

ALPINE COMMUNITY PLAN UPDATE

GOALS & POLICIES UPDATE OVERVIEW



FEBRUARY 2018

OVERVIEW



- **G&P establish a written vision for the community**
- **G&P are used in review of discretionary development applications (along with the General Plan and other applicable documents) and are used to establish the regulatory setting for environmental review/CEQA**

OVERVIEW



- **Community Plan goals & policies (G&P) must be consistent with the current General Plan**
 - **“Consistency” means maintaining or furthering the intent of General Plan G&P (not contradicting the General Plan G&P)**
 - **“Consistency” does not prohibit G&P from being more specific, or more restrictive, than the General Plan**
- **G&P should address key issues of direct local relevance not already covered by the General Plan**

GOALS



- **Definition:**

- **High-level: the “what” of the plan**
- **Direction-setters**
- **Generally not quantifiable or time-dependent**

- **Examples:**

- **“Quiet residential streets...”**
- **“A diverse economic base...”**
- **“An aesthetically pleasing community...”**

POLICIES



■ Definition:

- Mid-level: the “how” of the plan
- Guide decision making
- Clear and unambiguous
- Start with an action verb (“The County shall...”)

■ Examples:

- “Maintain a mixture of residential land use designations...”
- “Minimize the population exposed to hazards...”
- “Encourage the use of native plant species in landscaping...”

ITEMS TO AVOID



- **Use of “should” or “shall”**
- **Detailed standards**
 - **Building heights, property setbacks, parking standards, etc. are incorporated in zoning, design guidelines, or other ordinances.**
- **Over-regulation**
 - **“Less is more”. Choose topics carefully. An abundance of policies reduces focus**
- **Verbosity**
 - **G&P should be concise, clear**