A watercolor illustration of a town square. On the left is a tall clock tower with a yellow dome and a large circular clock face. In the foreground is a multi-tiered stone fountain with blue water. To the right are several multi-story buildings with many windows. A red car is parked on the street, and a wooden bench is on the sidewalk. The background is filled with green trees. The overall style is soft and artistic.

County of San Diego Community Plan Updates

Alpine Community Plan Scoping Meeting June 27, 2017

Presentation Overview

- The County's "Live Well" Initiative
- The County's Planning Approach
- Defining Your Community Plan
- Updating Your Community Plan
- How We're Approaching Your Community Plan
- Open House "Stations" Overview



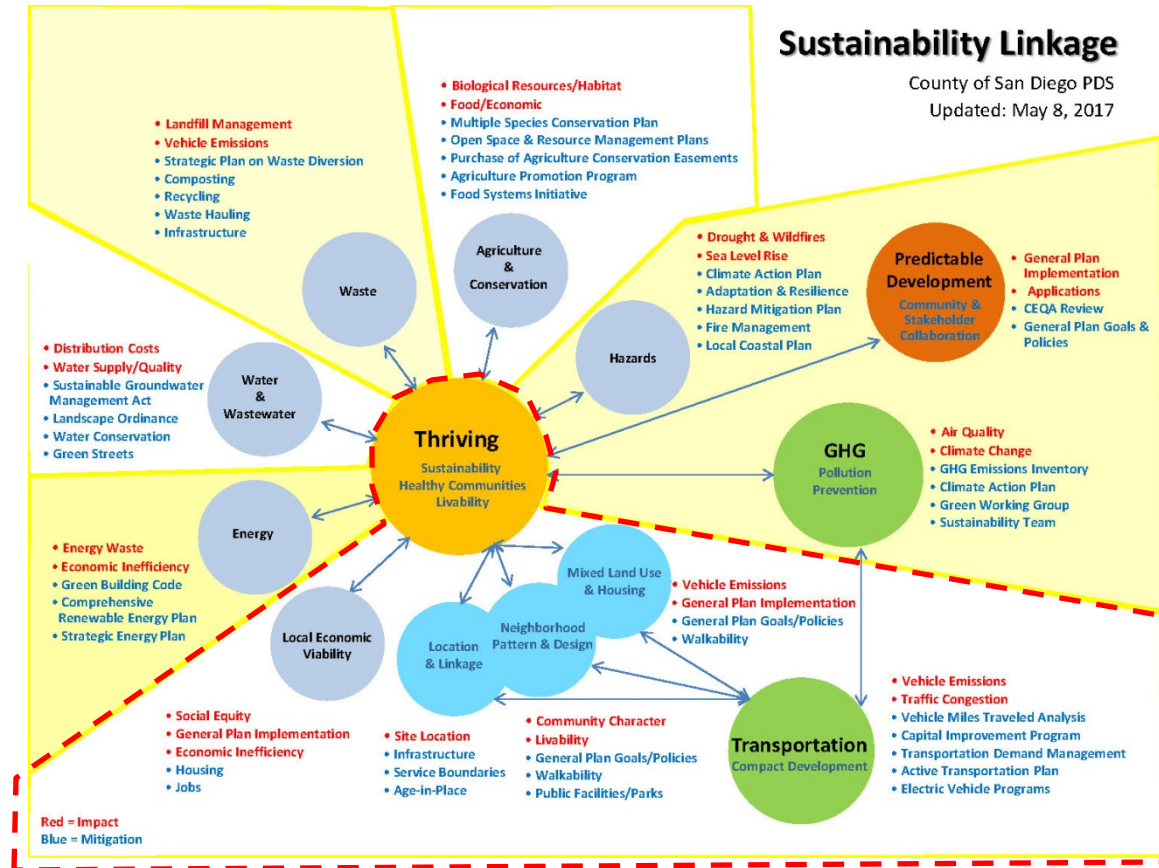
The County's "Live Well" Initiative



- Collective effort to achieve meaningful change
 - Better health
 - Living safely
 - Thriving



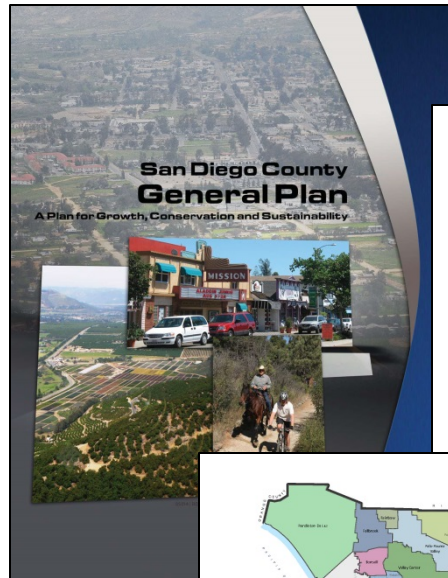
The County's Planning Approach



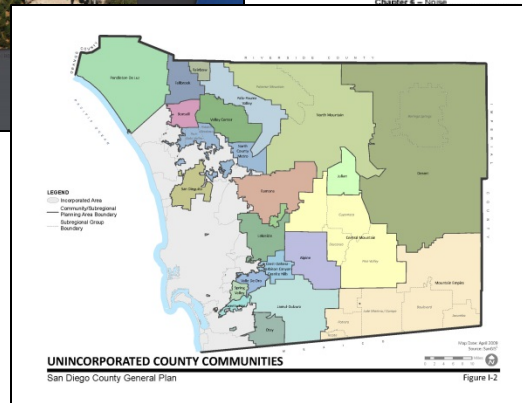
June 27, 2017

Defining Your Community Plan

- Same legal authority as the General Plan
- Refinement of General Plan goals/policies to reflect unique community character
 - Organized by element
- Can contain special analyses:
 - Economic studies
 - Design guidelines
 - Special study areas



Alpine Community Plan San Diego County General Plan	
Adopted December 31, 1979 GPA 74-02 Amended GPA 01-01	
Adopted August 3, 2011	
Amended December 14, 2016 - GPA 12-004	
Statement of Intent.....	1
Introduction.....	2
Chapter 1 – Community Character.....	5
Chapter 2 – Land General.....	11
Chapter 3 – Housing.....	18
Chapter 4 – Mobility.....	19
Chapter 5 – Scenic Highways.....	24
Chapter 6 – Utilities.....	26
.....	27
.....	30
.....	31
.....	34
.....	36
.....	39
.....	40

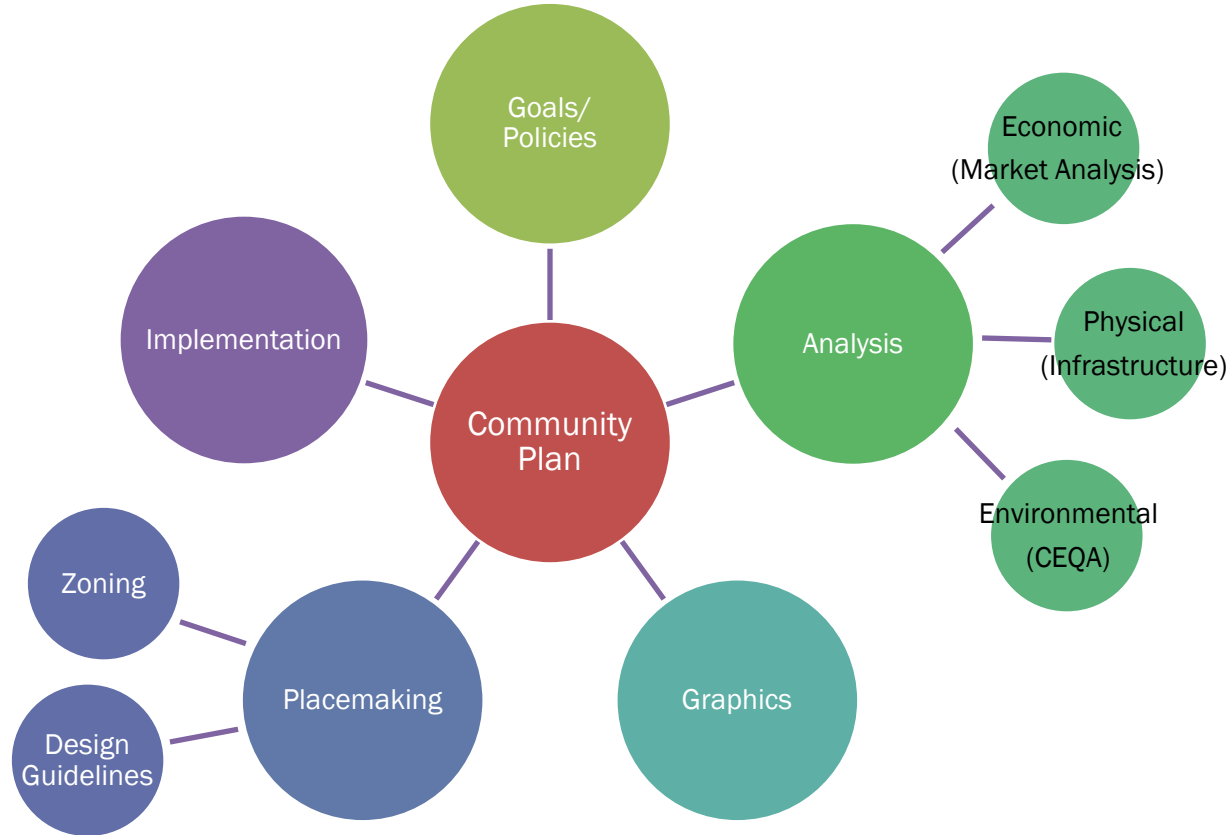


Updating Your Community Plan

- Address needs/desires of the community, environment, and businesses
- Facilitate discussion between stakeholders
- Tie together County programs
- Centralize pertinent information
- Reduce red tape
- Incorporate changes in technology – make the plan practical and relevant



How We're Approaching Your Community Plan





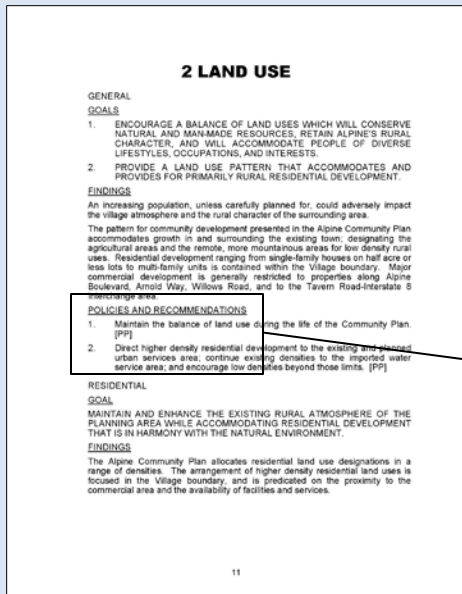
Strategic Approach to Your Community Plan

- Additional and diversified graphics speak to broad audience
- Infrastructure study, market analysis provide additional information to guide decision-making
- Opportunity to consolidate regulations (e.g. zoning, design guidelines)
- Implementation plan organizes, prioritizes actions and ties to parallel County efforts (enterprise – internal)



Goals/Policies

Previous Community Plans



- Policy explained through text only

Capitalization, underline, and indent are only graphic cues

Your New Community Plan



- Graphic elements to organize text, explain concepts

Addition of photos and figures to supplement goal/policy concept

Addition of color as a graphic cue



Analysis: Market Analysis

Previous Community Plans

- Not addressed

Your New Community Plan

- Identify economic and real estate dynamics to inform land use decisions and project prioritization
- Determine market demand for land uses in accordance with the community vision
- Focus of analysis:
 - Market demand
 - Development typologies
 - Price point
 - Absorption
 - Project/infrastructure financing



Analysis: Infrastructure

Previous Community Plans

- Goal/policy only

New Community Plans

- Infrastructure/public facilities assessment
 - Utilities
 - Roads
 - Safety facilities
 - Civic facilities
- Developability/feasibility of FCI expansion
- ROM project costs
- Financing mechanisms



Analysis: CEQA

Previous Community Plans

- Addendum
 - Legally defensible, based on certified EIR
 - Limited options for new scenarios

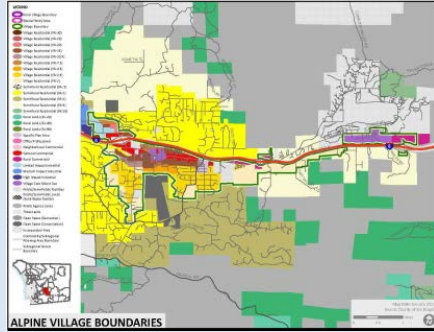
Your New Community Plan

- Supplemental EIR (SEIR)
 - Legally defensible, based on certified EIR
 - Additional analysis allows new scenario consideration



Graphics

Previous Community Plans



- Few graphics
- Utilized technical format

Your New Community Plan



- Additional graphics include massings, illustratives, and annotated drawings
- Perspectives, illustrations provide non-technical format



Placemaking: Zoning

Previous Community Plans

- Not addressed

Your New Community Plan

- Relate zoning, CP for ease of use
- Establish framework for County-wide changes

PART EIGHT: 8940 AL-VI Edge District

c. Principal Entrances should be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.
d. Shutters, if present on upper floors, should be exactly 1/2 the width of the window they are intended to cover.
e. Upper floors should be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.
f. Balconies should be constructed of wood or metal and shall be visually supported by brackets.
g. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or metal.
h. Eaves of sloped roofs shall project from the walls of a building with sealed soffits.
i. Roof mounted equipment should be setback and screened from view from adjacent thoroughfares and pedestrian walkways.
j. Where solar panels are attached to buildings they should be integrated into the architectural design of the building.

TABLE AL-4.0 AL-VI SUMMARY TABLE

A. BUILDING PLACEMENT	
Principal Building	First / Second / 3rd Layer
Outbuilding	Second / Third / 4th Layer
B. LOT OCCUPATION	
Lot Coverage	75% max
Plaque Building & Setback	60% max
C. PRINCIPLE BUILDING SETBACKS	
Primary Front Setback (First Layer)	0.0 min, 12.0 max
Secondary Front Setback (First Layer)	0.0 min, 12.0 max
Side Setback	0.0 min, 12.0 max
Rear Setback	10.0 min
D. OUTBUILDING SETBACKS	
Front Setback	40.0 max, from rear
Side Setback	0.0 min, 12.0 max
Rear Setback	0.0 min
E. BUILDING HEIGHT (STORES)	
Principal Building	2 min
Outbuilding	2 min
F. ENCROACHMENTS	
Within Setback Encroachments	Not permitted
Over Front	Not permitted
Behind and/or Bay Window	100% max
Along or Over	100% max
Public Sidewalk Encroachments	100% max
Along, Gallery, or Arcade	100% max
G. ENCROACHMENT DETAILS	
Overhang	Not permitted
Gallery	Not permitted
Arcade	Within 1.0 ft of edge of path
H. PARKING LOCATION	
2nd Layer	Permitted
3rd Layer	Permitted

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1. PRINCIPLE BUILDING AND OUTBUILDING HEIGHT DIAGRAM

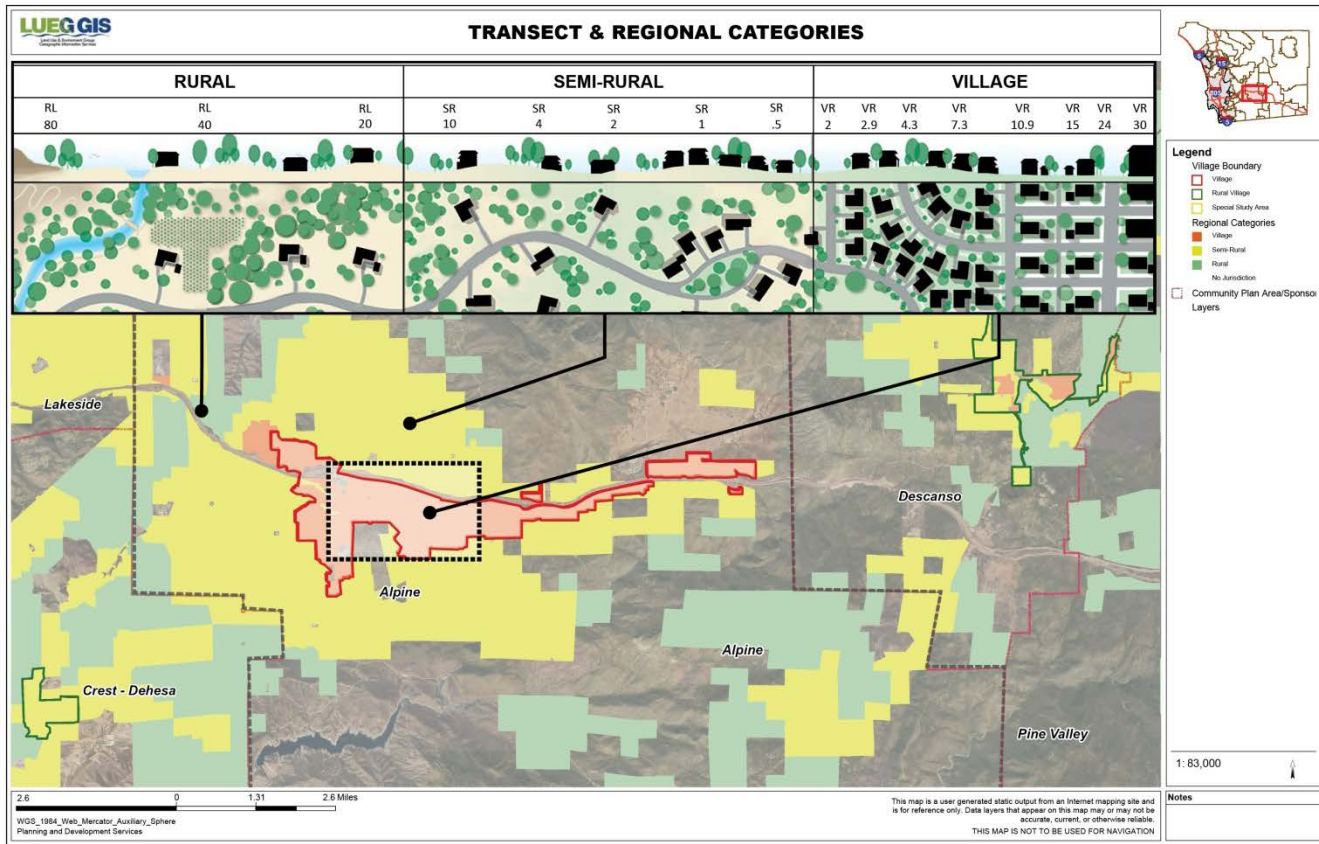
2. PRINCIPLE BUILDING PLACEMENT DIAGRAM

3. OUTBUILDING PLACEMENT DIAGRAM

4. PARKING AND STORAGE LOCATION DIAGRAM



Placemaking: Zoning

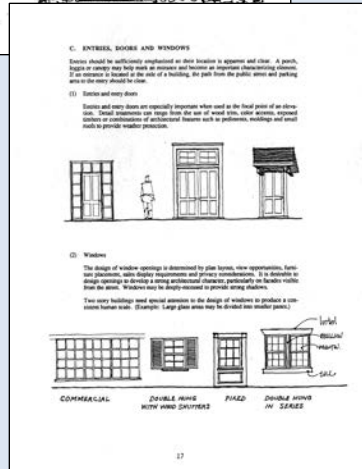


June 27, 2017



Placemaking: Design Guidelines

Previous Community Plans



- 1987 graphic style
- Hand drawings are single-use
- Instances of inconsistent/conflicting standards

Your New Community Plan



- Updated graphic style
- New technology allows multiples uses of one model
- QA for consistency



Implementation

Previous Community Plans

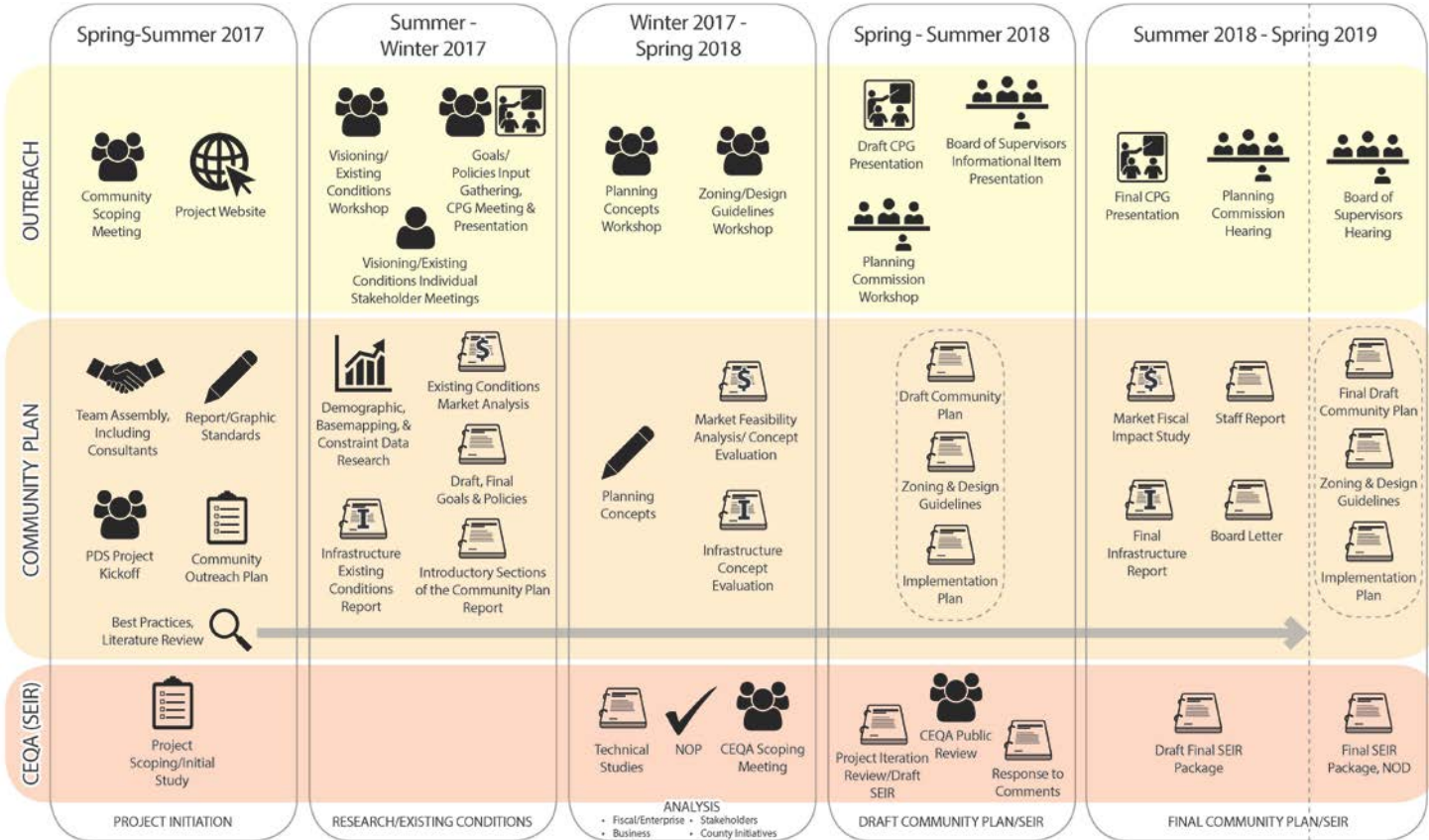
- Not addressed

Your New Community Plan

- CIP/CFD
- Performance measures
- Project identification
- ROM project costs
- Responsible party
- Phasing/timeframe

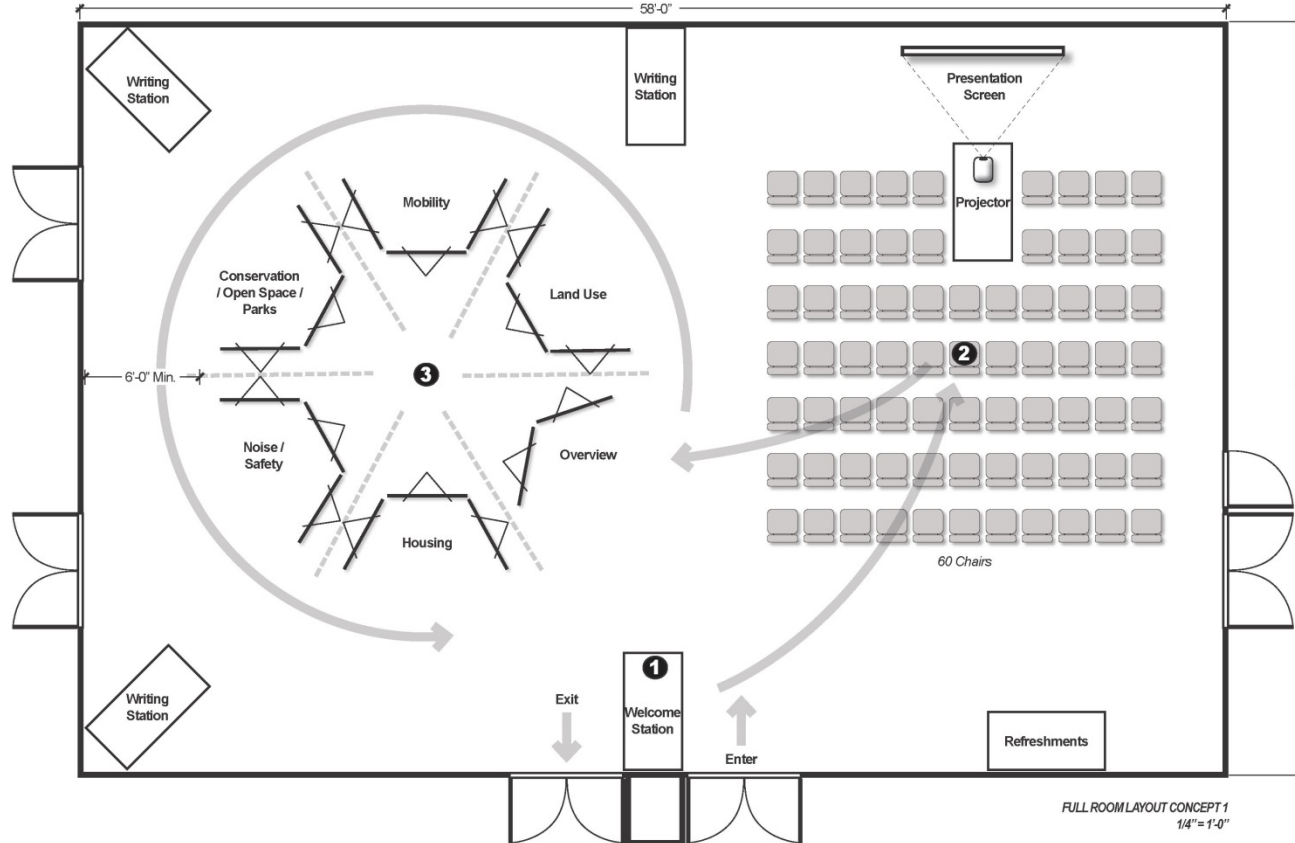
#	Project/ Action	Cost (\$000)	Priority	Responsible Party	Time Frame	Potential Funding Source
1	Decorative Street Lights	3	High	Developer	Short- Mid	Private/CFD
2	High School	25,000	High	County/GUSD	Long	Bond
3	Park	5,000	Medium	Developer/County	Mid	Private/ CFD

Scope/schedule



June 27, 2017

Open House “Stations” Overview



June 27, 2017

For More Information:

Project Website

www.sandiegocounty.gov/pds/CommunityGroups/AlpineCommunityPlanUpdate.html

Project Email

PDS.CommunityPlanUpdate@sdcounty.ca.gov