

GUIDE TO BIRD ROCK COASTAL OVERLOOKS



Compiled by the Bird Rock Community Council Overlooks Committee
February 2019

BRCC Coastal Overlook Committee

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Mission Statement:

To identify, enhance, maintain and preserve all coastal overlooks in Bird Rock for the benefit of the Citizens of the City of San Diego, and all the visitors who come to enjoy Bird Rock's unique coastal views.

Objectives:

Work with the City of San Diego to maintain the coastal landscape which includes vegetation, benches, railings and staircases; and to collect the trash on a regular basis from the overlook locations.

Work with the City of San Diego to enforce the Coastal Guidelines identified in the Local Coastal Program and in the Municipal Code.

The Inventory is based on Shoreline, Physical & Visual Access
to a coastal body of water as identified in the
La Jolla Community Plan and Local Coastal Program Land Use Plan (2014),
Appendix G, Subarea: H: Bird Rock, pgs.156-158
as well as personal observations conducted by the BRCC Coastal Overlook Committee.

March 21, 2019

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LA JOLLA HERMOSA PARK

View Corridor



Description:

Unobstructed panoramic view from a public vantage point. Dedicated .3-acre unimproved bluff top park at Camino de la Costa and Chelsea. Very hazardous access to cobble beach below due to dense vegetation and steep slopes. No off-street parking, although site has good access to La Jolla Boulevard.

Features:

Heavily used by surfers, sunset watchers, walkers, neighbors and visitors.
Has several concrete benches and tables.
Bordered by low white fencing.
Regular trash pick-up provided by City Parks & Rec Dept.
Dog waste bag dispenser provided by BRCC.
Concrete sidewalk facilitates pedestrian access.
Popular resting spot for cyclists along the coastal bike trail.

Recommended Improvements/Maintenance:

Provide ongoing shrub and tree trimming to keep viewshed open.
Provide additional benches or tables.
Provide 1-2 bike racks.
Replace blue lid on trash can with tan lid and butt tray.

MOSS LANE AVENUE

Scenic Overlook



Description:

Improved dedicated street off of Abalone and Dolphin Place. Provides bluff top viewing. Steps are located in gunited bluff. Access to the beach is not recommended. Well defined bluff trail leads to rock point to the south.

Features:

Heavily used by surfers, sunset watchers, dog walkers, neighbors and visitors.
Concrete walkway to bluff edge.
Has bench and plastic garbage can.
Unobstructed panoramic views from a public vantage point.

Recommended Improvements/Maintenance:

Interim: Replace hazardous rusted railing on bluff top.
Trim encroaching vegetation to maintain physical and visual access.
Obtain City trash can with tan lid and butt tray with LJ Parks & Beaches help.
Request City empty trash can regularly.
Investigate water intrusion and drainage issues apparently coming from adjacent properties.

Long-term: Request City remove encroaching vegetation and trim palm tree.

Add concrete picnic table with bench in lieu of shrubbery.

Work with La Jolla Parks & Beaches Committee to a pocket park from the public ROW extending from Abalone Place to Dolphin Place to the coastal bluff.

Change Scenic Overlook description to View Corridor with physical access and visual access to Major Viewshed in LJ Community Plan.

If necessary, form a neighborhood group to maintain landscape and obtain permission to do so.

BIRDROCK AVENUE

View Corridor



Description:

Unobstructed panoramic view from a public vantage point. Dedicated street end with concrete stairway leading down bluff to riprap shoreline. Excellent and accessible tide pools used by school classes. No parking at street end. Has good physical and visual access to La Jolla Blvd.

Features:

Heavily used by surfers, sunset watchers, tidepoolers, dog walkers, neighbors and visitors. Unobstructed panoramic view from a public vantage point. Concrete bench on cement pad and trash can. Concrete steps lead down to riprap shoreline and to the surf. Trash is picked up through the efforts of the BRCC.

Recommended Improvements/Maintenance:

Reposition signage to protect/enhance view.
Install additional signage warning of riprap and moss-covered rock hazard?
Replace blue lids on trash cans with tan lids and butt tray with LJ Parks & Beaches help.
Request regular sweeping and washing down.
Request City resume responsibility to empty trash can regularly, a service currently performed by the Bird Rock Community.

CORAL LANE

Vista Point



Description:

Vista Point. Unimproved dedicated street off of Dolphin Place and Abalone Place. Easement is fenced and blocked by development. Steep cliff at end of easement.

Features:

View over public easement and private property from public R.O.W.

Recommended Improvements/Maintenance:

Request neighbor remove fence vegetation obstructing public view from Dolphin Place.
Request neighbor maintain height of vegetation to prevent obstruction of public view from Abalone Place.

CHELSEA PLACE

Scenic Overlook



Description:

Improved street off of Chelsea Avenue terminates at bluff edge. Concrete drainage swale at end of street provides steep descent from bluff edge to rocky beach. Mostly neighborhood use. No parking

Features:

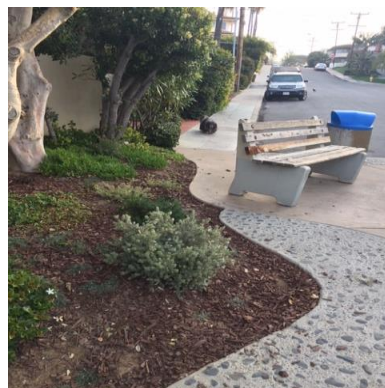
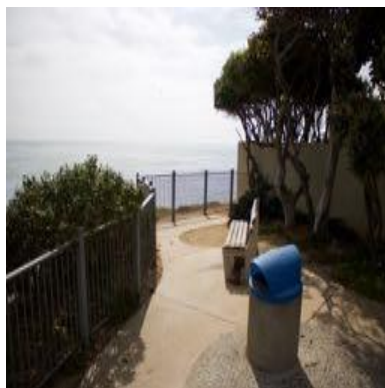
Open view from Chelsea Street.
Rear residential access with no additional parking.
Neighborhood use only.
Surf access hazardous.

Recommended Improvements/Maintenance:

Request City review and control erosion.
Request City provide seasonal pick up and landscape maintenance.
Review Coastal Commission required bluff top easement in front of residence to the north.

FORWARD STREET

View Corridor



Description:

Unobstructed panoramic view from a public vantage point. Dedicated bluff top vista point at end of street provides visual access. Access down bluff is steep, hazardous and not recommended. Coastal Commission required bluff top easement in front of residence to north. Erosion at end of street is a serious problem. Has good physical and visual access from La Jolla Blvd.

Features:

Heavily used by surfers, sunset watchers, dog walkers, neighbors and visitors
Unobstructed panoramic view from a public vantage point
On-street parking at end of street.
Concrete bench on cement pad and trash can.
Trash is picked up through the efforts of the BRCC.

Recommended improvements/Maintenance:

Replace blue lids on trash cans with tan lids and butt tray.
Request City Streets Div. repair or replace barrier at street end.
Request City Streets Div. repair bench railings and bench concrete base.
Request City Streets Div. trim shrubbery to maintain view.
Request City Streets Div. provide regular cleaning of bench and pad.
Request City resume responsibility to empty trash can and cigarette butt receptacle regularly, a service currently performed by the Bird Rock Community.
If necessary, form a neighborhood group to maintain landscape and obtain permission to do so.

MIDWAY STREET

View Corridor



Description:

Provides unobstructed panoramic view from a public vantage point. Dedicated bluff top vista point at end of street provides visual access. Access down bluff is steep, hazardous and not recommended. Erosion is a concern. Good physical and visual access from La Jolla Blvd.

Features:

Heavily used by surfers, sunset watchers, dog walkers, neighbors and visitors
Unobstructed panoramic view of north and south coastline from False Point to North Bird Rock.
On street parking at end of street.
Concrete bench on cement pad and trash can.
Drought and salt air tolerant landscaping surrounds area.
Paved sidewalks lead to public overlook.
Trash is picked up through the efforts of the BRCC.

Recommended Improvements/Maintenance:

Request City Streets Div. provide landscape maintenance.
Request City Streets Div. provide regular cleaning of bench and cement pad.
Request City empty trash can regularly.
Monitor and report debris, sandbags and need for storm drain cleaning.
Replace trash can blue lid with tan lid and butt tray. LJ Parks & Beaches will assist.
Request City resume responsibility to empty trash can regularly, a service currently performed by the Bird Rock Community.
If necessary, form a neighborhood group to maintain landscape and obtain permission to do so.

CALUMET PARK

View Corridor



Description:

Provides unobstructed panoramic view from a public vantage point. Dedicated vista point .7acre bluff top park between Midway Street and Colima Court. Required by Coastal Commission as condition of adjacent subdivision. Provides visual access along paved public walkway with benches along bluff top. No access to shoreline except for hazardous trail at north end of park used by surfers. All parking is on street.

Features:

Unique coastal park heavily used by surfers, sunset watchers, dog walkers, residents and visitors.

Scenic gathering space for local community, wedding ceremonies, etc.

Access to several popular surfbreaks via a slippery steep trail to rock beach.

Has water fountain, trash cans and multiple benches.

Dog waste bag dispenser provided by BRCC.

Regular trash pick-up provided by City Parks & Rec Dept.

Recommended Improvements/Maintenance:

Request City Parks & Rec replace boulders/rocks at bluff edge for citizen protection.

Request City Parks & Rec repair and maintain wooden benches.

Request City Parks & Rec maintain vegetation by keeping shrubs to 2ft maximum and the grass trimmed.

Request City Parks & Rec provide regular cleaning, including power washing of benches and cement pads.

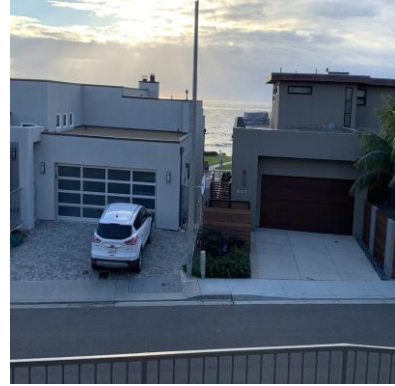
Add 2-3 benches on designated cement pads along sidewalk near street.

Add a bike rack at each end of park.

Replace blue lids on trash cans with tan lids and butt tray. *Done 8/18.*

Colima Street

Scenic Overlook



Description:

View corridor from La Jolla Blvd at Colima Street round-about. Scenic overlook with view over private properties from public right of way.

Features:

Public access to a scenic overlook at end of unimproved street in the SeaHaus Condominiums as required by Calif Coastal Commission.

Recommended Improvements/Maintenance:

Monitoring to ensure visual and physical access by public.
Encroaching vegetation to be trimmed as needed.

SAN COLLA STREET

Scenic Overlook



Description:

Offers scenic view over private property from public right of way.

Features:

Nicely maintained to preserve the public's view from the sidewalk and street

Recommended Improvements/Maintenance:

None

RICARDO PLACE

Scenic Overlook



Description:

View over private properties from public right of way

Features:

Described by La Jolla Community Plan as visual resource

Recommended Improvements/Maintenance:

Request neighbor trim vegetation obstructing 40' view corridor through the R.O.W.
Investigate Coastal Development Permits on adjacent properties.
Replace opaque fence obstructing view corridor.

BANDERA STREET

View Corridor



Description:

Dedicated bluff top vista point at end of unimproved portion of dedicated street provides visual access. No physical access to beach. Steep cliff at end of easement. Unstable cliffs. Several bluff failures have occurred since August 2018. Several feet of cliff lost each time bluff collapses across the private property and the public right of way.

Features:

Heavily used by surfers, sunset watchers, dog walkers, residents and visitors
Drought and salt-burn resistant vegetation returns after seasonal rains.
Wood fence at street with post and chain at bluff.
Fragile bluff continues to slough off due to erosion and other possible causes.

Recommended Improvements/Maintenance:

Request adjacent property owner remove view-obstructing partial glass wall.
Work with adjacent property owners to stabilize the bluff on the public R.O.W.
If necessary, form a neighborhood group to maintain landscape and obtain permission to do so.

FALSE POINT Scenic Overlook



Description:

Scenic view over private properties from public right of way where Sea Ridge and Calumet Avenues intersect. View corridor down Sea Ridge Ave from LJ Blvd.

Features:

Former WWII Gunnery site offered panoramic visual access. No physical access. Prior to multiple redevelopments of adjacent houses, particularly on western side, there was an unobstructed view from public right of way.

Recommended Improvements/Maintenance:

Request neighbor remove L-shaped solid walls that obstruct view in violation of LJCP-LCP Guidelines.

Include description in La Jolla Community Plan to properly identify this as a Scenic Overlook similar to other identified public right of ways.

Amend physical access map to include scenic overlook and alternative pedestrian path along sidewalk.

LINDA WAY

View Corridor



Description:

Unobstructed framed view down a public R.O.W. Dedicated street off of Sea Ridge Drive. Major viewshed: Unobstructed panoramic view from a public vantage point. Good access to La Jolla Blvd with on-street parking.

Features:

Heavily used by surfers, tide pool, beach goers, residents and visitors.

Excellent tide pool area.

Concrete stairway leads down moderately steep bluff to shoreline.

Concrete sidewalk leads to cement pad with 2 concrete benches for bluff top viewing.

Succulent & cactus garden at end of bluff controls erosion.

Recently replaced stainless steel railings along steps and bluff top.

Regular trash pick-up provided by City Parks & Rec Dept.

Recommended Improvements/Maintenance:

Request City Parks & Rec repair concrete benches where rebar is exposed.

Request City Parks & Rec trim overgrown vegetation to maintain visual access

Request City Parks & Rec clean out trash and vegetation clogging the drainage culvert.
Replace blue lid on trash can with tan lid and butt tray.
Investigate encroachment on both sides of walkway.
If necessary, form a neighborhood group to maintain landscape and obtain permission to do so.

Wrelton Street

Scenic Overlook



Description:

View over private properties from public right of way.

Features:

Ocean views from La Jolla Blvd. where Wrelton and La Jolla Blvd intersect.

Trash is picked up through the efforts of the BRCC.

Partial view over private property from the sidewalk where Wrelton and Chelsea Streets intersect.

Recommended Improvements/Maintenance:

Request private property owner reduce fence height and vegetation to re-open view.

Tourmaline Surfing Park

View Corridor



Description:

Unobstructed framed view down a public R.O.W. Dedicated 8.82-acre shoreline park below bluffs between San Colla Street and Tourmaline Street. A parking lot for approx. 103 cars is located at the end of Tourmaline Street, the boundary between La Jolla and Pacific Beach.

Features:

Heavily used by surfers, boardsailors, kiteboarders and other aquatic users, beach goers, residents and visitors.

Panoramic view from a public vantage point.

Gentle beach break for young and old surfers.

Historical significance in San Diego surfing culture.

Public restrooms and showers.

Handicap access via ramp to beach.

Good access off La Jolla Blvd with large parking lot and on-street parking.

Maintained by City Parks & Rec Dept.

Recommended Improvements/Maintenance:

Request City Parks & Rec replace blue lid on trash can with tan lid and butt tray.

Request City Parks & Rec trim vegetation as needed to maintain unobstructed view corridor from La Jolla Blvd.

Request City Parks & Rec clear drainage culvert of debris.

Monitor and report drain pipe for corrosion and blockage.

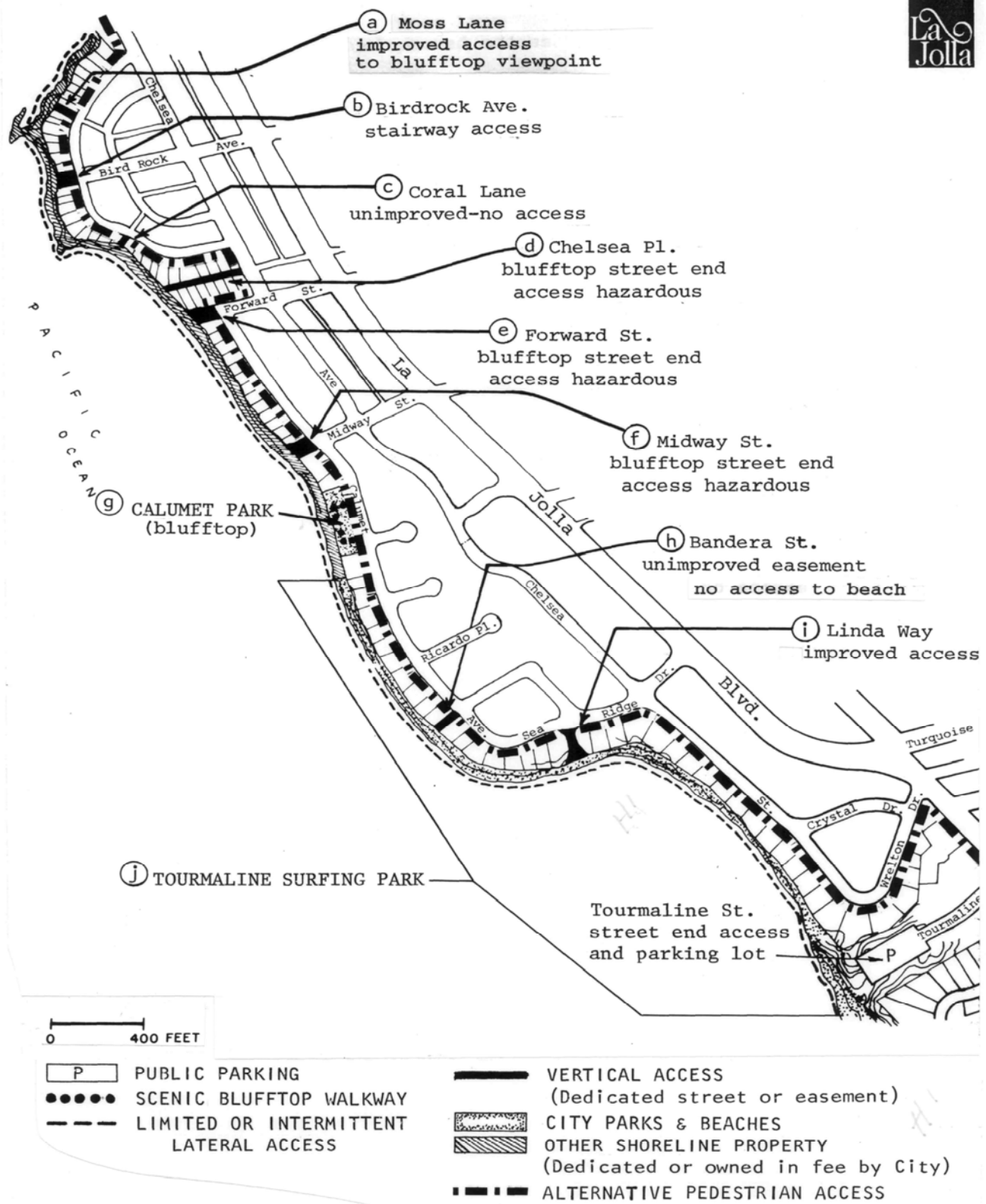
Request City Parks & Rec provide additional benches or tables in grassy area.

Request City Parks & Rec add 1-2 bike racks.

SUBAREA H: BIRD ROCK

Shoreline Access:

- a. Moss Lane. Improved dedicated street off of Dolphin Place. Provides bluff top viewing. Steps are located in gunited bluff edge, but access to the beach is not recommended. Well defined bluff trail leads to rock point to the south.
- b. Bird Rock Avenue. Dedicated street end. Concrete stairway leads down bluff to riprap shoreline. Excellent tide pools, (used for study by school classes). Additional on-street parking at street end. Good access to La Jolla Boulevard. A safe alternative path through the riprap should be created.
- c. Coral Lane. Vista Point. Unimproved dedicated street off of Dolphin Place. Easement is fenced and blocked by development. Steep cliff at end of easement.
- d. Chelsea Place. Improved street off of Chelsea Avenue terminates at bluff edge. Concrete drainage swale at end of street provides steep descent from bluff edge to rocky beach. Mostly neighborhood use. No parking.
- e. Forward Street. Dedicated. Bluff top Vista Point at end of street provides visual access. Access down bluff is steep and hazardous. Coastal Commission required bluff top easement in front of residence to north. Erosion is a problem. Additional on-street parking at street end. Good access to La Jolla Boulevard.
- f. Midway Street. Dedicated Bluff top Vista Point at end of street provides visual access. Access down bluff is steep and hazardous. Erosion is a problem. Additional on-street parking at street end. Good access to La Jolla Boulevard.
- g. Calumet Park Dedicated Vista Point .7-acre bluff top park between Midway Avenue and Colima Court. Required by Coastal Commission as condition of adjacent subdivision. Provides visual access and public walkway along bluff top. No access to shoreline except for hazardous trail at the north end of the park. All parking is on-street.
- h. Bandera Street. Unimproved portion of dedicated street off of Calumet Avenue. Fence at entrance and at bluff edge. Steep cliff at end of easement. No access to beach.
- i. Linda Way. Dedicated street off of Sea Ridge Drive, that provides bluff top viewing and access to shoreline. Very popular with surfers. Concrete stairway leads down moderately steep bluff to shoreline. Excellent tide pool areas. Good access to La Jolla Boulevard but no additional parking.
- j. Tourmaline Surfing Park. Dedicated 8.82-acre shoreline park below bluffs between San Colla Street and Tourmaline Street. A parking lot for 103 cars is located at the end of Tourmaline Street, the boundary between La Jolla and Pacific Beach.



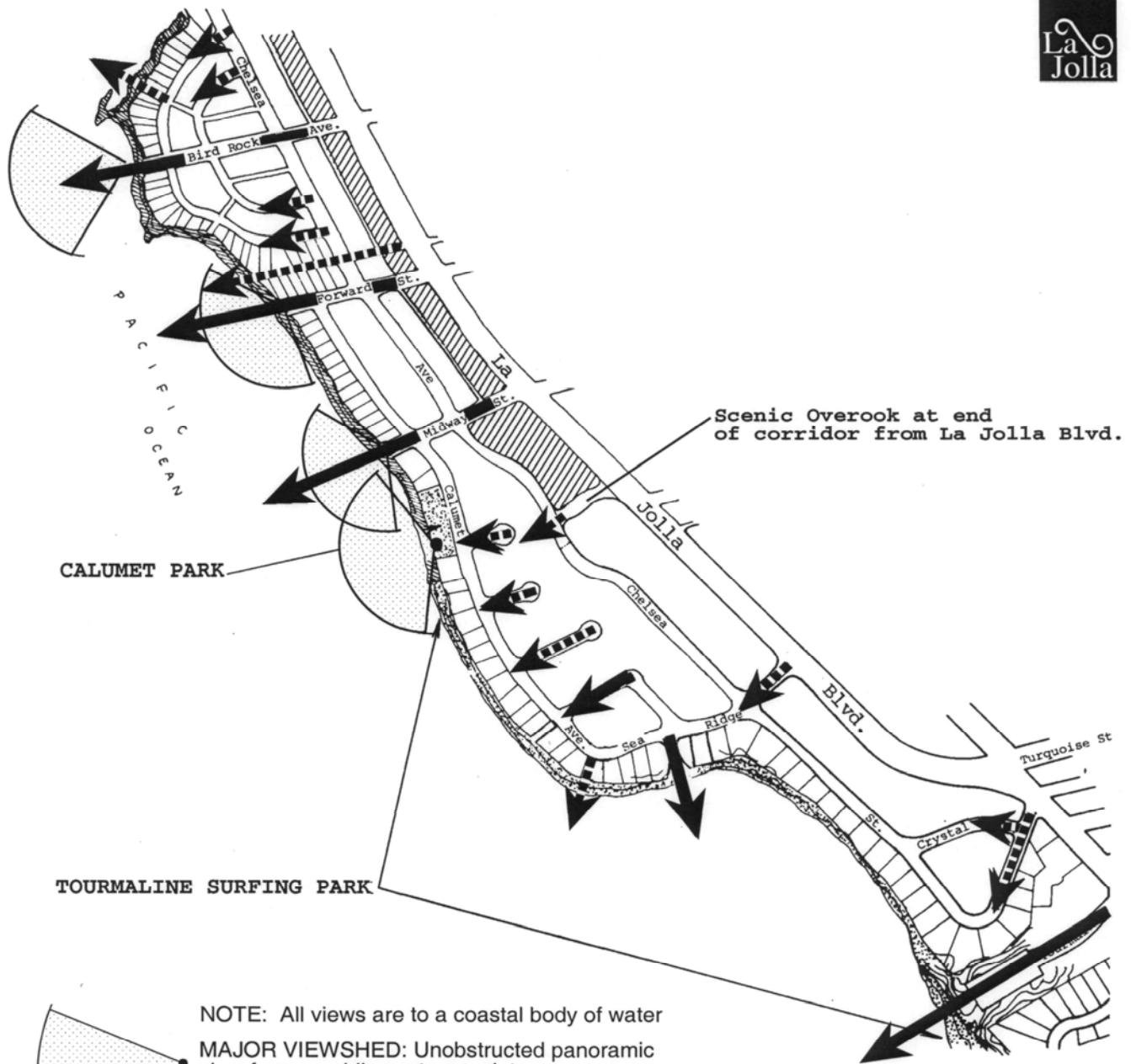
Subarea H: Bird Rock - Physical Access








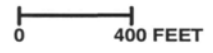
Figure H



La Jolla Community Plan
City of San Diego • Planning Department



- NOTE: All views are to a coastal body of water
-  MAJOR VIEWSHED: Unobstructed panoramic view from a public vantage point
 -  VIEW CORRIDOR: Unobstructed framed view down a public R.O.W.
 -  SCENIC OVERLOOK: View over private properties from a public R.O.W.
 -  SCENIC ROADWAY: Partially obstructed views over private property and down public R.O.W.s
 -  HIGH POTENTIAL for visual access in commercial development



Subarea H: Bird Rock - Visual Access



La Jolla Community Plan
City of San Diego · Planning Department



Figure H

Summary of Bird Rock Coastal Overlooks

as identified by Category in the La Jolla Community Plan

Major Viewsheds:

La Jolla Hermosa Park
Bird Rock Avenue
Forward Street
Midway Street
Calumet Ave
Linda Way
Tourmaline Park

View Corridors:

Bird Rock Avenue
Forward Street
Midway Street
Colima Street
Bandera Street
Linda Way
Tourmaline Street

Scenic Overlooks:

Moss Lane
Chelsea Place
Colima Court
San Colla Street
Ricardo Street
False Point
Sea Ridge Avenue
Crystal Street
Wrelton Street

Vista Points:

Coral Lane