

Alpine Community Plan Update  
Zoning and Design Guidelines Workshop  
Meeting Input Summary

### Architectural Features

- Rural character
  - Alpine as a Mountain community
    - Consider using Julian as a template for community design
    - Like the Southwestern style or gold rush town
  - Dislike Solvang style
  - Use rustic color palette/be mindful of color
  - Use natural materials
- Building form and features
  - New buildings should blend in, have consistent design
  - Historic architecture/building references on new buildings that replace them
  - Want to see more options for walls/fencing
  - More gable roofs, porches, ornaments
- Village
  - Have more 2-story buildings in the center of town/village to reinforce it as the center
  - Buildings should be set back from street

### Public Realm

- Signage
  - Advertising signs/flags are not temporary and not in good condition. Need restrictions on number and time frame.
  - Flag poles or banners on sidewalk and fences – don't like holiday or celebration banners
- Traffic
  - Speed limits should be lowered on Alpine Blvd – recommend 25 mph
    - It is difficult to back out of angled parking on Alpine Blvd because of the speed on the street
  - There is a need for safe street crossings
    - Center islands make crossing easier
    - Crossing Alpine Blvd is dangerous – this causes people to park at their destination instead of walking to their destination
    - Greater visibility of blinking crossings
- Sidewalks
  - Plan wider sidewalks near apartments and areas with more development so residents can comfortably walk and access services and transit
    - Alpine Blvd
    - Arnold Way
- Parking
  - Encourage parking behind structures
  - Redesign streets to include on-street parking to bring people and businesses closer together
- Lighting
  - More lighting is needed from Browns to Willows and from Alpine Blvd to Willows
  - Want nice street lighting that is at a pedestrian scale
  - Lighting may be decorative in the village and should be consistent in design
- Plazas
  - Have street-front plazas, not interior or rear, to enhance street life

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- Have a village core community plaza

**Natural Features**

- Have a “standard of living” to encourage lawn maintenance
- Native habitat/plants
  - All features should be preserved to protect the native habitat, plants, and wildlife of Alpine
  - Protect native species and promote the consistent use of native plants in developments/improvements
  - Remove eucalyptus trees

**Zoning**

- Agriculture promotion
  - Encourage food growth and not lawns to make use of ariel (?) land
  - Consider drought tolerant plants
- Parking
  - Parking is a problem on most roads where there is a high concentration of apartments or condos.
  - Consider reverse diagonal parking in areas with low visibility
- Uses
  - A70 was not consistently applied during the GP update
    - It is not appropriate around Chocolate Summit
  - Village
    - Encourage mixed-use in the village core, mix of commercial and residential
    - Land use should allow for increases in density in the village; code or zoning should enable creative and flexible standards
  - Incompatible uses
    - An active park on South Grade is not consistent with the surrounding area (SR-2)