



County of San Diego
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

July 5, 2013

NOTICE OF PUBLIC REVIEW
ALPINE VILLAGE CORE PLAN

Dear Property Owner:

The purpose of this letter is to solicit your comments on a proposed form based code for the Alpine Village Core (AVC). We are sending this letter to you because you own property that is located either within the village core area where the form-based code is proposed or within 300 feet of this area.

When the County updated the General Plan in August 2011, roughly 40 acres of land surrounding the "5-way" intersection of Alpine Boulevard, Arnold Way, and Victoria Drive was designated as Alpine's Village Core (see attached map). The AVC will be implemented through a new form based code (FBC), developed as a regulatory tool that will provide the framework for the transformation of the village core of Alpine into a safe, walkable, vital community center.

Public workshops, held in 2012, resulted in the creation of regulatory and design standards for the AVC. The FBC for the AVC is intended to serve as a stand-alone, all-inclusive regulatory document establishing how the Alpine village can be developed and will include provisions on allowed uses, setbacks, height, and information on development process. The AVC plan will also focus on detailed design requirements, such as architecture and landscaping; and will provide information on required street and trail improvements giving applicant's a full picture of what is involved in developing a site.

The County has been finalizing the FBC for consideration by the Planning Commission. Prior to the Planning Commission hearing, we are soliciting public comments from property owners within and near the project area. The AVC FBC can be viewed at the following link:
<http://www.sdcounty.ca.gov/pds/ordamend.html>.

Written comments to County staff should be sent to the above address with attention to Marcus Lubich, Project Manager or via email at marcus.lubich@sdcounty.ca.gov. Comments must be received **no later than August 5, 2013**. County staff plans to attend an Alpine Community Planning Group Subcommittee meeting to present the FBC and answer questions on July 15, 2013, at the Alpine Community Center (1830 Alpine Boulevard, Alpine, CA 91901) starting at 6:30 pm.

Should you have any questions, please feel free to contact Marcus Lubich at (858) 694-8847 or by email at marcus.lubich@sdcounty.ca.gov.

Sincerely,

ROBERT CITRANO, Planning Manager
Advance Planning Division
Planning & Development Services

Alpine Form Based Code Zoning Map

Proposed and Existing Zoning

Roads

Parcels

Alpine Village Core

Proposed Zoning

CD - Civic District

V1 - Core District

V2 - Edge District

Surrounding Existing Zoning

C31 - Residential-Office Professional

C34 - General Commercial-Residential

C36 - General Commercial

RC - Residential-Commercial

RMH - Mobilehome Residential

RS - Single Family

RU - Urban Residential

RV - Variable Family Residential

S90 - Holding Area

S94 - Transportation and Utility Corridor

