

- a. Applicability. The requirements of Section 5750 through 5799, inclusive, apply to the areas that are designated Design Review Areas (Special Area Designator "B"), and to that property within the community of Fallbrook to which the Village 1 (FB-V1), Village 2 (FB-V2), Village 3 (FB-V3), Village 4 (FB-V4), or Village 5 (FB-V5) Zone has been applied ~~and~~ to area within the community of Ramona for which the Village 1 (RM-V1), Village 2 (RM-V2), Village 3 (RM-V3), Village 4 (RM-V4), Village 5 (RM-V5), or Civic (RM-CD) Zones has been applied; and to area within the community of Alpine for which the Core (AL-V1), Edge (AL-V2), or Civic (AL-CD) Zones has been applied. (see Section 8000)
- b. Design Criteria. Site Plan permits and concurrent applications shall conform to criteria set forth in the applicable Design Guidelines Manual approved by the Board of Supervisors.
- c. Design Review Boards. Site Plan permits concerning property within designated Design Review Areas shall be referred to the Community's Design Review Board for recommendation, if such a board exists for the area. The Design Review Board shall advise the Director as to the Site Plan permit's conformance with the Community's Design Guidelines Manual. The Review Board's evaluation shall be limited to the design guidelines set forth in the manual, and the Review Board shall cite the specific guideline(s) in instances where a project may be inconsistent with the adopted design manual. The Director may consider the input of the applicable planning or sponsor group in areas where no design review board exists.

Section 5. Section 8700 is hereby added to the San Diego County Zoning Ordinance to read as follows:

8700 ALPINE VILLAGE CORE REGULATIONS

The Alpine Village Core Regulations apply to the area identified in the Alpine Community Plan as the Village Core and are intended to preserve and promote the character of Alpine while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established character of Alpine while promoting the economic development of the Alpine Village Core.

The Alpine Village Core Regulations, Sections 8870 through 8950 of the Zoning Ordinance are hereby referenced and contained under separate cover and are available at the Department of Planning & Development Services.

If specific regulations are not addressed in the Alpine Village Core Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

Section 6. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days

after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Commerce, a newspaper of general circulation published in the County of San Diego.