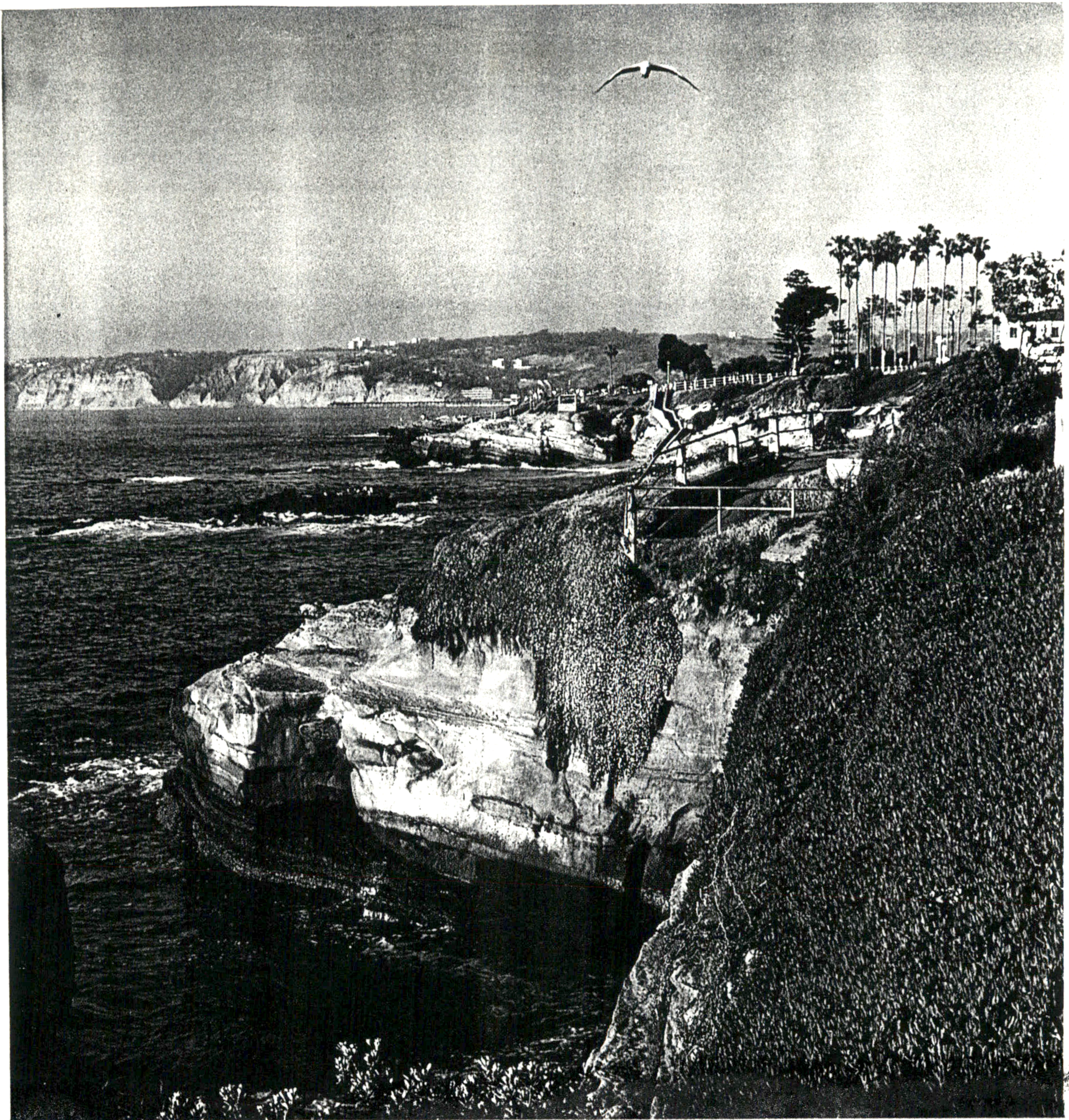
Section IV

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La Jolla, or "The Jewel" is a residential community in one of the most scenic locations on California's coastline. Its elegant shops, art galleries, seaside cottages, tree-lined streets, and sandy beaches and coves create a montage of pastel images. La Jolla is a prestigious community of families, artists, high-tech professionals, professors, vacationers and students. Its clear water coves are frequented by skin and scuba divers, snorklers, swimmers, sun bathers and tide pool explorers. La Jolla as part of the City of San Diego, maintains its own postal identification while struggling to maintain its village identity amidst rapid growth and rising land costs. Scripps Institute and the University of California at San Diego, both located in La Jolla, enrich the community's cultural and economic environment.

## Introduction

La Jolla's natural, aesthetic and cultural resources have won world-wide recognition for their exceptional quality. The State of California as well as the local community have expressed their interest and concern for the preservation of those unique resources which contribute to La Jolla's "special character".

Historically, each development project in La Jolla has been treated on an ad hoc basis. Discussion as to whether or not a project created significant impact on the "special character" of the community arose randomly and often at the last minute when it was difficult to reach a good and/or appropriate solution. Recently the La Jolla Planned District Ordinance has been developed and adopted and it provides a regulatory guideline for some of the issues that the community faces.

## STATEMENT

The purpose of this Design Workshop / Charrette is to supplement the LJPDO'S guidelines in its intention to promote good design.

Because of it's desirable climate and life style San Diego and La Jolla have experienced rapid growth in the past 10 years. The charming seaside resort feeling that once characterized La Jolla has almost become a forgotten memory as the economics of maximizing potential land values has contributed to larger residential and commercial developments.

The size and scale of these new developments have largely replaced the smaller residential homes and beach-type cottages as well as much of the service oriented businesses which have not been able to survive increased rents. Specialty and tourist related shopping areas, mid-sized condominium units and office buildings have now become prominent in downtown La Jolla.

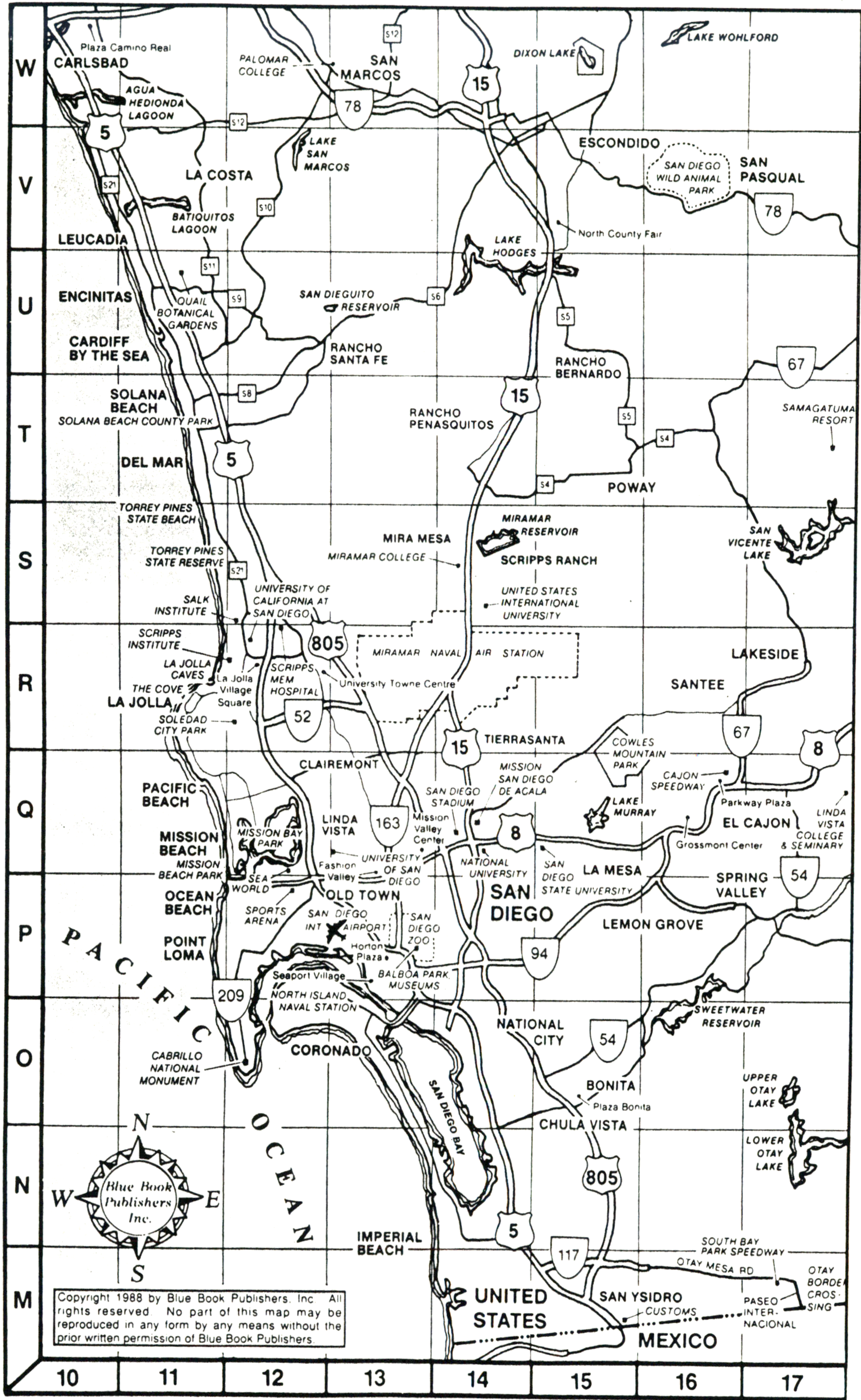
Unfortunatley, the majority of these developments have not responded or been sensitive to La Jolla's unique location and setting.

La Jolla's limited vehicular access has become a mixed blessing - for growth and development have brought the inevitable traffic congestion that now surrounds and confounds those who live and work in La Jolla. This congestion has also had a negative impact on the local environment which has become less conducive to pedestrian uses.

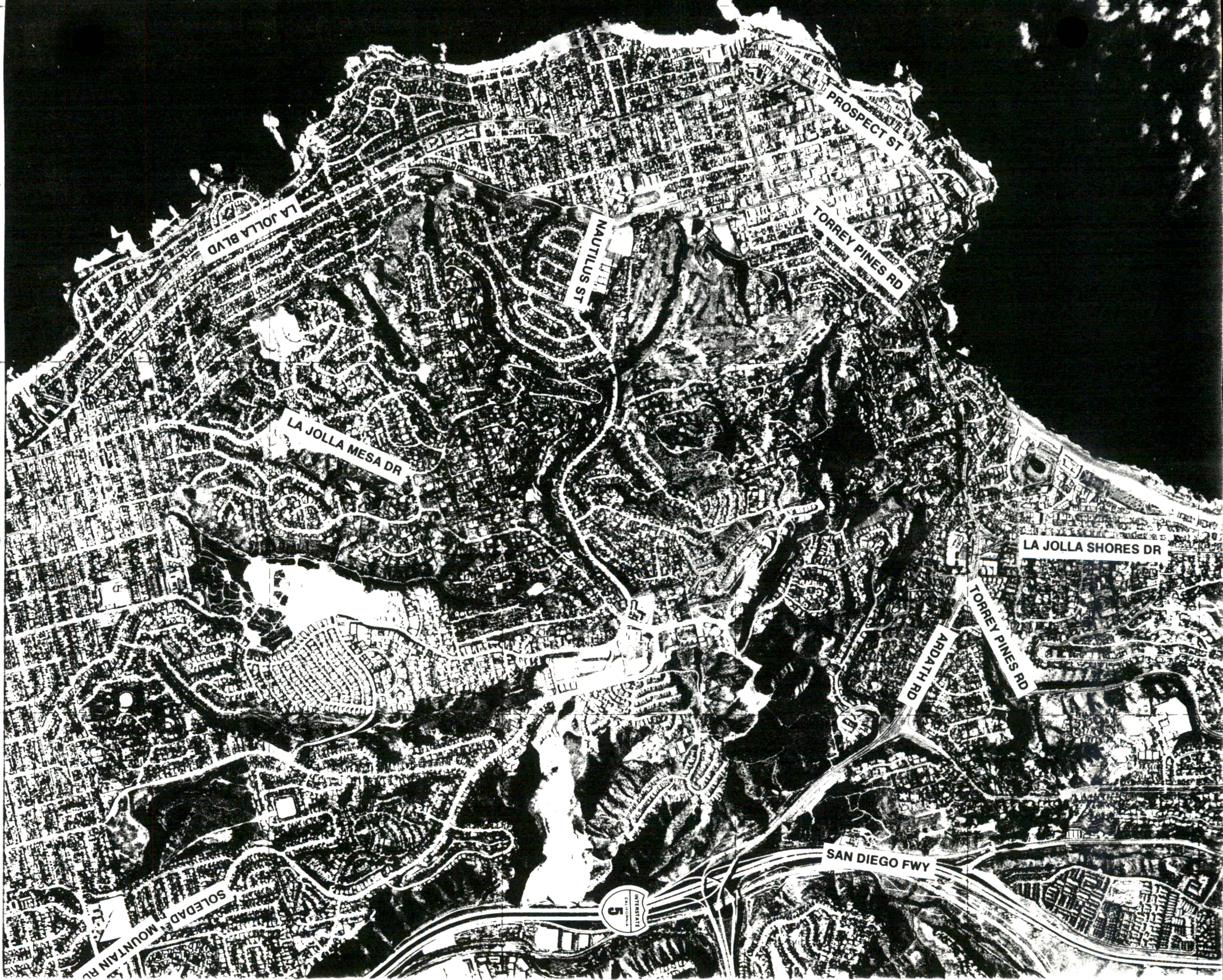
La Jolla's special relationship to the ocean, its shoreline vistas and parks and small coved beaches are a delight for anyone who has experienced them. The ability to take a leisurely stroll through the village and to the beaches has historically made La Jolla attractive to residents and tourists alike. Yet this fragile shoreline's unique character and the special quality that it brings to downtown La Jolla is frequently overlooked by developers, planners and residents.

The short term goals of individual property owners versus the longer term goals and interests of the community will continue to be debated. However, the parks, beaches, shoreline, streets and alleys of La Jolla are in fact community property and comprehensive planning for these areas, particularly the public rights of way and streets, have not been adequately addressed by either the City or the community.

We now have an opportunity to address some of these issues. How shall La Jolla's La Jolla's publicly owned land be used and how shall it be developed so that La Jolla's best interests are recognized and its special characteristics strengthened to create a harmonious balance between La Jolla's natural and man-made resources?



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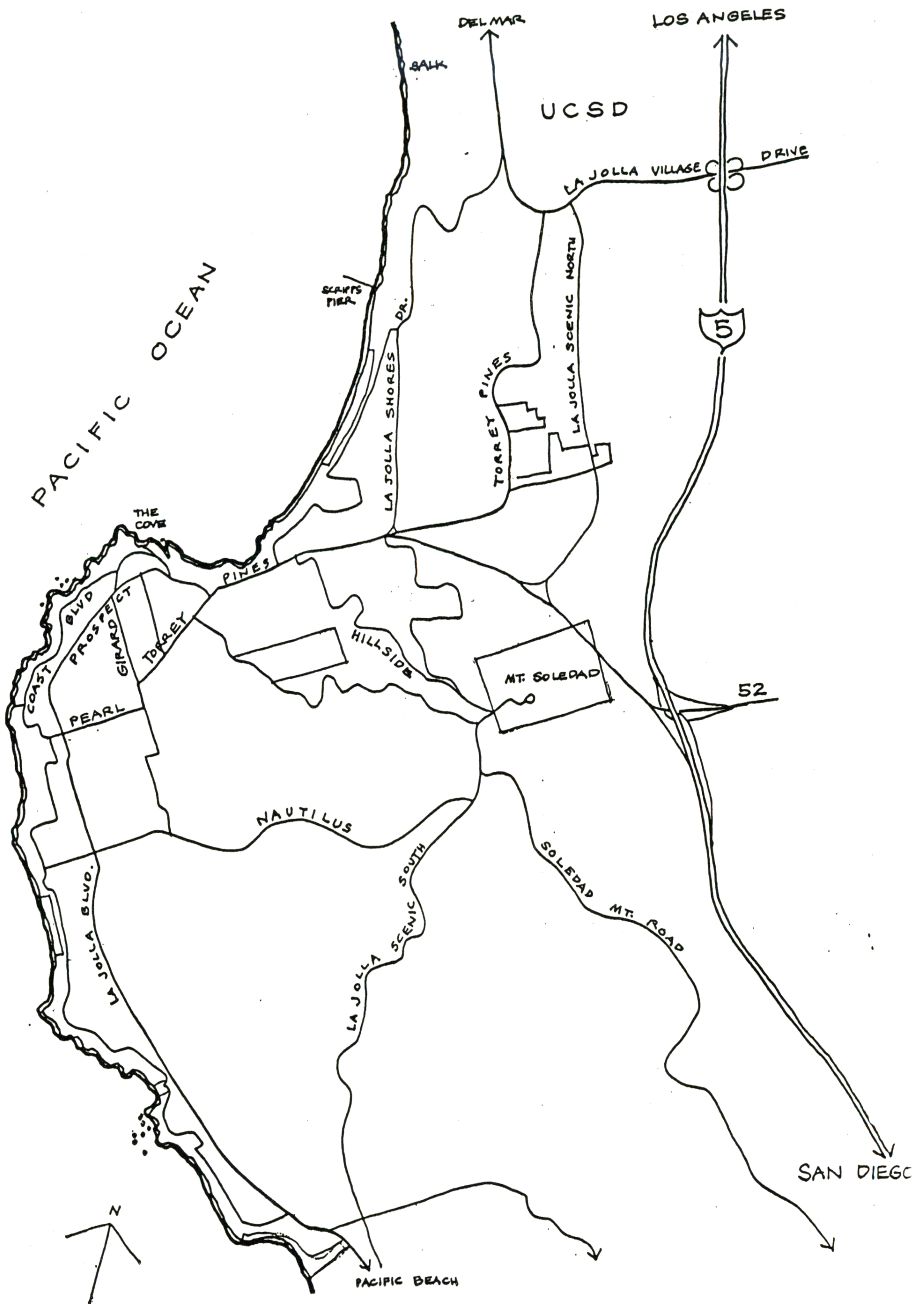
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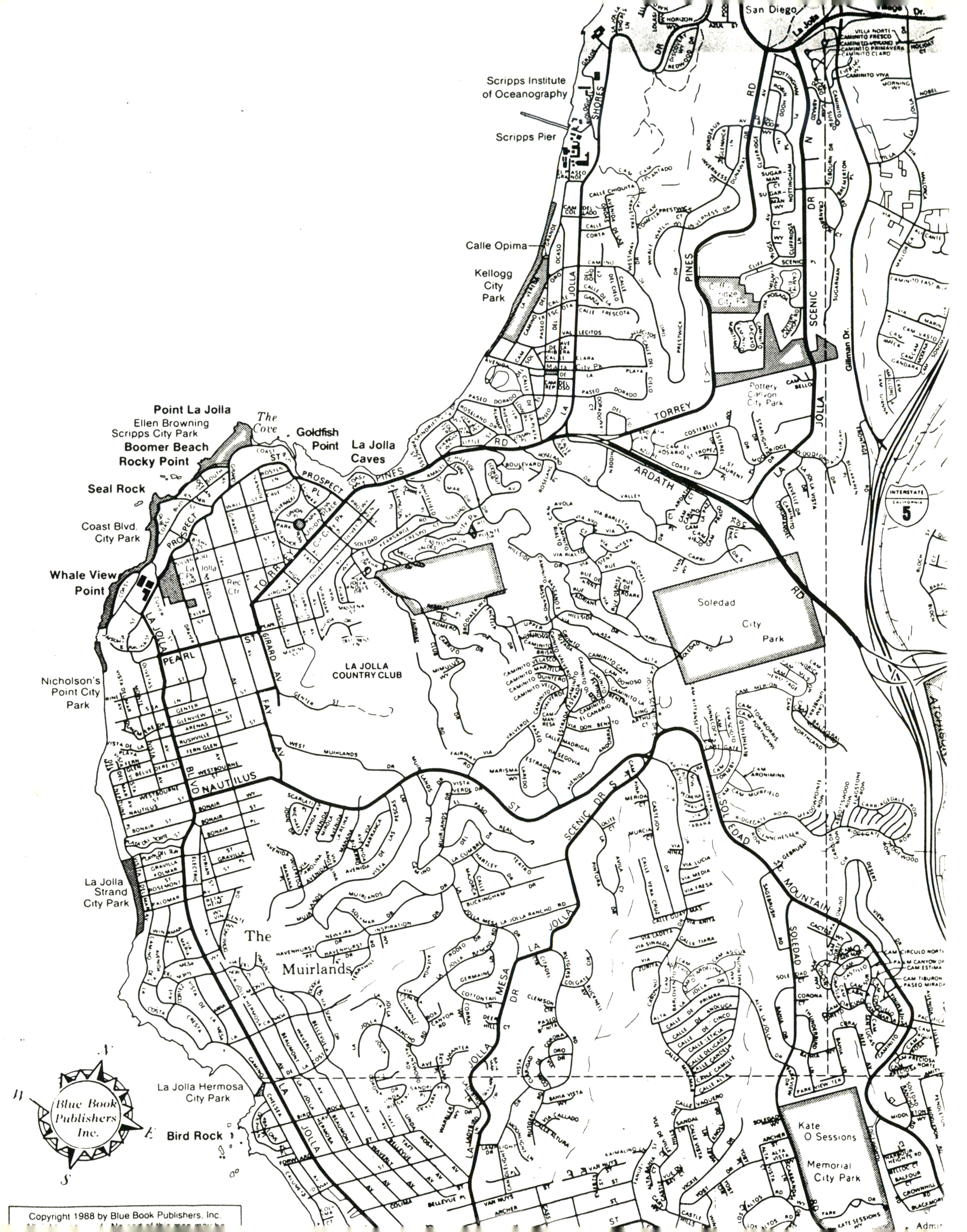
B

C

SEE PHOTO

E14





Scripps Institute of Oceanography

Scripps Pier

Calle Opima

Kellogg City Park

Point La Jolla  
Ellen Browning Scripps City Park  
Boomer Beach  
Rocky Point

The Cove

Goldfish Point

La Jolla Caves

Seal Rock

Coast Blvd. City Park

Whale View Point

Nicholson's Point City Park

La Jolla Strand City Park

La Jolla Hermosa City Park

Bird Rock

LA JOLLA COUNTRY CLUB

The Muirlands

Kate O Sessions

Memorial City Park

INTERSTATE CALIFORNIA 5

Blue Book Publishers Inc.

1684E 1685E 1687E 1689E

252N 250N

248N

246N

244N

LA JOLLA BAY

PACIFIC OCEAN

OCEAN

PACIFIC

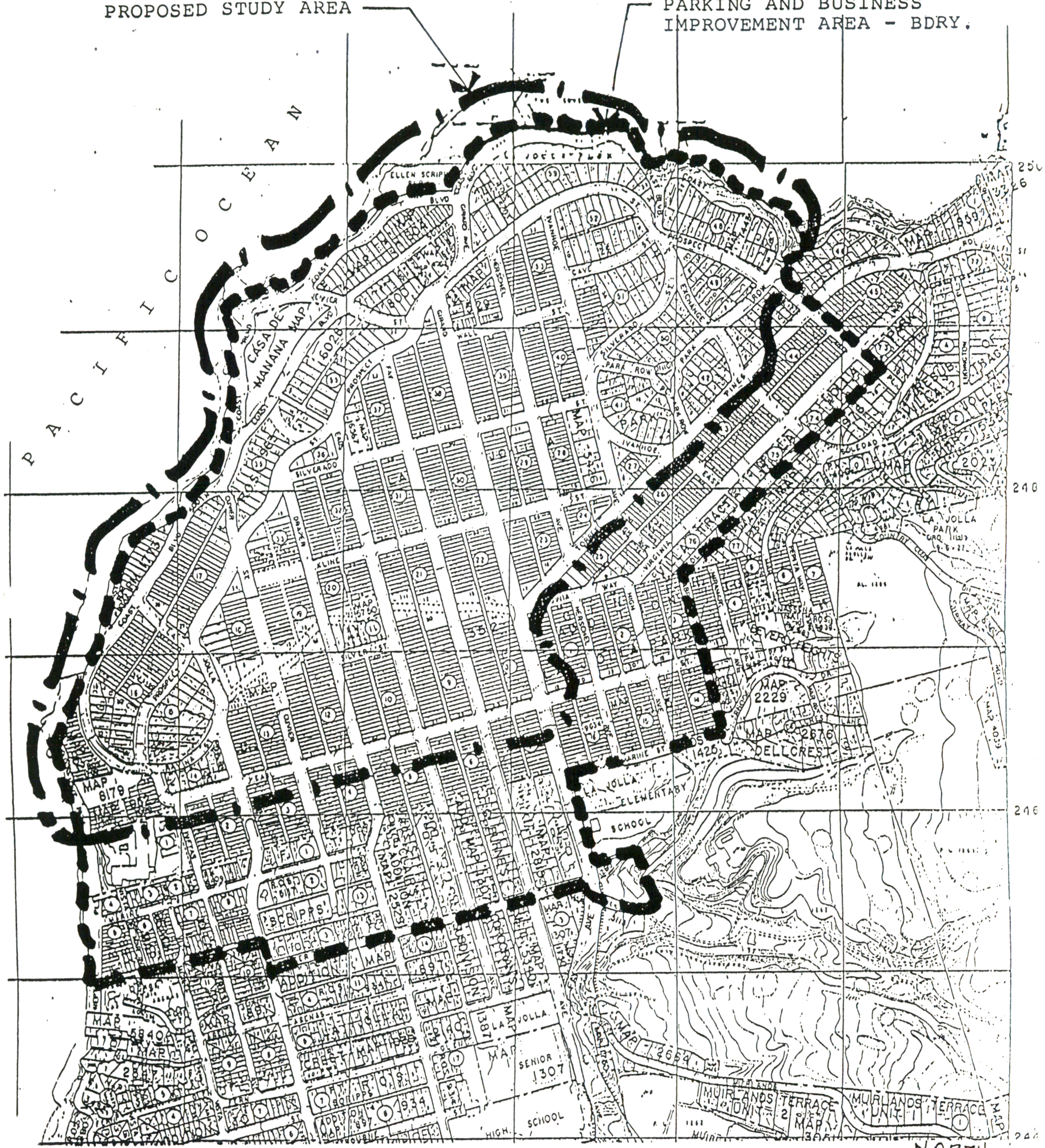








PROPOSED STUDY AREA

PARKING AND BUSINESS IMPROVEMENT AREA - BDRY.



 PBIA BOUNDARY  
 STUDY AREA

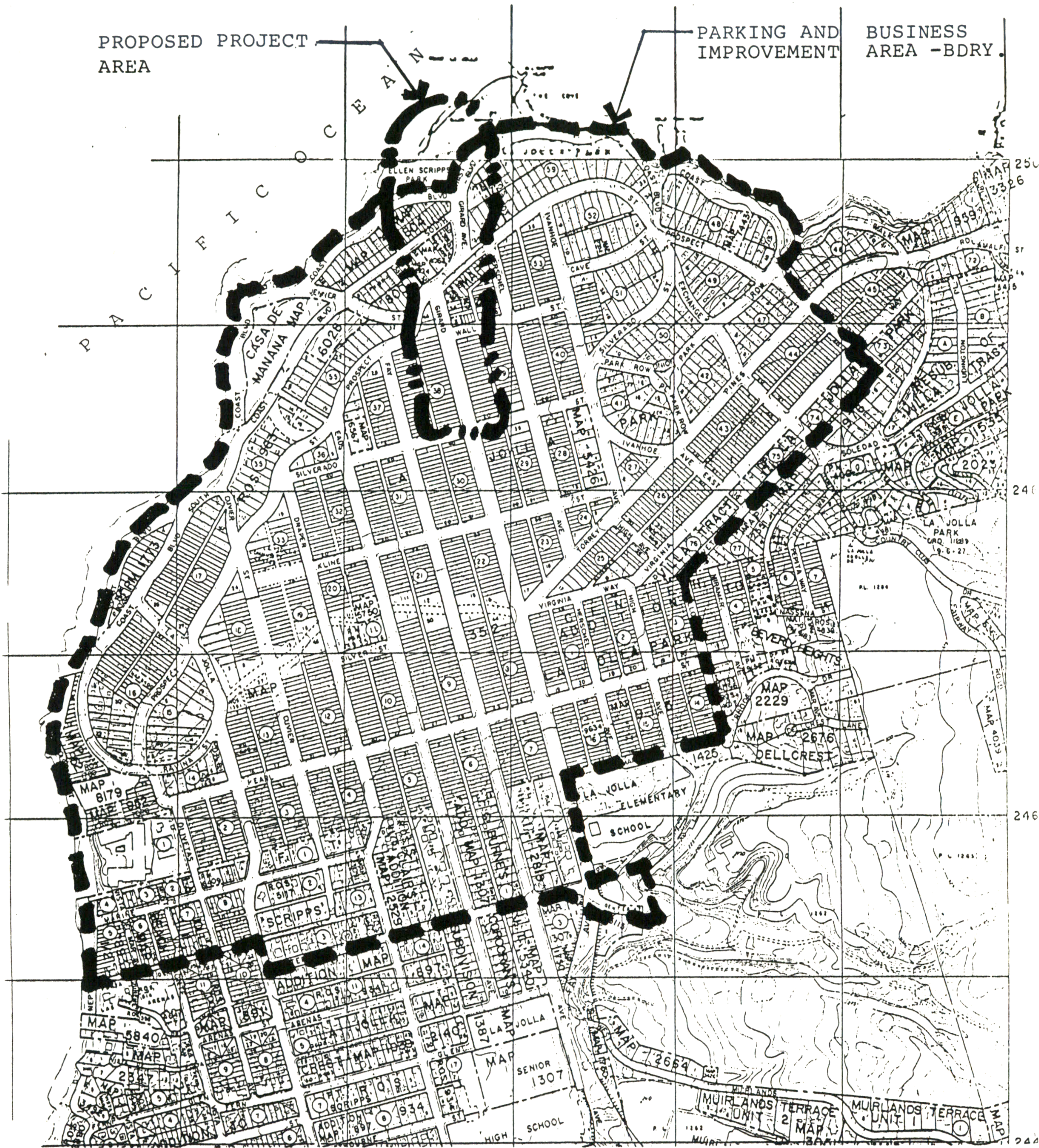
MAP ONE - PROPOSED STUDY AREA  
LA JOLLA



PROPOSED PROJECT  
AREA

PARKING AND  
IMPROVEMENT

BUSINESS  
AREA -BDRY.



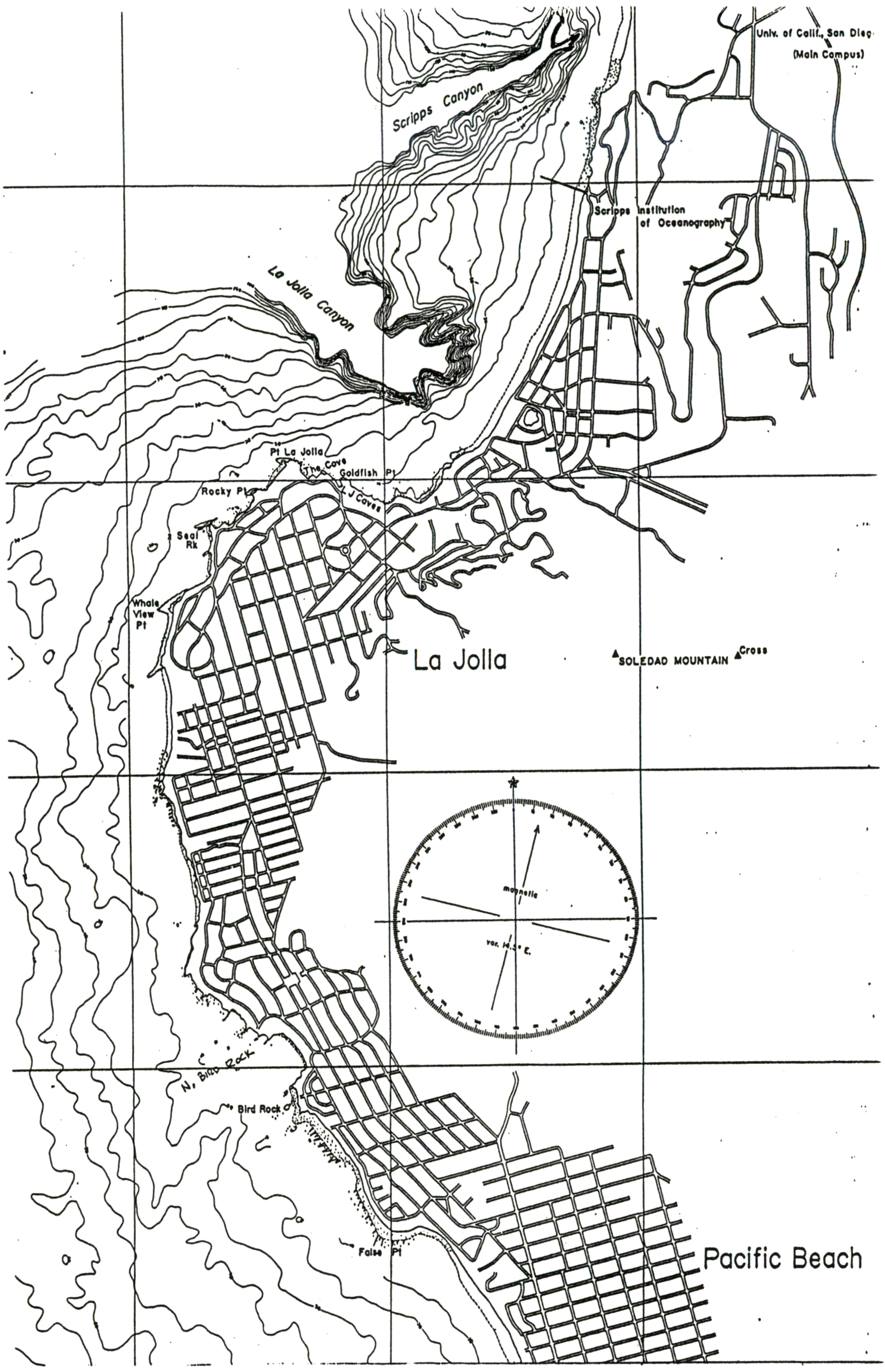
 PBIA BOUNDARY  
 PROJECT AREA

MAP TWO - PROPOSED PROJECT AREA

LA JOLLA

NORTH





Univ. of Calif., San Diego  
(Main Campus)

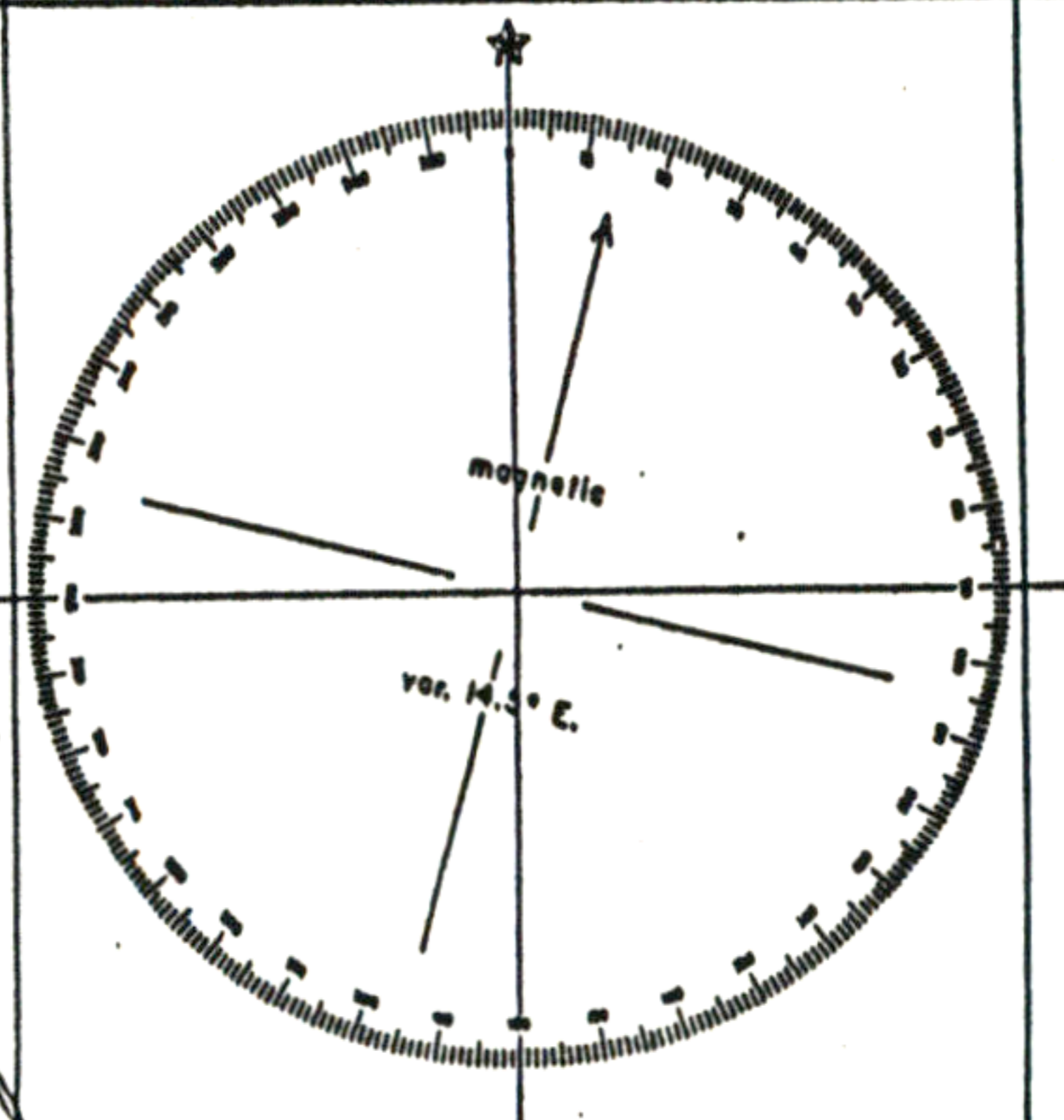
Scripps Institution  
of Oceanography

Scripps Canyon

Le Jolla Canyon

La Jolla

▲ SOLEDAD MOUNTAIN ▲ Cross



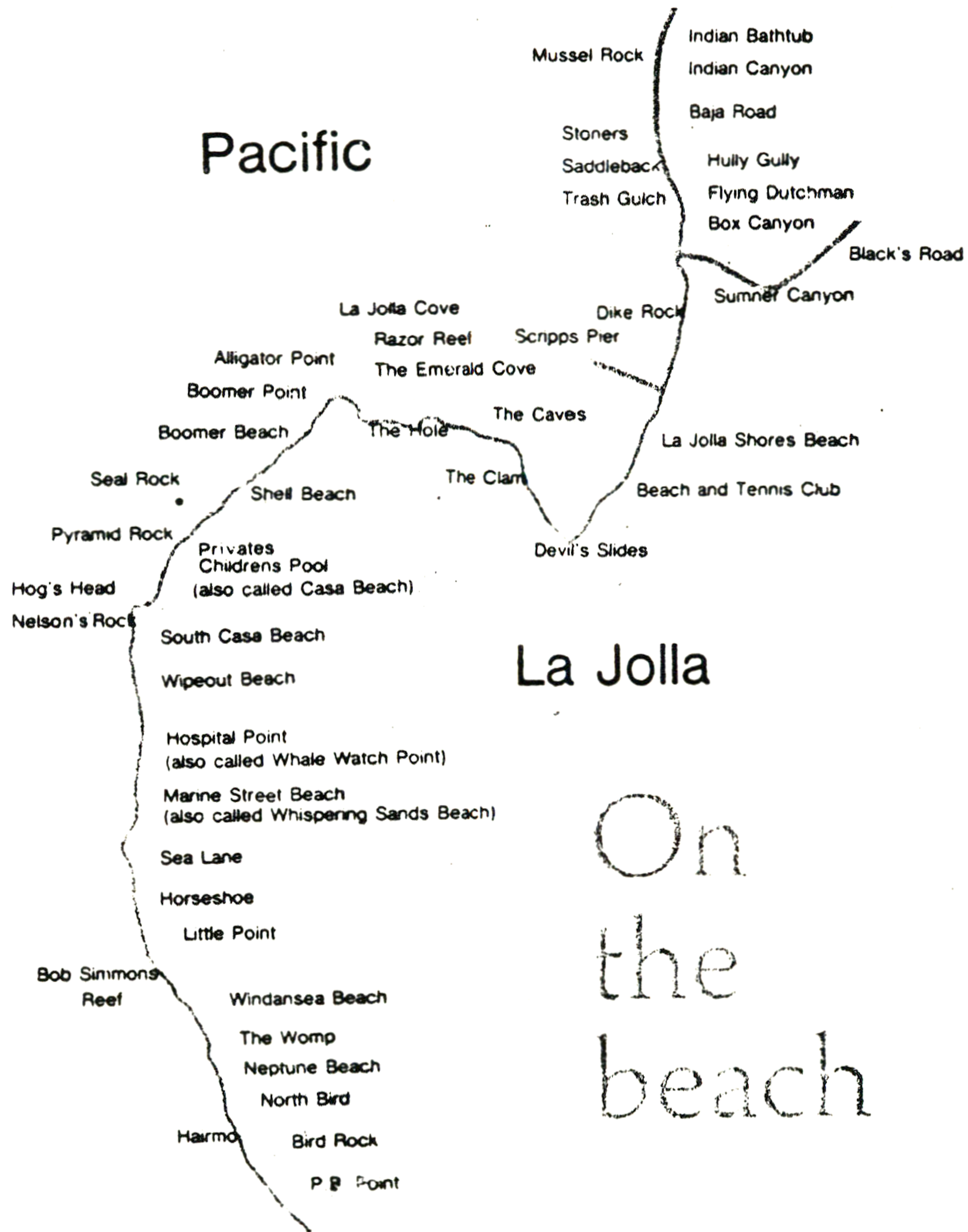
Pacific Beach

VILLAGE OF LA JOLLA DESIGN CHARRETTE / WORKSHOP  
JUNE 24, 25 & 26, 1988

REFERENCE DRAWINGS TO BE MOUNTED AT RECREATION CENTER

- \* A) Vicinity Map - LJ/UCSD/I-5
- B) 1:800 Street Map / Parcel Map - LJ
- C) Shoreline Map - LJ
- D) Aerial Sketch (TC) - Downtown LJ
- E.1) 1:200 Street/Parcel/Contour Map - LJ
- E.2) 1:200 Aerial Map/Bldgs/Contour Map - LJ
- F.1) 1:100 Street/Parcel/Bldg/Contours Map - LJ
- F.2) Zoning Overlay
- F.3) PDO Map
- F.4) Existing Land Use
- F.5) Public Spaces - Streets, Alleys & Parks
- F.6) Major Traffic, Business & Scenic Routes
- F.7) Historical Sites / Buildings
- G) Visual Resources Map - San Diego Region
- H) Fashion Valley Overlay, 1:100
- I) Lower Girard at Prospect blowup
- J) Cave St / Prospect Intersection blowup
- K) Transportation Map - San Diego - SANDAG
- L ) Parking - Street and Garage (below & above ground)
- M.1) Park Overlay
- M.2) Natural Systems / Fault Overlay

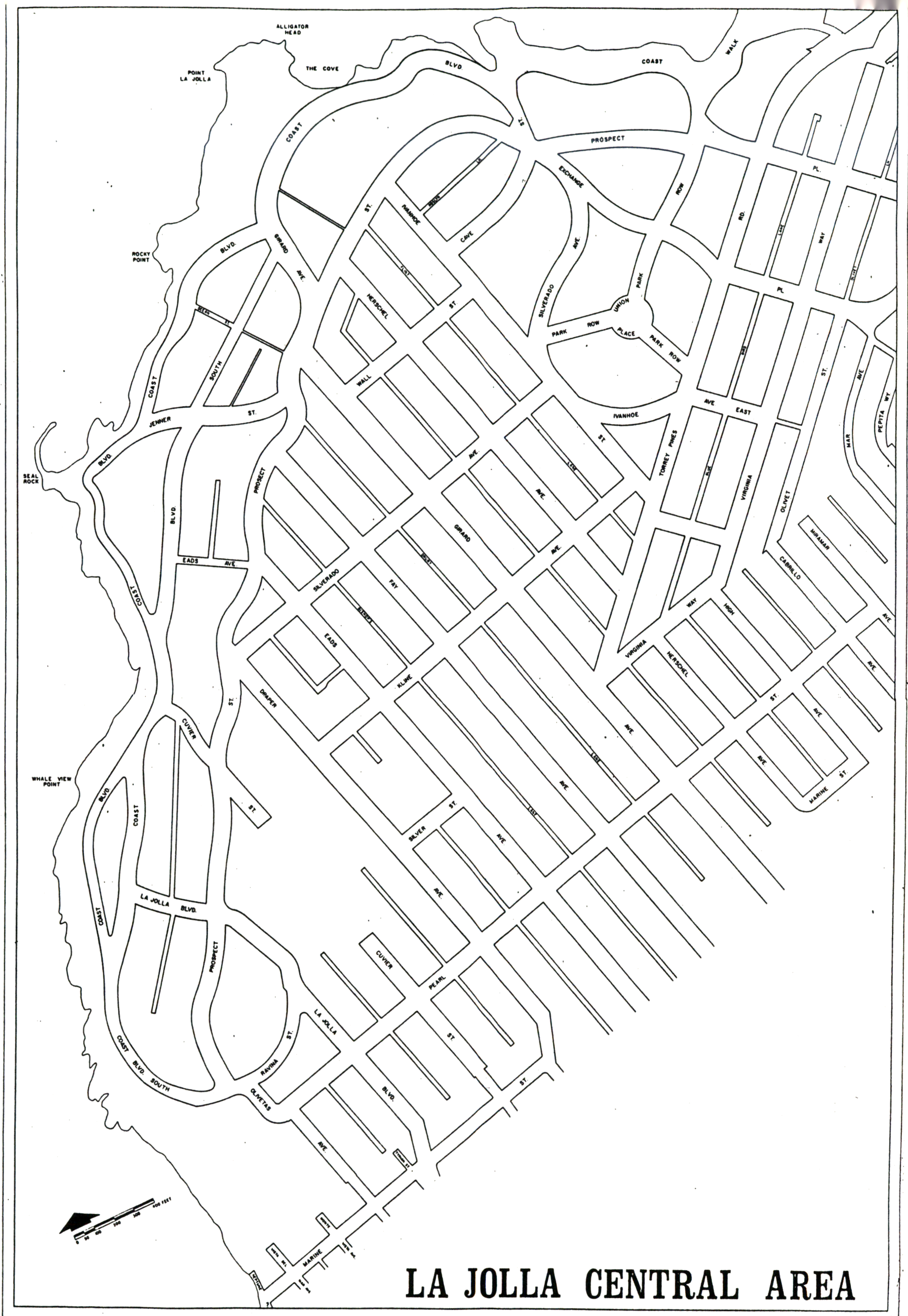
\* Reference Maps included in Design Consultant Binders



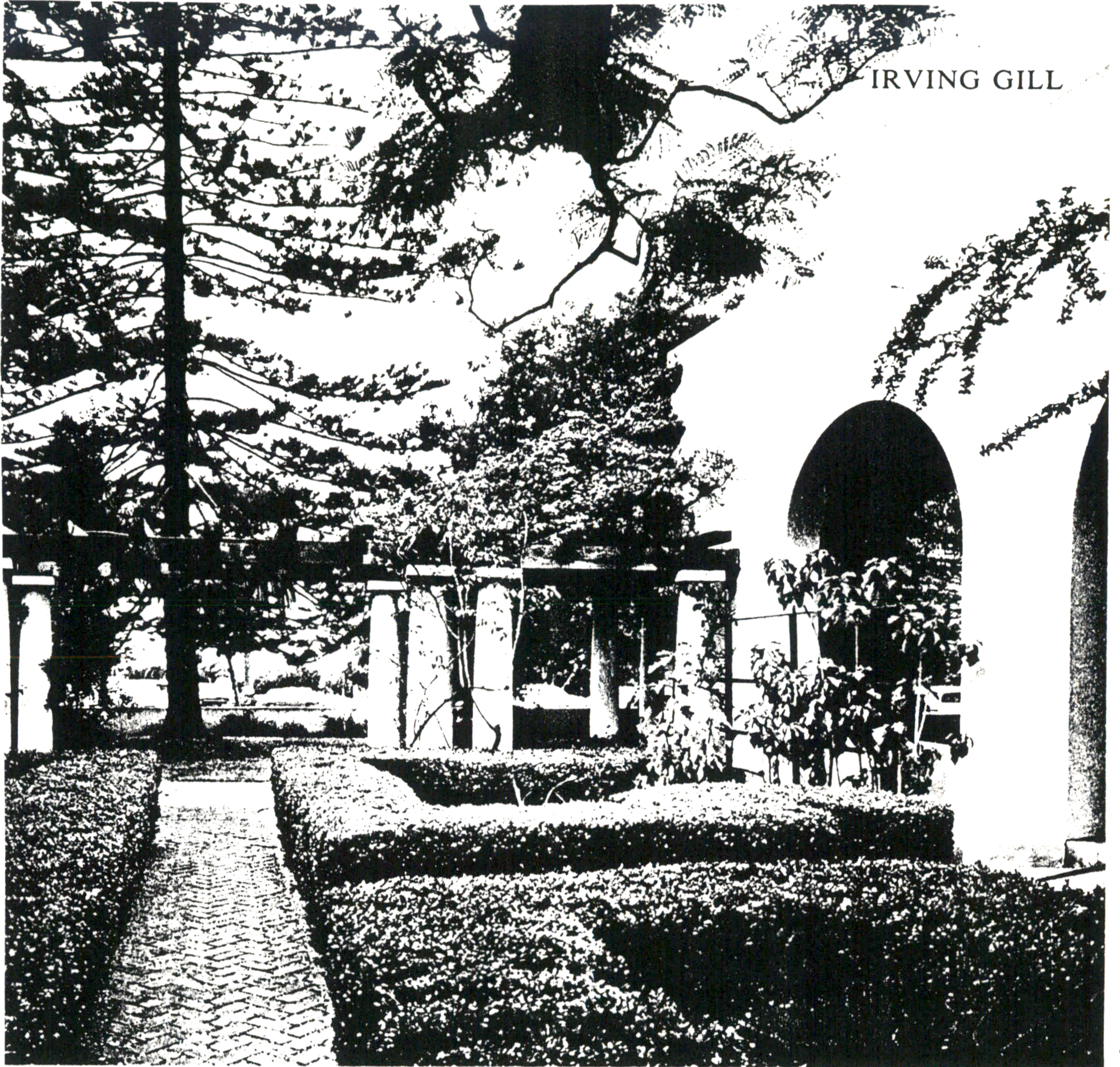
Pacific

La Jolla

On  
the  
beach



# LA JOLLA CENTRAL AREA



LA JOLLA ARCHITECTURE OF NOTE

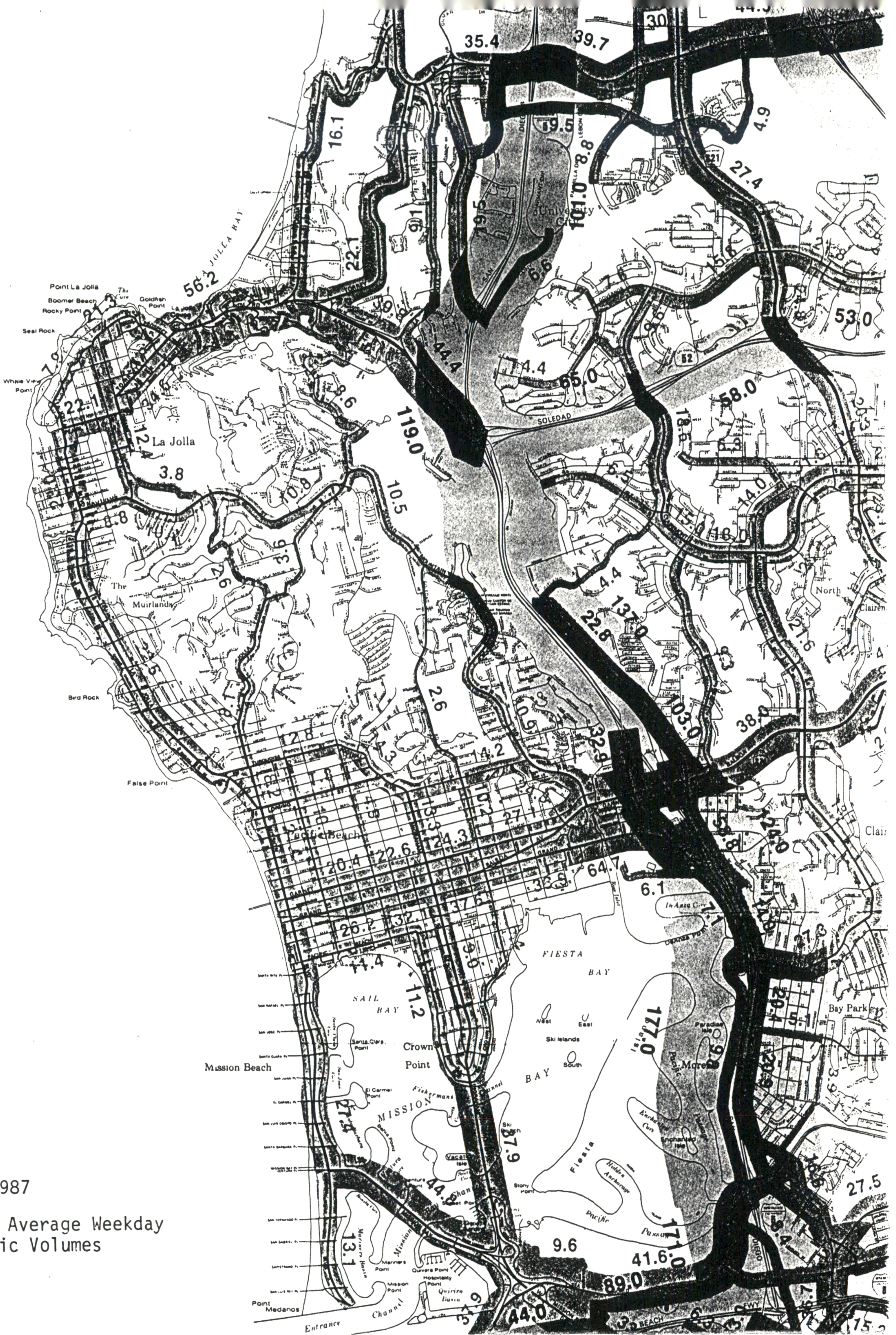


## LOCAL ARCHITECTURE OF NOTE!

BUILDING	ARCHITECT
La Jolla Library 1006 Wall Street	- William Tempelton Johnson
Antheneum 1008 Wall Street	- William Lumpkins
La Jolla Post Office 1140 Wall Street	- U.S.Government
La Jolla Fire Station 7877 Herschel Avenue	- Charles Abrams
Bishop's School 7607 La Jolla Blvd.	- Irving Gill & Carlton Winslow
Women's Club 715 Silverado	- Irving Gill
Recreation Center 615 Prospect Street	- Irving Gill
Scripps Hospital 464 Prospect Street	- Louis Gill
La Valencia 1132 Prospect Street	- William Tempelton Johnson
Colonial Inn Hotel 910 Prospect Street	- Stevenson
Green Dragon Colony 1298 Prospect Street	- vernacular
Casa de Manana 729 Coast Blvd.	- Edgar Ullrich
Sheperd Building 1111 Wall Street	- Thomas Sheperd

LOCAL ARCHITECTURE OF NOTE!

- Mary Star of the Sea - Carlton Winslow  
7725 Girard Avenue
- St. James by the Sea - Louis Gill  
743 Prospect Street
- Methodist Church - Hoffman  
6300 La Jolla Hermosa
- Kautz House - Irving Gill  
7753 Draper Avenue
- Bailey House - Irving Gill  
1962 Princess Street
- Pueblo Ribera - Rudolph Schindler  
Gravilla Street
- Casa de Las Joyas - Herbert Palmer  
off Torrey Pines
- Red Rest & Red Roost - vernacular  
1170 Coast Blvd
- Easton House - Emmor Brook Weaver  
1505 Torrey Pines (Kate Sessions Garden)
- Shelton House - Emmor Brook Weaver  
1516 Torrey Pines
- Salk Institute - Louis I. Kahn  
10010 Torrey Pines N.



May 1987

Daily Average Weekday  
Traffic Volumes

## Automobile Circulation

### Existing Conditions Update

La Jolla is physically isolated from the surrounding community, being contained on the north by the campus of the University of California, San Diego, on the east and south by hills and Interstate 5, and on the west by the Pacific Ocean. Because of these conditions, as well as geographic constraints, there are only three major means of access and egress into the community:

by Torrey Pines Road on the north,  
by Ardath Road on the east,  
by La Jolla Boulevard on the south,

and two feeder streets;

by La Jolla Shores Drive on the north,  
and by Nautilus on the east.

Traffic volume statistics for these streets are as follows:

	<u>Desired*</u>	<u>1981*</u>	<u>Projected</u>
	<u>Capacity</u>	<u>Traffic</u>	<u>1995*</u>
		<u>Volume</u>	<u>Traffic</u>
			<u>Volume</u>
Torrey Pines Road (Roseland to La Jolla Scenic)	30,000	48,000	60,000
Ardath Road (Torrey Pines to Ardath Land)	30,000	37,200	50,000
La Jolla Boulevard (Bird Rock Avenue to Camino de la Costa)	20,000	24,400	30,000
Nautilus Street	20,000	9,200	10,000

\* Based on City Council Policy for street capacity and level of service.

Most major streets within La Jolla, which serve to distribute cars from outside the community and at the same time serve local residents, are currently carrying traffic volume in excess of desired capacity.

	<u>Desired*</u> <u>Capacity</u>	<u>1981*</u> <u>Traffic</u> <u>Volume</u>	<u>Projected</u> <u>1995*</u> <u>Traffic</u> <u>Volume</u>
Girard Avenue (Silverado to Wall)	5,000	7,100	7,000
Girard Avenue (Pearl to Torrey Pines)	20,000	28,400	30,000
Prospect (Cave to Park Row)	5,000	21,900	22,000
Pearl Street (Draper to Eads)	20,000	22,800	22,000
Fay Avenue (Genter to Rushville)	5,000	9,500	11,000
Fay Avenue (Kline to Silverado)	5,000	3,600** (1980)	5,000
Nautilus Street (Draper to La Jolla Boulevard)	5,000	7,000	7,000

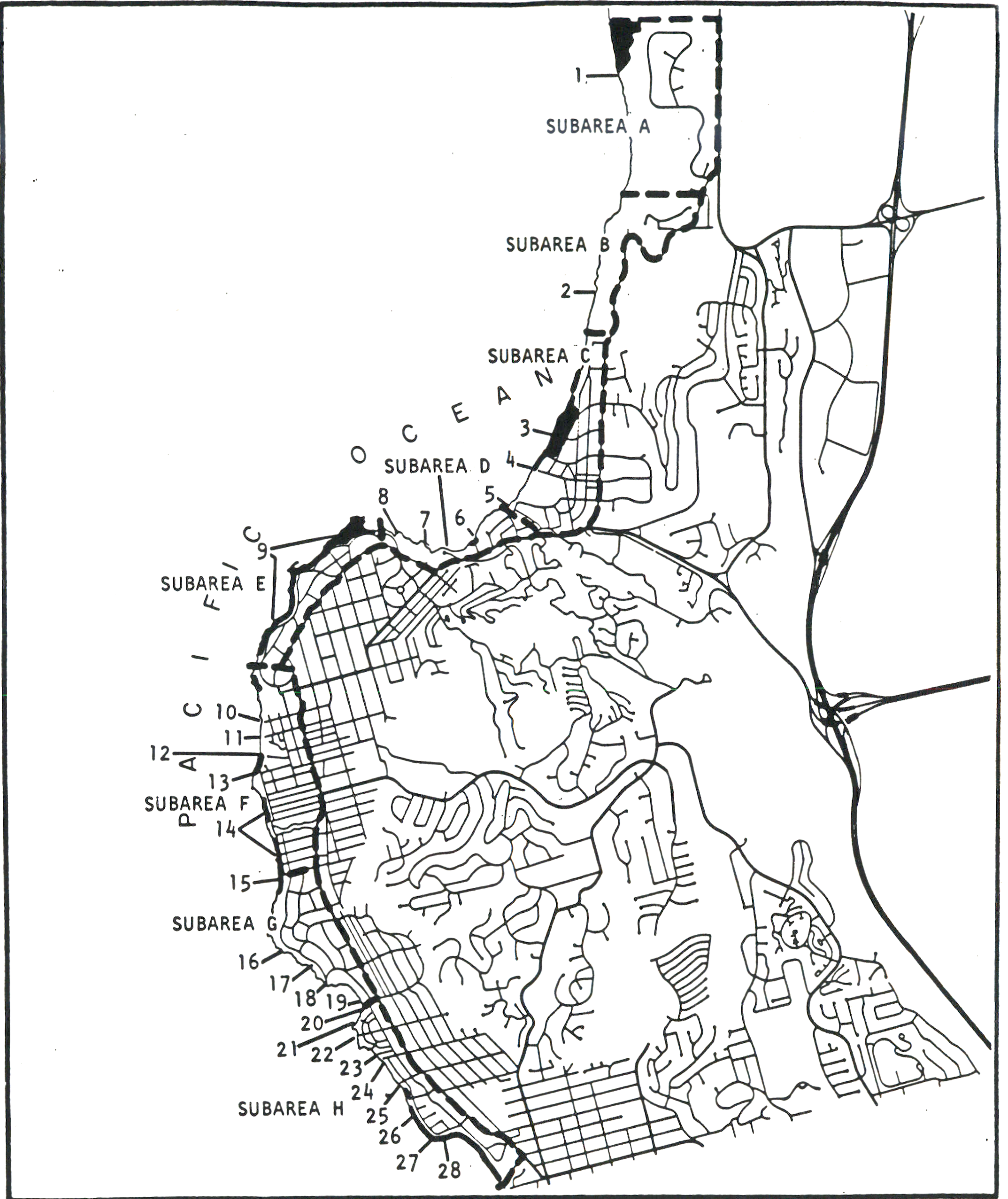
(Source: City of San Diego Engineering and Development Department)

- \* Based on City Council Policy for street capacity and level of service
- \*\* Traffic volumes have been reduced since 1974.

These statistics indicate the traffic circulation issues faced by La Jolla. Limited by geographical constraints, existing street rights-of-way, with little or no opportunity to add additional width and feeders to the surrounding communities, and with a constantly growing number of commuters and visitors, the community is unable to meet the desired automobile performance standards as established by Council policy.

Adding to the traffic, carried by the arteries and the internal street system, is a significant volume of traffic passing through the community, from and to Pacific Beach to northern and eastern destinations. The following Traffic Volume Map, page 171, illustrates these problems graphically.

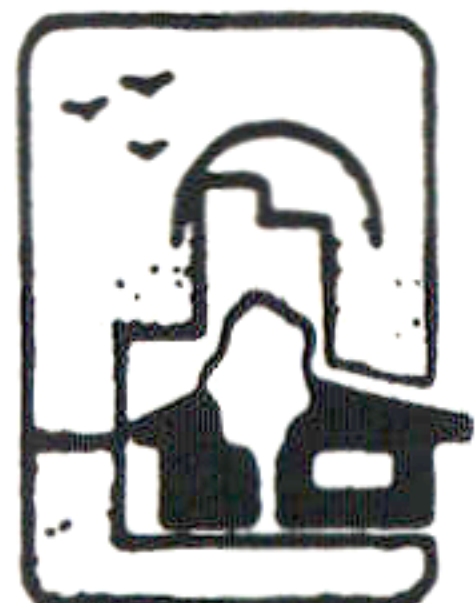
**SHORELINE ACCESS**






**La Jolla • La Jolla Shores**

FIGURE 3

**LOCAL COASTAL PROGRAM • MAJOR SHORELINE ACCESS**



**CITY OF SAN DIEGO  
PLANNING DEPARTMENT**

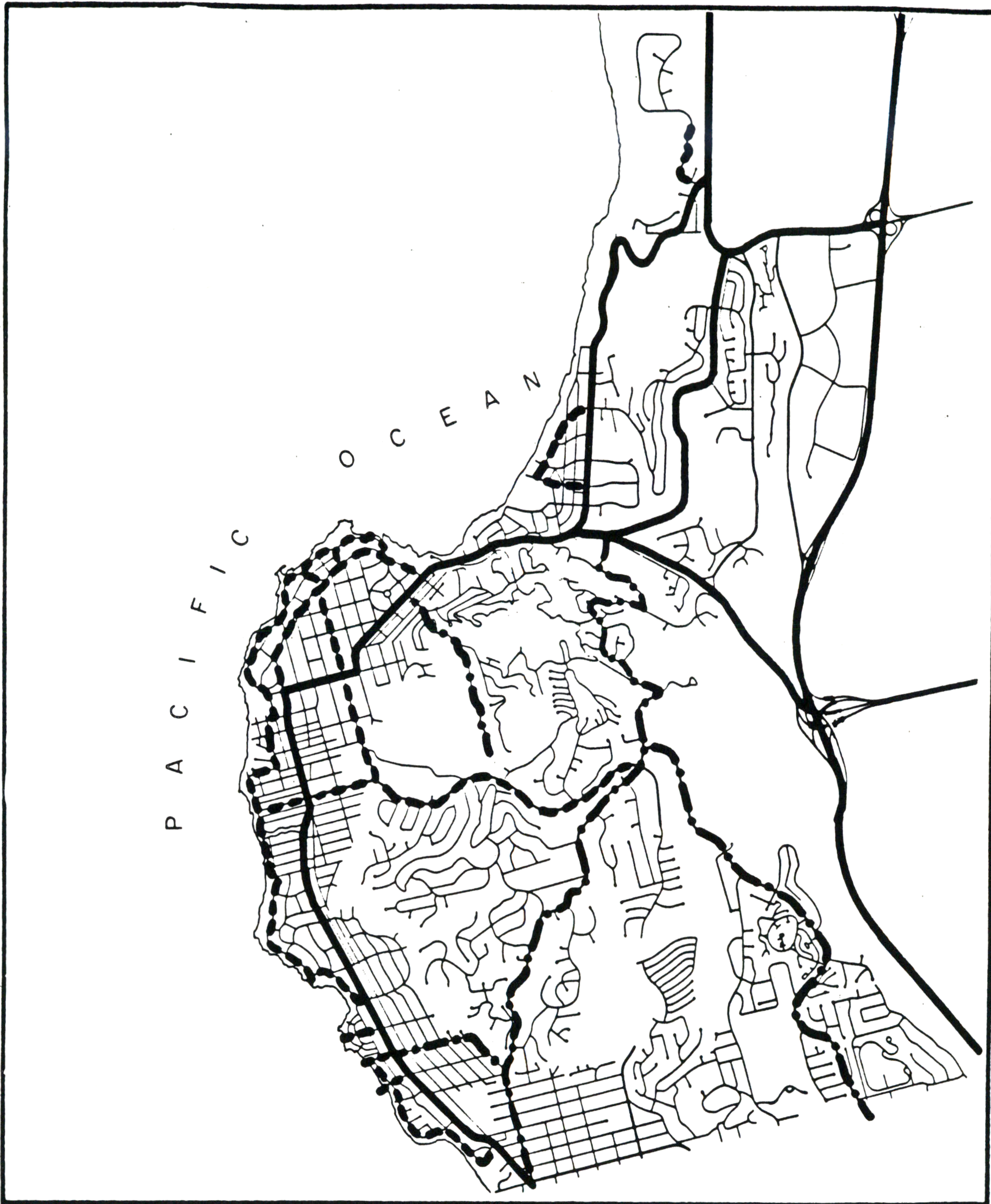
-  SHORELINE CITY PARKS
-  ACCESS LOCATION \*\*
-  SUBAREA BOUNDARY

\*\* See key for identification of numbered access locations

KEY TO ACCESS LOCATIONS

1. TORREY PINES CITY PARK
2. SCRIPPS INSTITUTE OF OCEANOGRAPHY
3. KELLOGG PARK - LA JOLLA SHORES BEACH
4. BOAT LAUNCHING AREA AT END OF AVENIDA DE LA PLAYA
5. PAVED WALK AT MARINE ROOM
6. CHARLOTTE PARK AT FOOT OF CHARLOTTE STREET
7. COAST WALK
8. GOLD FISH POINT
9. LA JOLLA COVE TO CASA BEACH (ELLEN SCRIPPS PARK - COAST BLVD. PARK)
10. MARINE STREET ACCESSES
11. END OF SEA LANE
12. END OF VISTA DE LA PLAYA
13. FERN GLEN AND NEPTUNE PLACE
14. WINDANSEA BEACH BETWEEN WESTBOURNE AND PALOMAR
15. PAVED WALKWAY OFF CAMINO DE LA COSTA NEAR WINAMAR AVE.
16. CORTEZ PLACE
17. MIRA MONTE PLACE, OFF CAMINO DE LA COSTA
18. END OF CAMINO DE LA COSTA
19. COSTA PLACE, OFF CAMINO DE LA COSTA
20. LA JOLLA HERMOSA PARK AT CAMINO DE LA COSTA AND CHELSEA AVENUE
21. MOSS LANE, OFF DOLPHIN PLACE
22. END OF BIRD ROCK AVENUE
23. END OF CHELSEA PLACE
24. END OF FORWARD STREET
25. END OF MIDWAY STREET
26. CALUMET PARK
27. BANDERA STREET, OFF CALUMET AVENUE
28. LINDA WAY, OFF SEA RIDGE DRIVE





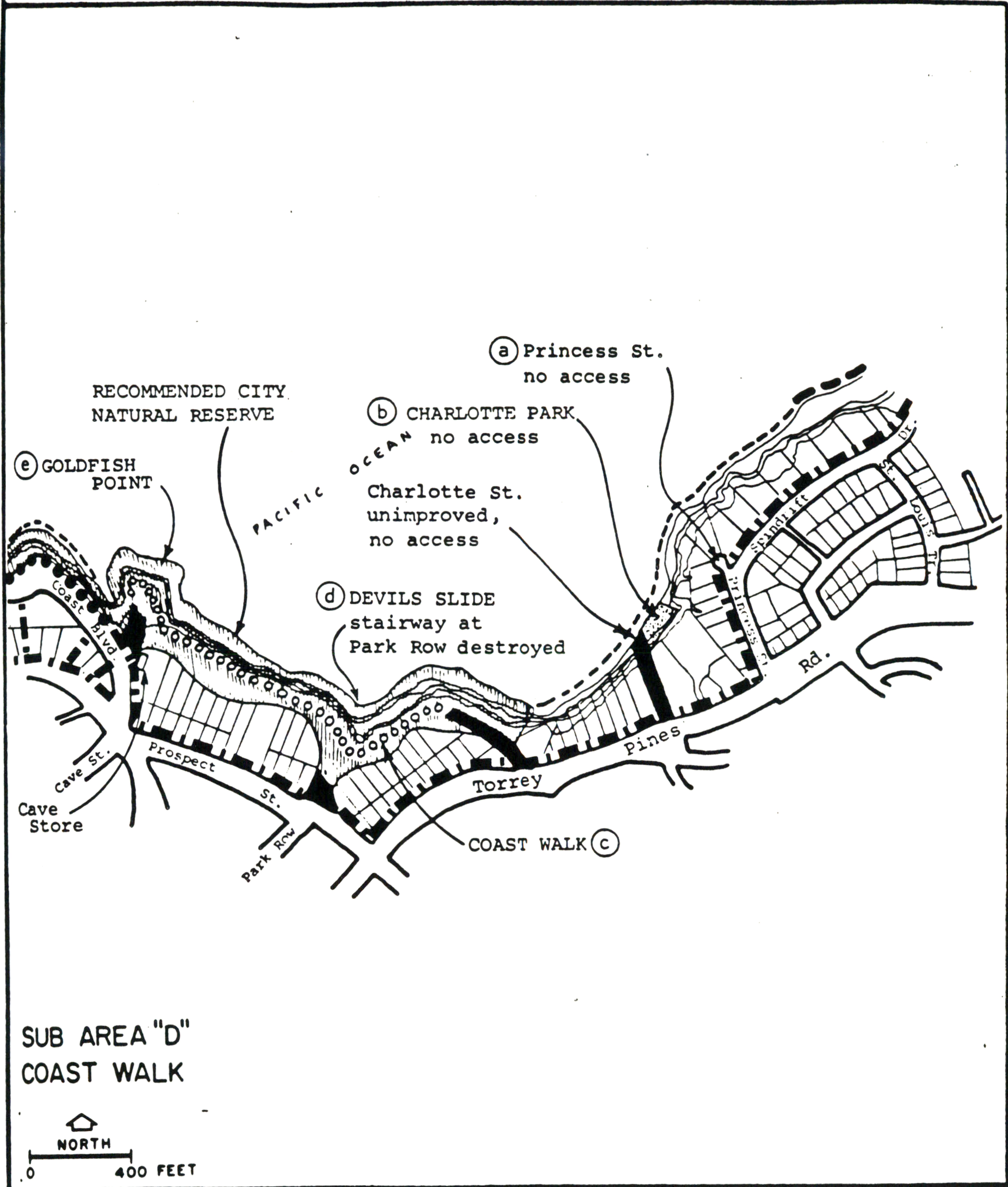
**La Jolla • La Jolla Shores**  
**LOCAL COASTAL PROGRAM • COASTAL ACCESS ROUTES**

FIGURE 4











**CITY OF SAN DIEGO**  
**PLANNING DEPARTMENT**

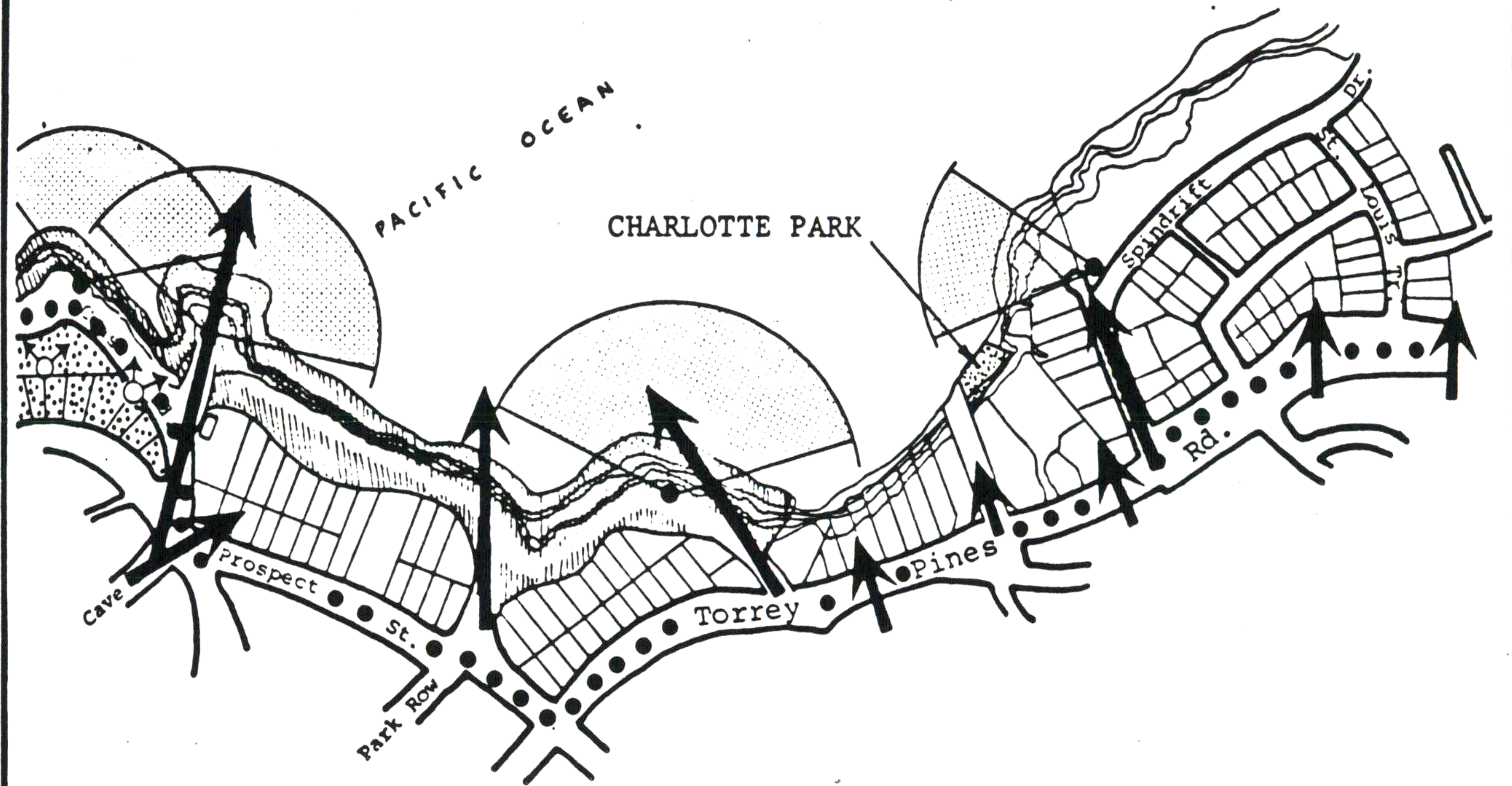
- MAJOR COASTAL ACCESS ROUTES
- - - - LOCAL ACCESS AND SUPPORT ROUTES
- • • • SCENIC ALTERNATE ROUTES



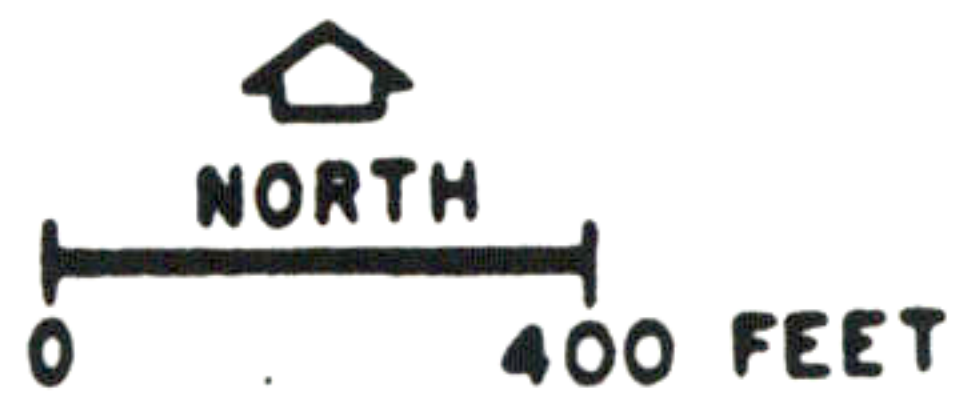
**La Jolla • La Jolla Shores**  
**LOCAL COASTAL PROGRAM • PHYSICAL SHORELINE ACCESS**

FIGURE 11

- |   |   |   |   |
|---|---|---|---|
|  | CITY PARKS & BEACHES                      |  | OTHER SHORELINE PROPERTY<br>(Dedicated or owned in fee by City) |
|  | SCENIC BLUFFTOP TRAIL                     |  | VERTICAL ACCESS<br>(Dedicated street or easement)               |
|  | LIMITED OR INTERMITTENT<br>LATERAL ACCESS |  | UNRESTRICTED LATERAL ACCESS                                     |
|  | SCENIC BLUFFTOP WALKWAY                   |  | ALTERNATIVE PEDESTRIAN ACCESS                                   |
- CITY OF SAN DIEGO  
 PLANNING DEPARTMENT**



SUB AREA "D"  
COAST WALK

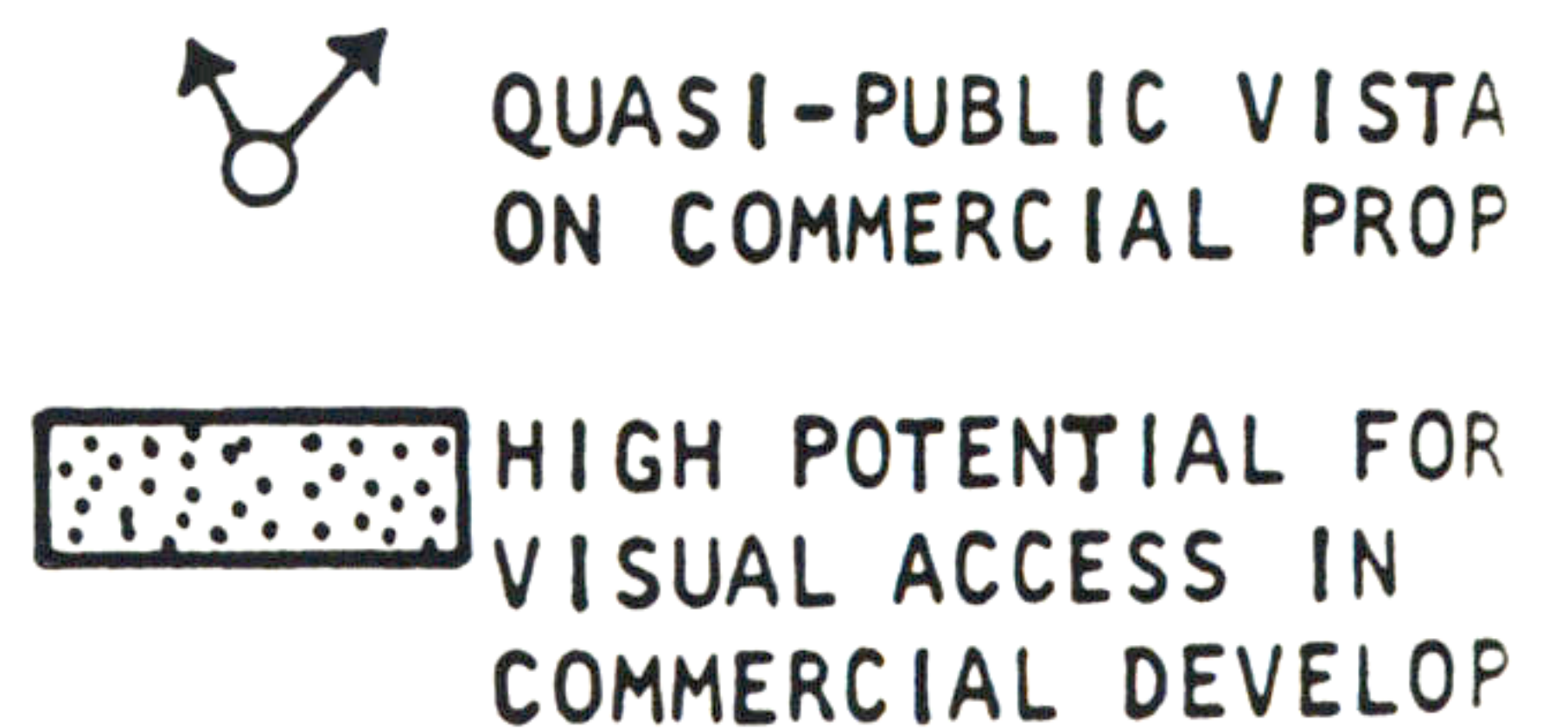
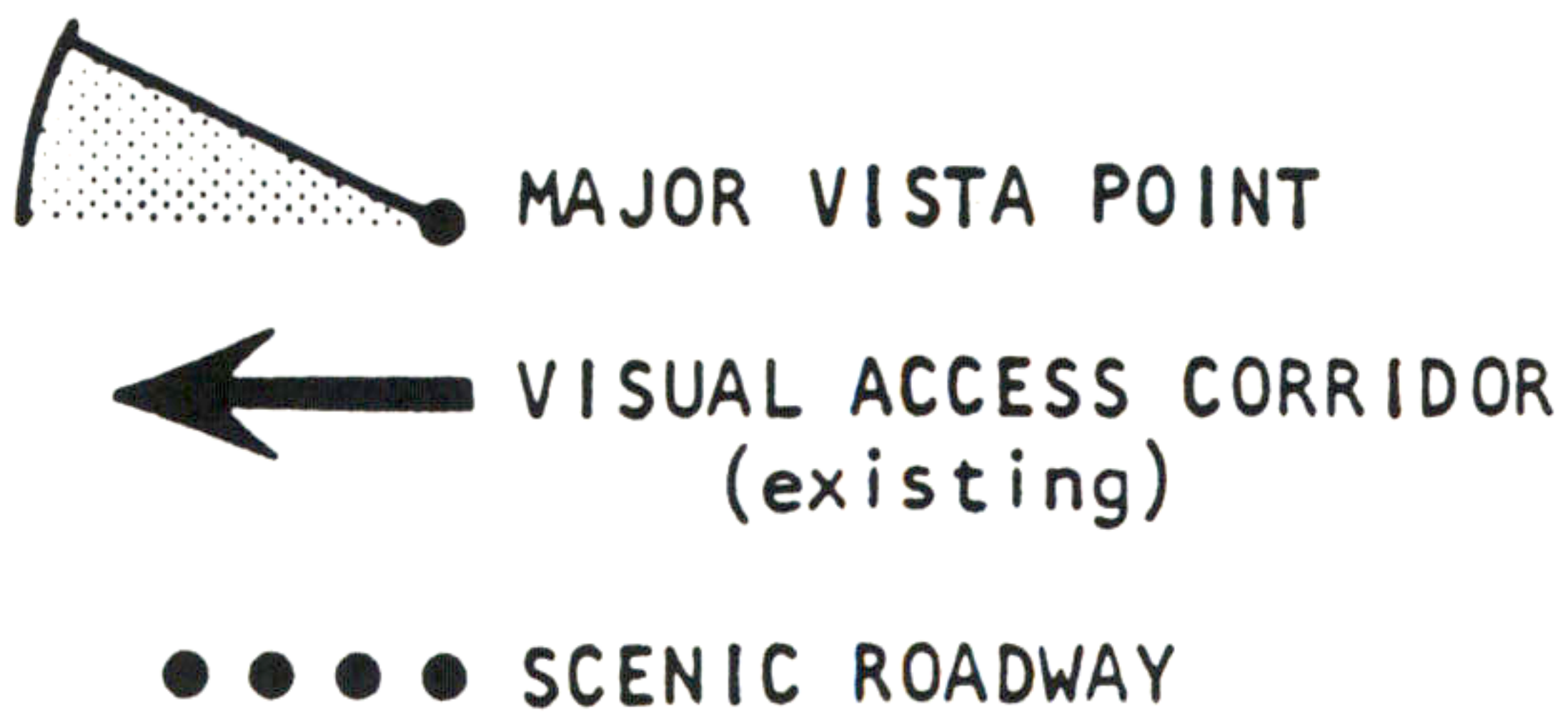


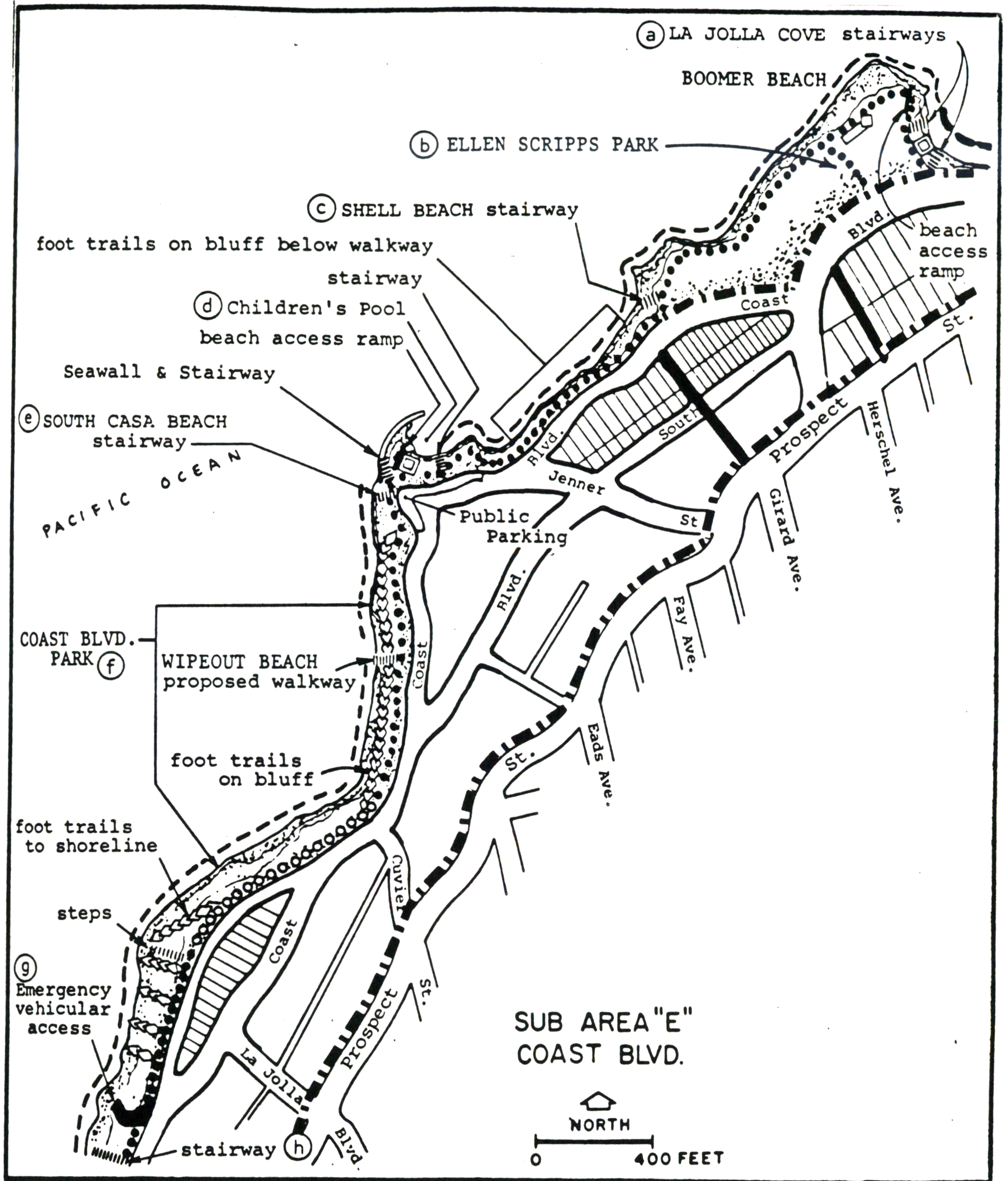
**La Jolla • La Jolla Shores**  
**LOCAL COASTAL PROGRAM • VISUAL ACCESS**

FIGURE 12



**CITY OF SAN DIEGO  
PLANNING DEPARTMENT**



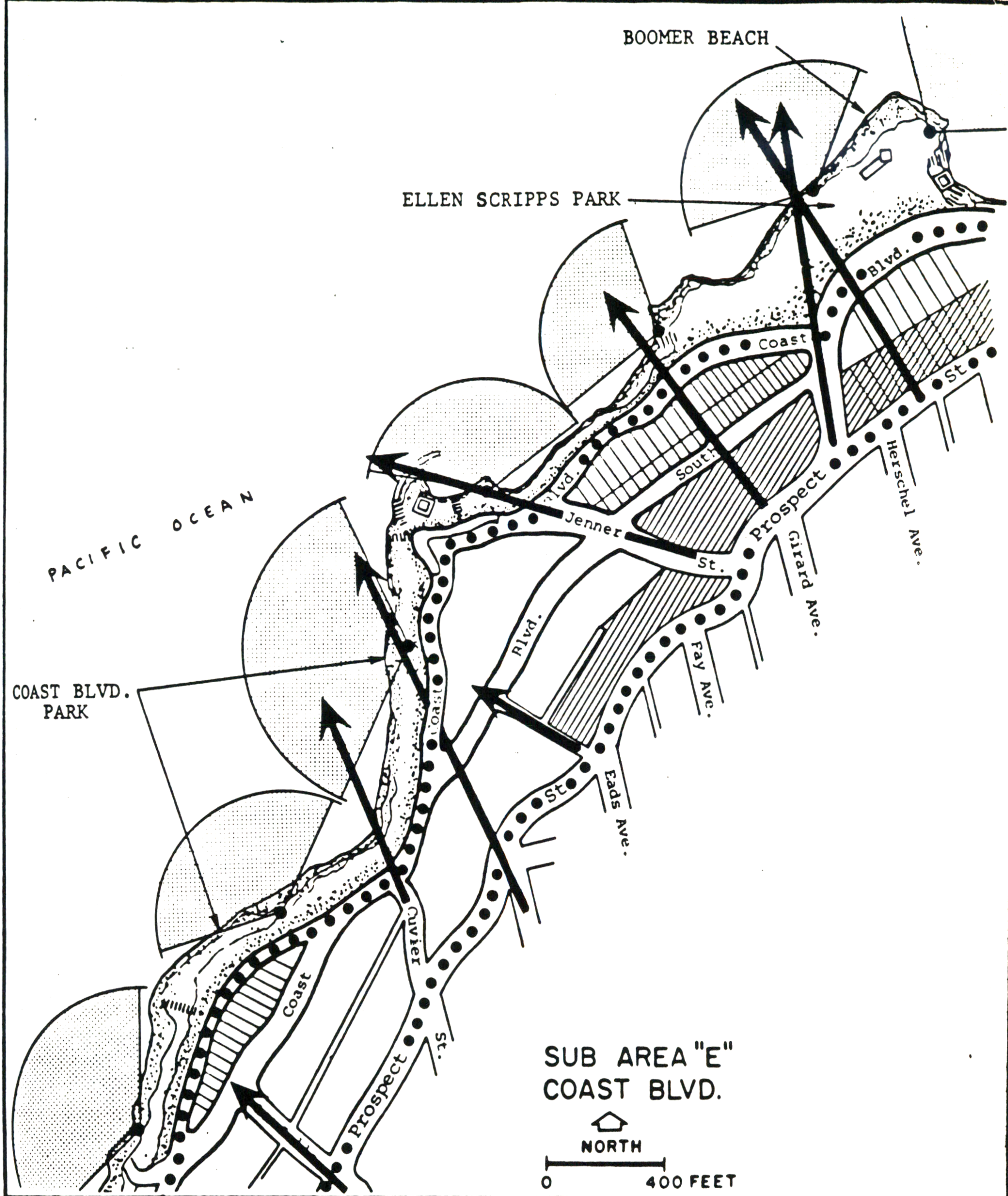


**La Jolla • La Jolla Shores**  
**LOCAL COASTAL PROGRAM • PHYSICAL SHORELINE ACCESS**

FIGURE 13

- |  |  |  |  |   |
|--|--|--|--|---|
|  |  | CITY PARKS & BEACHES                   |  | UNIMPROVED FOOT TRAIL                             |
|  |  | LIFEGUARD                              |  | SCENIC BLUFFTOP WALKWAY                           |
|  |  | UNRESTRICTED LATERAL ACCESS            |  | SCENIC BLUFFTOP TRAIL                             |
|  |  | LIMITED OR INTERMITTENT LATERAL ACCESS |  | ALTERNATIVE PEDESTRIAN ACCESS                     |
|  |  |  |  | VERTICAL ACCESS<br>(Dedicated street or easement) |

CITY OF SAN DIEGO  
 PLANNING DEPARTMENT



**La Jolla • La Jolla Shores**

**FIGURE 14**

**LOCAL COASTAL PROGRAM • VISUAL ACCESS**



**CITY OF SAN DIEGO  
PLANNING DEPARTMENT**

•••• SCENIC ROADWAY

MAJOR VISTA POINT

← VISUAL ACCESS CORRIDOR (existing)

HIGH POTENTIAL FOR VISUAL ACCESS IN COMMERCIAL DEVELOPMENT

DESIGN CONSULTANTS FOR LA JOLLA VILLAGE & WATERFRONT WORKSHOP/CHARRETTEE  
June 1988

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San Francisco, California 94111

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Mr. Donald Tompkins, Landscape Architect (714) 851-5153  
The SWA Group  
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## WHO'S WHO

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Dave Ish, Executive Manager, LJTC	619/454-1444

### Charrette/Workshop Committee--A Subcommittee Of LJTC VISTA Committee:

Peter Brand, California State Coastal Conservancy--Coordinator	415/464-4162
Tony Ciani, Chair--Architect	619/454-7141
Jim Alcorn, Architect	619/459-0805
David Raphael Singer--Architect	619/456-4820
Rita Mahoney	619/452-8602
Gayle Tejada Pate	619/456-3644
Volunteers:	
Peter Lucic--Architect	619/459-1528
Carol Lucic	619/459-1528

### Advisors:

Milt Phegley, State Coastal Commission	619/297-9740
Angeles Liera, City Planning Department	619/236-5987
Ron Buckley, Historical Site Board	619/236-5571
Dave Tome, Parks & Recreation	619/236-5726

