

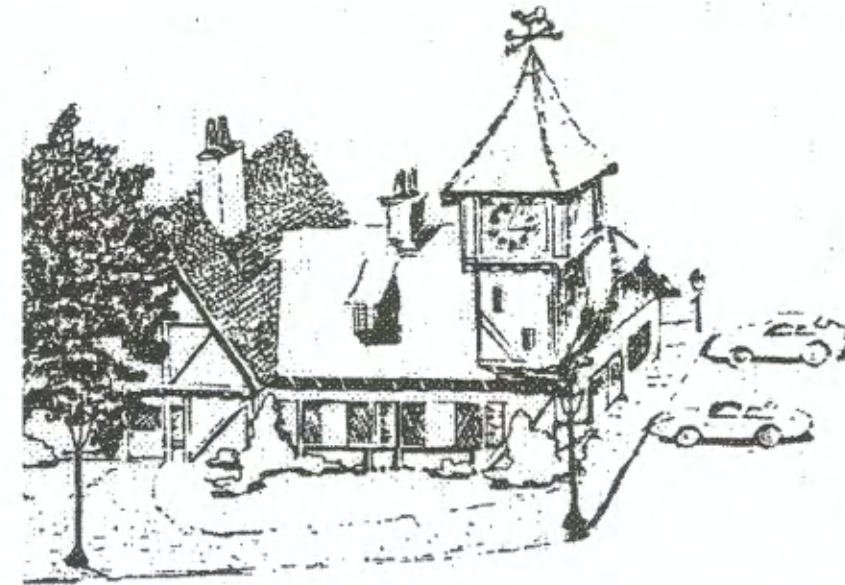
Defining Community Character by: Architectural Features

Features may include:

County of San Diego
Planning & Development Services



Building Form

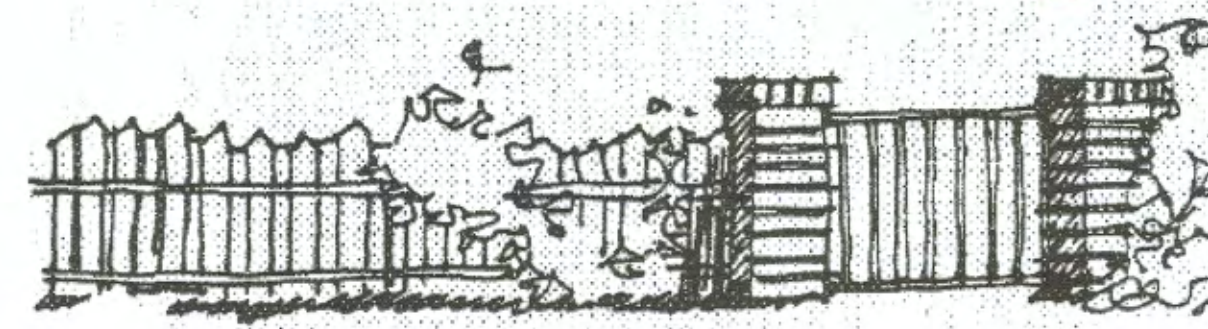


Traditional architecture



Modern architecture

Walls/Fencing



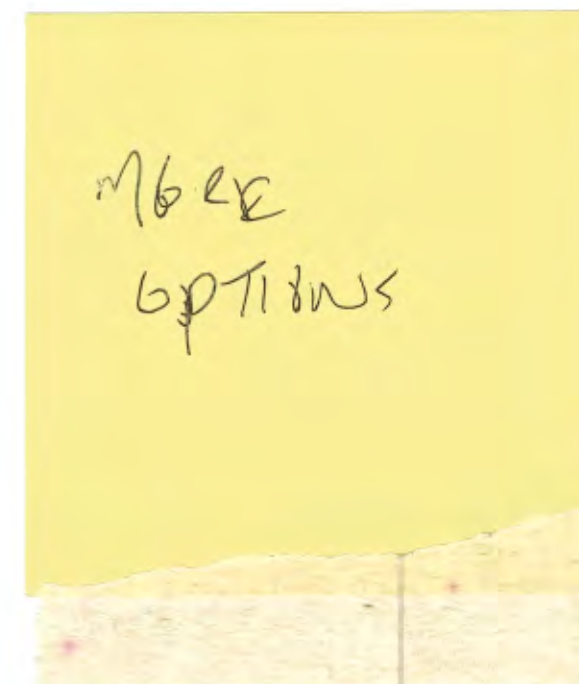
Combination fence



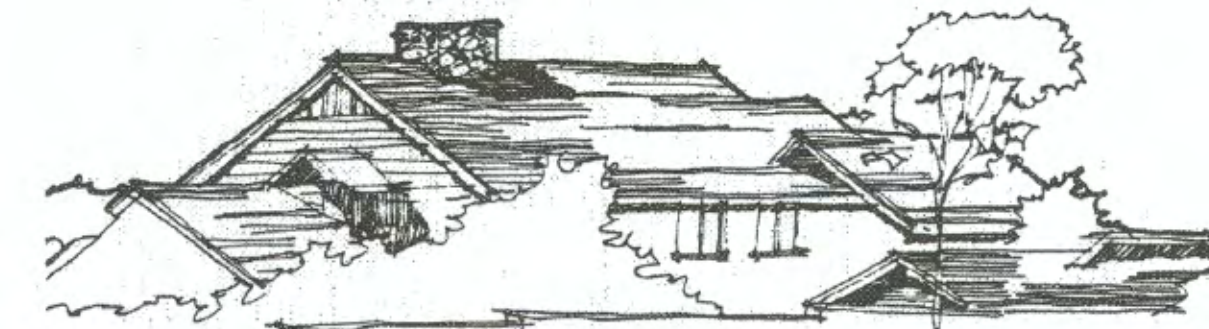
Split rail fence



Chain link fence



Roof Form



Gabled roof

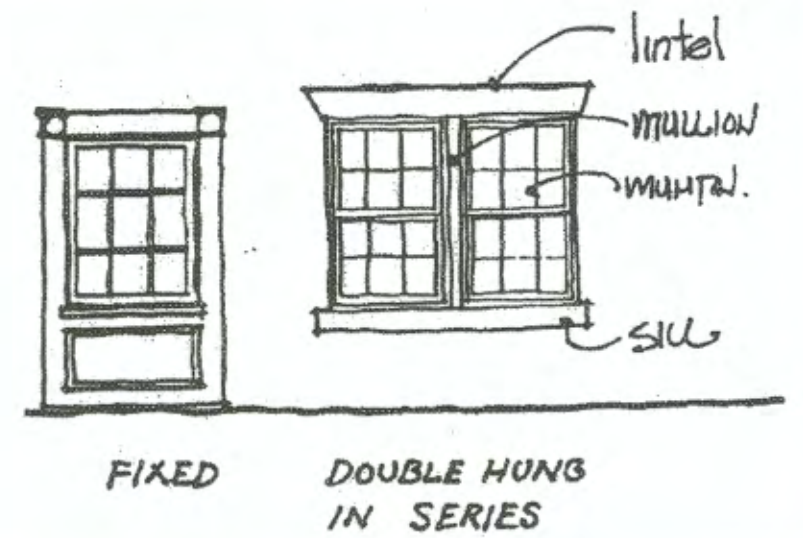


Spanish tiled roof

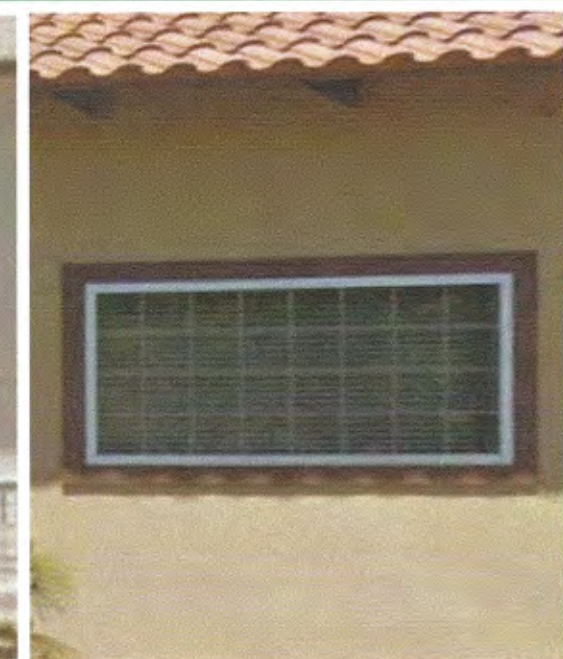


Flat roof

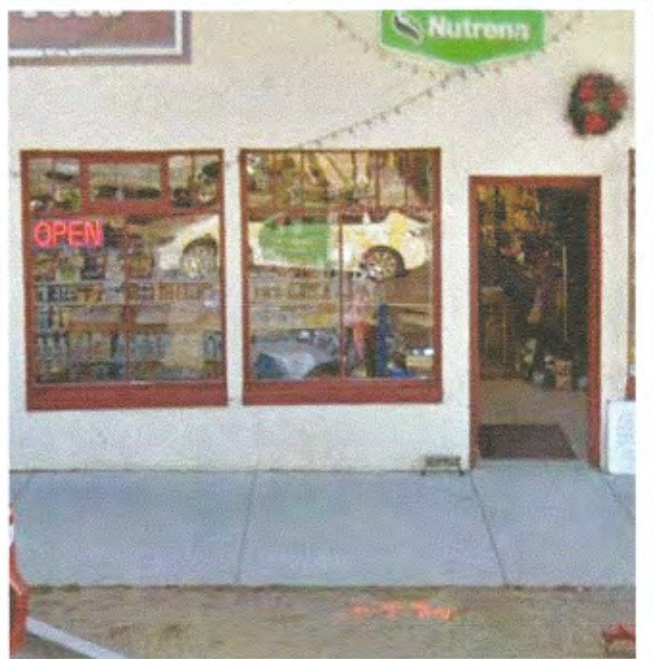
Doors/Windows



Double-hung window with shutters



Faux divided window



Storefront door and windows



What are the key architectural features that define Alpine?

What features should be preserved?

What architectural features to do you value most in Alpine?

Defining Community Character by: Natural Features

County of San Diego
Planning & Development Services



Features may include:

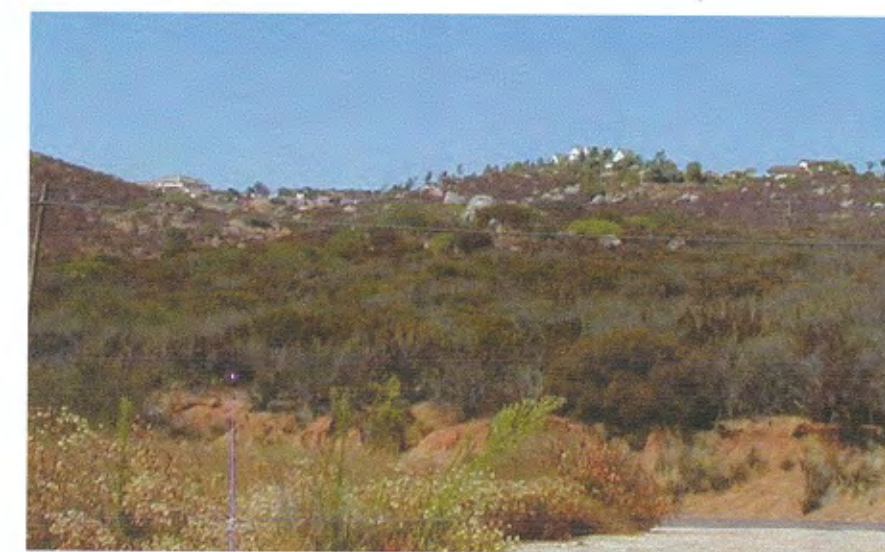
Oak trees



Landscaping



Alpine Creek



Mature Trees



Rock Outcroppings



Mature
All Trees
Don't end up
like Deer Creek
none removed

ENCOURAGE Food
growth - NO LAWNS
ARIEL LAND
(see zoning)

have a
standard of
maintained
living
so people take
care of their
lawns

creek for
preservation

all features
are important

YES
Please
more of these!
Protect Existing!
rock outcroppings

Include both fast & slow
growing plants
Regulate
Patience.
- Englemann Oaks

Think about more
than just aesthetics
& shade - emphasis is
on native plants

If you want
manicured lawns
move to a city
- less lawns, more
natural landscape

Consistent use of
native plants
- Alpine creek & blvd

Remove the
Eucalyptus

All features are
necessary to
maintain
Country style
Living

Non-natives should not
be allowed
All natural features on this
board should be preserved
to preserve the native
habitat & plants & wildlife
that makes Alpine special
Should protect the natural
features from development
Further into the wilderness
= Fire hazard for all

Replace trees
taken down with
new ones in an
appropriate lo-
cation - with
native trees

Which natural feature is most
important to you?


Which natural feature is the most
representative of Alpine?

What landscaped areas
do you like in Alpine?


Defining Community Character by: Public Realm 1

Features may include:


Site
Planning



Neighboring buildings linked together.



One building with multiple businesses





Multiple buildings with different businesses


Encourage front porches in Village @ appropriate locations or provide gathering space with shade

good examples

Sidewalks

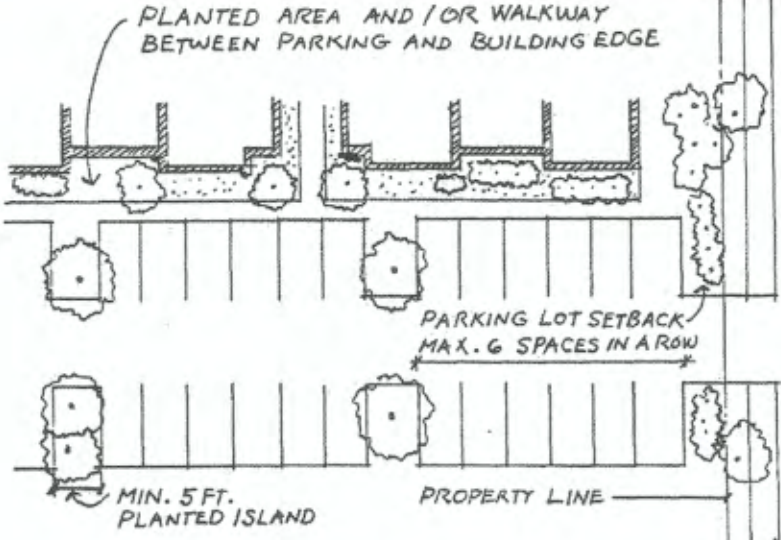

Sidewalk separates parking from the road




Sidewalk next to parking

Plan wider sidewalks near apartment areas w/ more development so residents can comfortably walk & access services & transit - Alpine Blvd & Arnold Way

Parking

Small commercial parking with trees in islands



Large commercial parking lot with trees in islands

Encourage parking behind structures

Require med or mature trees @ time of planting not sticks that take too long to grow in Community lot

Streetscape + Parking
Parking could be behind new building or the streets redesigned to include on street parking to bring the streetscape, businesses & housing closer together & to create a pedestrian haven So the town is more walkable = better economic dev & businesses have pedestrian presence

Behind Alpine Blvd. would discourage Bldgs improving find a better solution Don't reduce existing parking keep Bldgs viable

Which features need more focus in future projects?

What public amenities in the Village are most important to you?

How does parking affect community character in Alpine?

Defining Community Character by: Public Realm 2

Features may include:

Lighting

Browns to Willows needs
> lighting
+ Alpine Blvd to Willows





Street lighting

Parking lot lighting

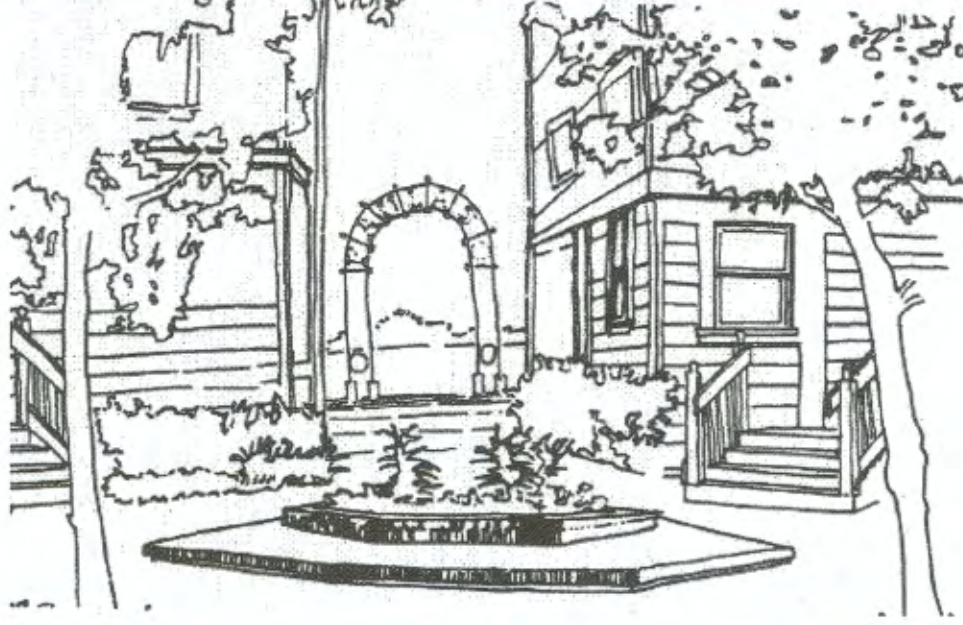
Parking lot lighting



want new st. lighting
over head & ped scale
height (bellow)

get a standard st. light
not wodge podge
detractive in village

not too bright, easier to navigate

Plazas





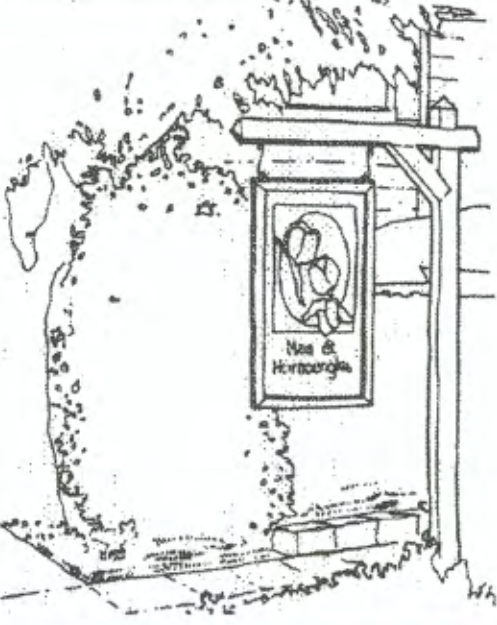
Back courtyard




Plaza adjacent to parking

make these
street front-not
interior or rear to
enhance the street
life

sto 2 village
community
core
plaza

Signs





Commercial sign

Commercial signs

Monument sign

like existing Enluing/leaving
developed Ntl. Forest sign
like historic HWY 80 signs

Which features need more focus in future projects?

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Your Thoughts on Zoning: **Agriculture Promotion**

County of San Diego
Planning & Development Services



Help us continue to improve the code by building on the recent ordinance successes:
AGRICULTURAL PROMOTION PROGRAM **TIERED WINERY ORDINANCE**

A7D Land uses
be updated to
match surrounding
area & allow zoning
changes

ENCOURAGE Food
growth Not Lawns
what a waste of
ARIEL LAND!
which is being
further developed.
Who loves REAL
FOOD vs synthetic

TREES
POMEGRANATES
Some what
DROUGHT Tolerant

Mountain
agriculture - yes
wineries - No

How can agricultural
activities be further
supported by the code?

What improvements
would make the Zoning
Ordinance easier to use?

What regulations could be further streamlined?

200 county
crops

yield agricultural value of
\$1.77
Billion

Your Thoughts on Zoning: **Setbacks and Parking**

County of San Diego
Planning & Development Services



Setbacks

Is the space between the street and homes in your neighborhood appropriate for the community character?



Are there places where the buildings should be closer to the street, or further from the street? Why?

Have setback standards discouraged you from expanding your home or business?

Reasonable setbacks for commercial properties in the Village Core.

Evaluate 100 year flood areas to reflect on climate changes & rainfall amounts that have been recorded over drought periods

Parking

Is there enough parking, or too much, when you visit businesses in your community?

Have parking requirements discouraged you from improving your property or opening a business?

Have parking requirements impacted your home or commercial development plans? How?

It is difficult to safely back out of the new parking spaces on Alpine Blvd. (perpendicular parking)

Parking is a problem on most roads where there is a high concentration of Apartments or condos Victorian - example CABS are 1/2 way in street

Maybe try reverse diagonal parking in hard-to-see spots on the blvd.

Your Thoughts on Zoning: **Uses and Animals**

County of San Diego
Planning & Development Services



Uses

Do you have the right mix of uses in your neighborhood or village?

What uses should be included, or are not appropriate, in your neighborhood or community?

Does your neighborhood or village have the right mix of residential and services?
(homes) (stores, restaurants, medical services, gas stations, etc.)

Has your use designator prevented you from expanding your home or business?

A70 wasn't consistently applied during SP Update
Not appropriate around Chocolate Summit

Encourage mix-use in village core
Commercial below Residential above

An active park on South Grade is not consistent with the surrounding area
(SR-2)

Land use should allow for increases in density in the Village - Code or zoning should enable creative flexible standards, set back + heights to accommodate

Animals

Help us continue to improve the code by building on the recent **EQUINE ORDINANCE** success:

Do you keep animals on your property? Do you know what types of animals you are allowed to have?



Are the type and amount of large animals (cows, horses, alpaca) in your community appropriate?

Have you had challenges or complaints related to keeping animals on your, or a neighbors, property?

How will the changing of densities in Eastern Alpine affect large Animal Keeping on Home owners Property.