A watercolor illustration of a town square. In the background, there is a clock tower with a dome and a circular window. In the foreground, there is a multi-tiered fountain with water. The scene is surrounded by trees and buildings, with a few people walking in the square. The overall style is soft and artistic.

County of San Diego
Community Plan Updates
Alpine Community Plan
Zoning and Design Guidelines Workshop
March 2, 2019



Workshop Overview

- Introductions
- Presentation
 - Community Plan Progress
 - Land Use and Zoning
 - Design Guidelines
- Break
- Activity Stations
- Report Out
- Next Steps



Workshop Purpose

Evaluate the role and effectiveness of zoning and design guidelines in preserving and enhancing Alpine's character.

Learn from the community :

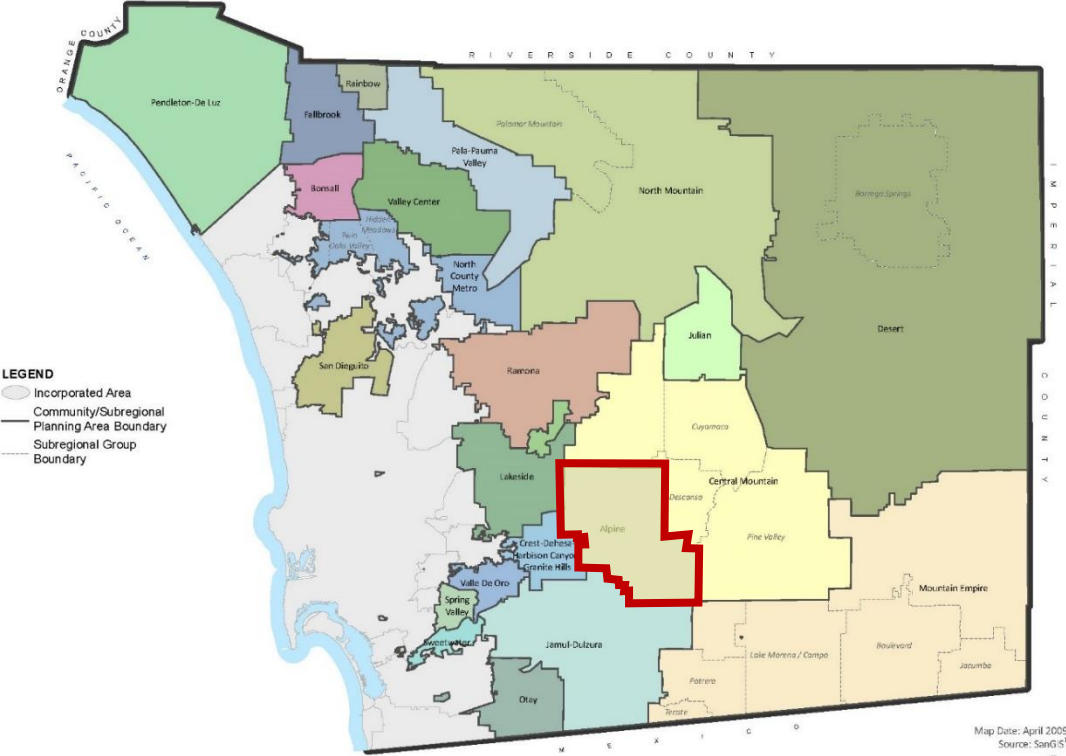
- What are the key factors that make up Alpine's character?
- How effective are the current regulations and guidelines ?



COMMUNITY PLAN OVERVIEW



Alpine Community Planning Area



LEGEND
 ○ Incorporated Area
 — Community/Subregional Planning Area Boundary
 — Subregional Group Boundary

UNINCORPORATED COUNTY COMMUNITIES

San Diego County General Plan

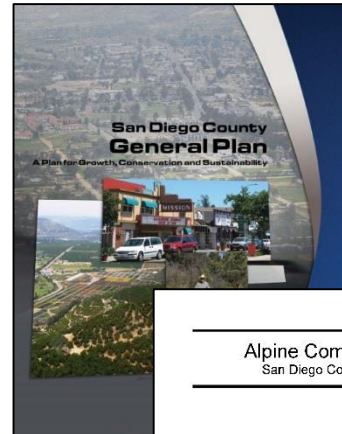
Map Date: April 2009
 Source: SanGIS
 0 2 4 6 8 10 Miles
 N

Figure I-2



Your Community Plan

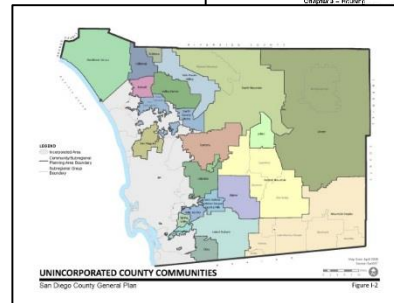
- Same legal authority as the General Plan
- Refinement of General Plan goals/policies to reflect unique community character
- Updated zoning and design guidelines
- Implementation Plan



Alpine Community Plan
San Diego County General Plan

Adopted December 21, 1973	GP 1, 402
Amended GP 1, 21 01	
Adopted August 2, 2011	
Amended December 14, 2016 - GP 1, 11084	

Statement of Intent	1
Introduction	2
Chapter 1 - Community Character	4
Chapter 2 - Land Use	11
Chapter 3 - Mobility	18
	24
	29
	31
	34
	36
	38
	39





Phase

1. Project Initiation
2. Research Existing Conditions
3. Analysis
4. Draft Community Plan/
Supplemental Environmental
Impact Report (SEIR)
5. Final Community Plan/SEIR

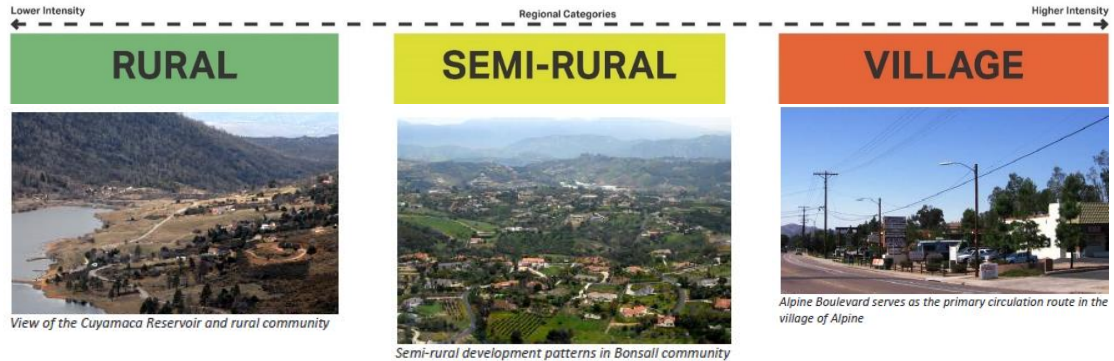
Public Outreach

- Kickoff Meeting
- Visioning and Existing Conditions Workshop
- Goals and Policies meetings
- Planning Concepts workshop
- Zoning and Design Guidelines workshop
- Planning Commission Information Item Hearing
- SEIR Public Review
- CPG Presentation
- Final Planning Commission/Board of Supervisors Hearing



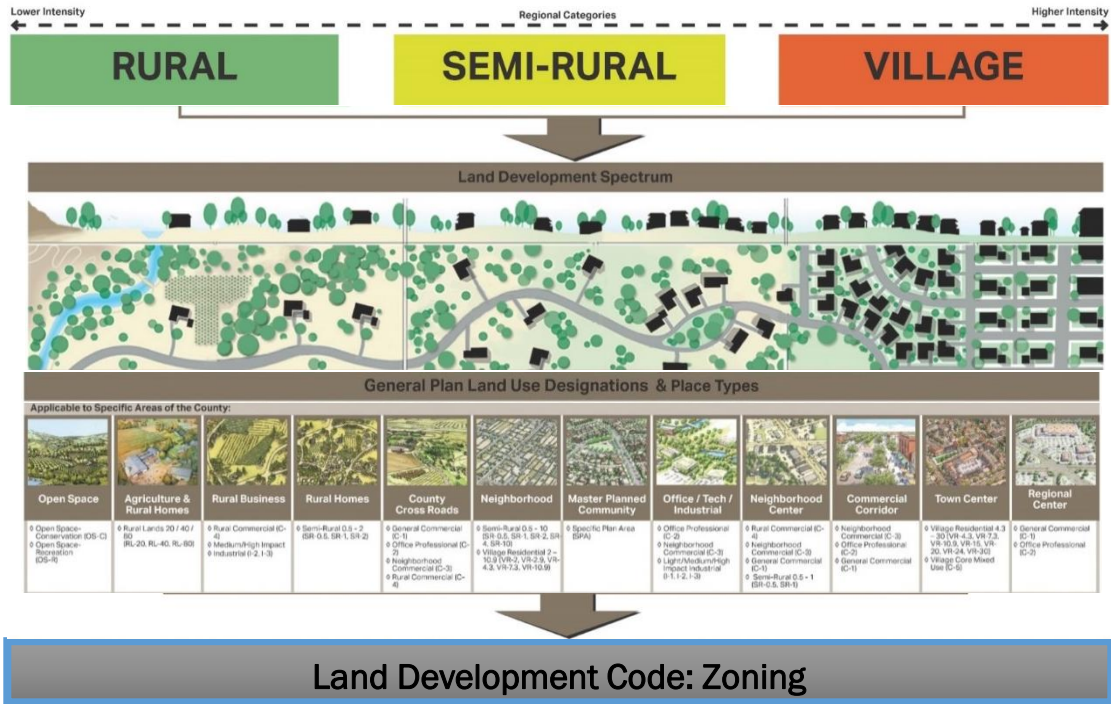
LAND USE DESIGNATIONS and ZONING

General Plan Regional Categories



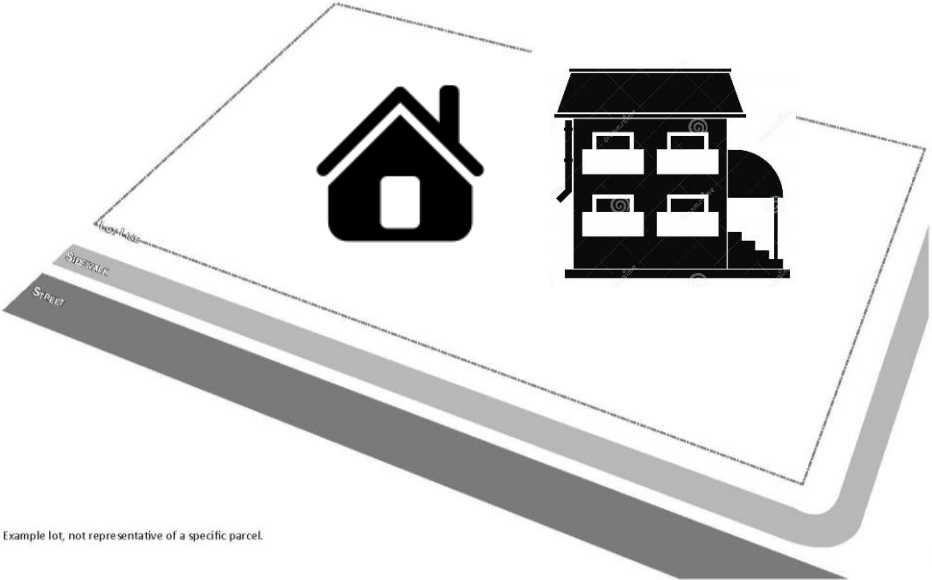


General Plan Regional Categories and Land Use Designations





What is a Land Use Designation?



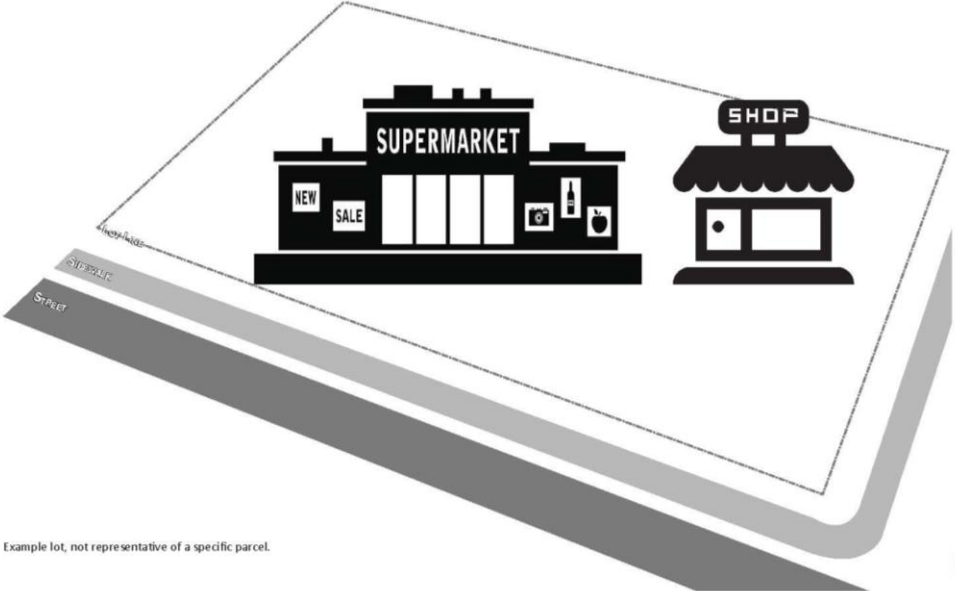
Example lot, not representative of a specific parcel.

- (A) General Use.** Identifies the general use allowed.
- (B) Maximum Density or Intensity.** Establishes the allowed maximum number of units per acre.

Residential



What is a Land Use Designation?



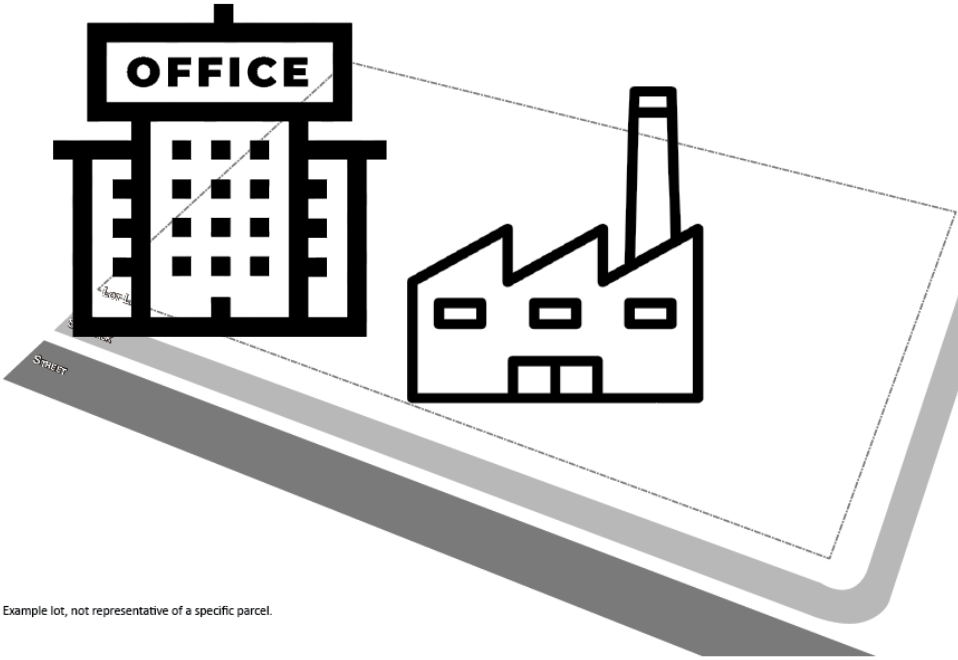
Example lot, not representative of a specific parcel.

- (A) General Use.** Identifies the general use allowed.
- (B) Maximum Density or Intensity.** Establishes the allowed maximum number of units per acre.

Commercial



What is a Land Use Designation?



(A) General Use.

Identifies the general use allowed.

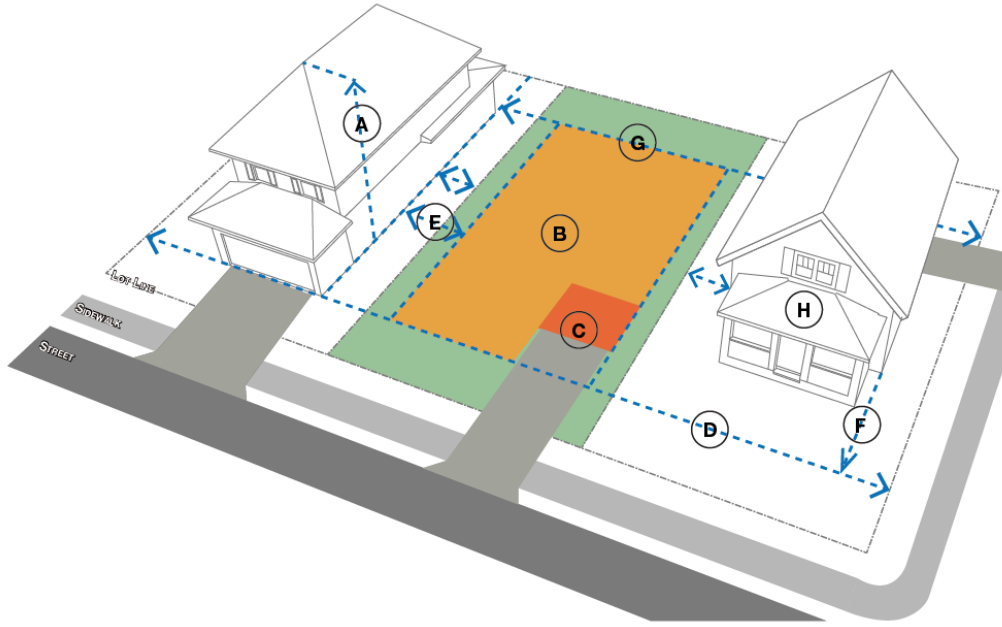
Example lot, not representative of a specific parcel.

Industrial



What is Zoning?

Specific rules that govern use and development for each parcel of land, consistent with the General Plan regional categories and land use designations



- (A) Height and Bulk.** How tall and what form a building can be.
- (B) Lot Coverage.** How much of the lot can be covered by buildings.
- (C) Parking.** Location and number of spaces required.
- (D) Front Setback.** Distance required between buildings and the front lot line.
- (E) Building Separation.** Distance required between buildings and the interior side lot line.
- (F) Side Setback.** Distance required between buildings and the corner side lot line.
- (G) Rear Setback.** Distance required between buildings and the rear lot line.
- (H) Building Type.** What type of home is allowed and how many homes per acre.



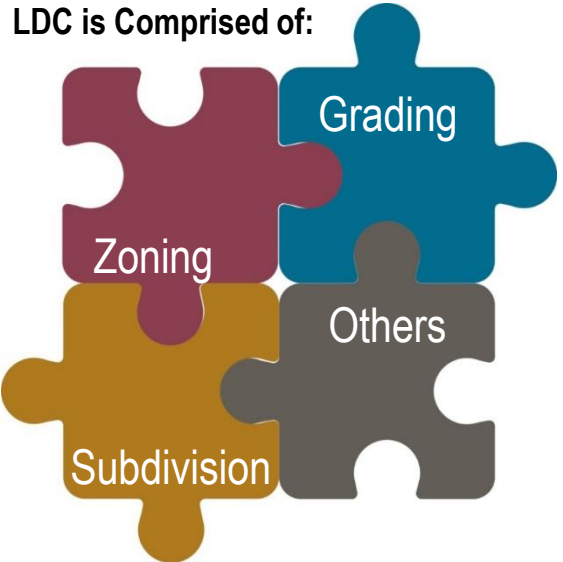
LDC Update is Underway

The **LDC** contains all of the rules and regulations governing how you can use and develop land

The **LDC Update** will consolidate all ordinances and regulations for the development of land into a single, coordinated code

LDC is a longer work program, but LDC and Alpine teams working together for mutual benefit.

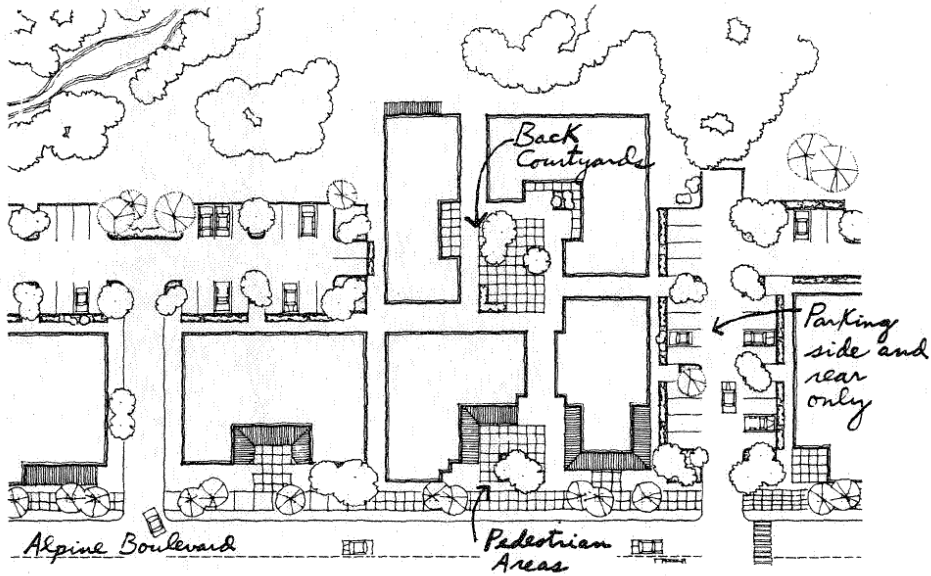
Visit [LDC Station](#) for more information!





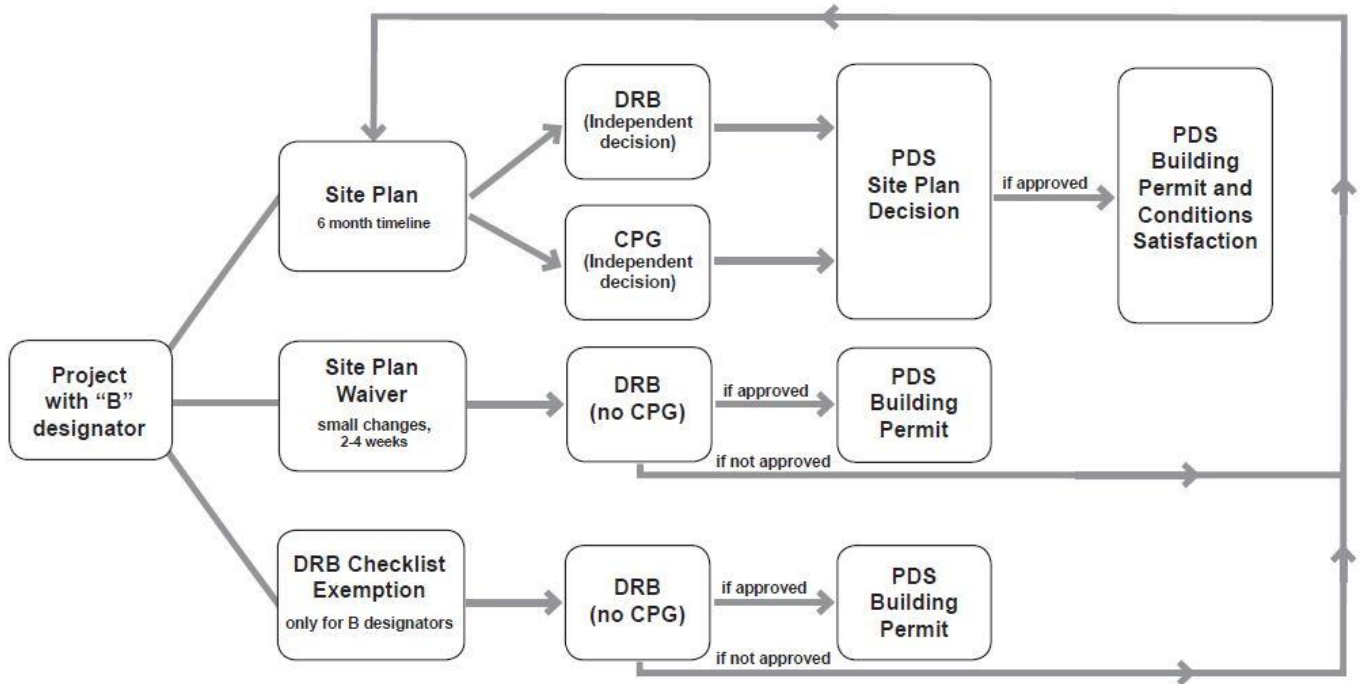
Design Guidelines

What are Design Guidelines?



Illustrative Plan
Commercial Development in the Town Center

Design Review Board Process





Role of Design Guidelines

- Recommendations that implement community plan policies
- Typically are more detailed than community plan policies.
- Typically are less specific than zoning standards
- Some guidelines can be translated into objective standards that can be codified (made into regulations) or evaluated through a checklist.



Alpine Design Guidelines Objectives

- Village Character
- Alpine Creek
- Alpine Village Planting
- Architectural Character
- Alpine Boulevard
- Tavern Road, and other roads
- Site Layout





Policies to Design Guidelines

- **6:** 2. Maintain the existing rural character of Alpine in future developments by avoiding monotonous tract developments and encouraging innovation in design. [DPLU]
- **11:** 3.D. Designs and site landscaping that integrates the man-made environment with natural setting and topography. [PP]
- **39:** 1. Provide for commercial areas that are designed to be compatible with the existing character of the community and the goals and objectives of the design review guidelines.
- **40:** 2. Preserve the village character of Alpine Boulevard.
- **41:** 3. Develop the commercial center (town center) into an aesthetically pleasing centralized area which will provide for adequate shopping facilities and services for the residents of the Alpine Community.
- **43:** 1. Existing and new commercial developments shall be consistent with the guidelines and standards of the Alpine Design Manual. [PP, C]
- **46:** 2.B. Individual sites should be large enough to accommodate retail floor space, off-street parking, and sufficient landscaping to protect the village rural appearance of the Town Center area. [PP]
- **50:** 1. Existing and new industrial development shall be consistent with the guidelines and standards of the Alpine Design Review Manual. [PP, C]
- **54:** 3.B. Proposed industrial uses have minimal visual and environmental impacts. [PP, C]



The Regulatory Buckets

Community Plan	Vision and policies
Countywide Code	Zoning ordinance
Community Standards	Regulations specific to Alpine
Design Guidelines	Desired actions to preserve community character



Define character by:

- Public Realm
- Architectural Features
- Natural features





Stations Activity Overview

Community Character Feedback to inform Design Guidelines:

1. Public Realm
2. Architectural Features
3. Natural features

Feedback to inform Zoning Ordinance Update:

4. Your Thoughts on Zoning



BREAK

**(When you return, please visit the stations
around the room)**



STATIONS ACTIVITY



NEXT STEPS



Parallel Zoning Efforts

Alpine CPU

Summer 2017-Summer 2020
Zone update to match Land Use Plan

LDC Zoning Update 2019-2022

Comprehensive County-Wide Update

Alpine CPU

1. Project Initiation
2. Research Existing Conditions
3. Analysis
4. Draft Community Plan/
Supplemental Environmental
Impact Report (SEIR)
5. Final Community Plan/SEIR

Public Outreach



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- CPG Presentation
- Final Planning Commission/Board of Supervisors Hearing



LDC Next Steps

Regional Workshops

- Central
 - County Operations Center – 2/28/19 ✓
- South County
 - Spring Valley Community Center – 3/11/19
- East County
 - Lakeside Community Center - 3/19/19
- North County
 - Valley Center Middle School – 3/21/19



For More Information:

LDC Update Project Website

<https://www.sandiegocounty.gov/content/sdc/pds/advance/lcd.html>

Alpine Project Website

<http://bit.ly/AlpineCommunityPlanUpdate.html>

Alpine Community Plan Update Project Manager

Sandi Sawa Hazlewood

Email: PDS.CommunityPlanUpdates@sdcounty.ca.gov

Phone: (858) 495-5465