

Alpine Design Review Board

Minutes

January 24, 2023
1830 Alpine Blvd.
Alpine, CA 91901

- I Call to Order – Roll Call
The meeting of the Alpine Design Review Board was called to order by Chairperson Curt Dean at 7:00 p.m. Board members present: Curt Dean, Dan Wasson, Kippy Thomas, and Carol Morrison. Absent: Peggy Easterling.
- II Approval of Minutes
There was a MOTION: to approve the minutes of December 5, 2022, as emailed. Moved by Curt Dean. Seconded by: Dan Wasson. Ayes: 4-0-0.
- III Public Comment
None
- IV Review – Neder Residences. 1425 Louise Drive and Alpine Blvd. Addition of three (3) two story townhomes. Applicant Jesse Leon. (Discussion and Vote). There was a MOTION: To approve the project as presented. Moved by Curt Dean. Seconded by Carol Morrison. Ayes:4-0-0.
- V Review – Alpine Commercial Building Signage Program, 2130 Arnold Way Applicant – Brian Garmo. (Discussion and Vote). There was a MOTION: To approve the sign program as presented noting the conditions below:
- Page 37 11C3 limits wall signage to 10% of the building elevation with a maximum of 100sf. There are multiple existing walls signs currently on the building and a large pole sign near Arnold Way. The Board voted to allow six (6) wall signs with a maximum size of 10sqft. each located on the first floor level and no signage on the second floor level (see attached), with the condition, the existing wall signs shall be removed and the existing pole sign will remain. The allowable wall signage area was derived from subtracting the approximate pole sign area from the allowed 100sqft. for the building.
 - There shall be no neon signs or accents outside the building or mounted inside the building.
 - All signs shall be turned off 30 minutes after the close of business.
 - Removal of the existing off-premises “Al Pancho” signs on the west and east elevations (including banners).
 - Removal of existing internally illuminated plastic Smoke and Vap shop signage located on the North and South side of building.
 - New signage shall use fully shielded light projected downward on the sign or “Halo / Reverse Channel” backlit letters / signage.
 - Internal Strip window lighting currently in place has not been approved by the Alpine Design Review Board and shall be removed.
 - Security bar doors currently in place have not been reviewed by the Alpine Design Review Board.

Moved by Curt Dean. Seconded by Dan Wasson. Ayes:4-0-0.

- VI Review – Barber Shop retail signage addition. 2130 Arnold Way. Applicant Mark Esho (Discussion and Vote). There was a MOTION: To approve the sign as presented noting the maximum area of the sign shall be 10sqft., New signage shall use fully shielded light projected downward on the sign or “Halo / Reverse Channel” backlit letters / signage, there will be no neon signs or accents and the sign shall be turned off 30 minutes after the close of business. Moved by Kippy Thomas. Seconded by Dan Wasson. Ayes:4-0-0. There was a MOTION: to request the County waive the site review fee for this sign. Moved by Kippy Thomas. Seconded by Dan Wasson. Ayes: 4-0-0.

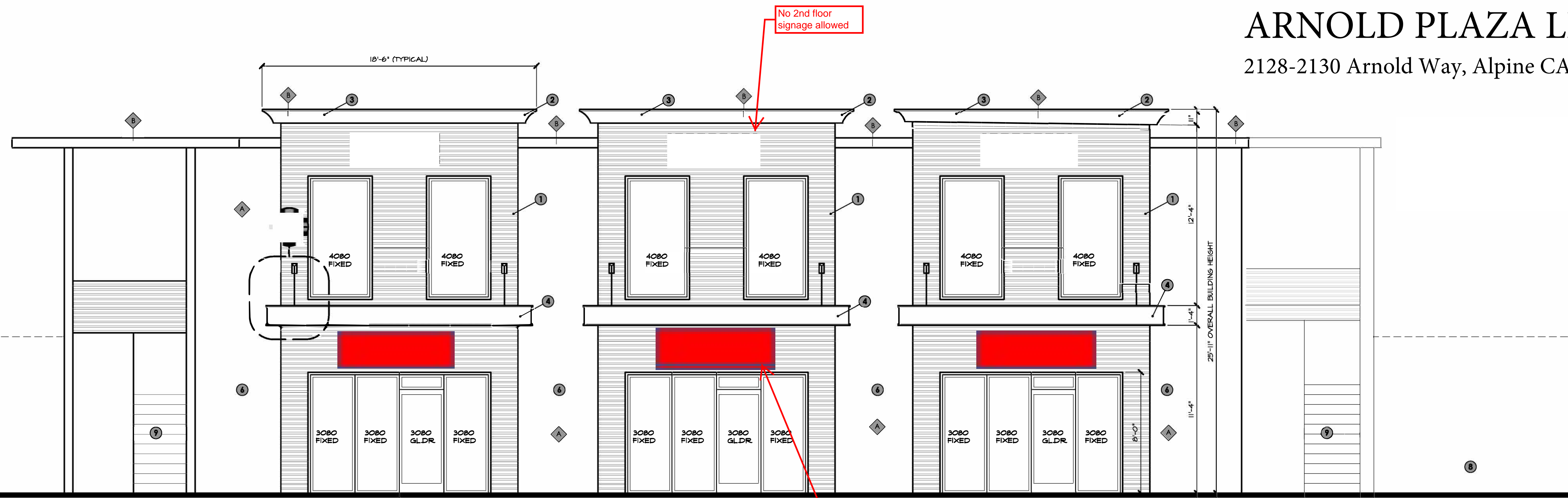
VII Next meeting – February 6, 2023 at 7:00pm at the Alpine Community Center.

VIII Adjournment – The meeting was adjourned at 7:40pm.

Respectfully submitted,
Curt Dean
Alpine Design Review Board

ARNOLD PLAZA LLC

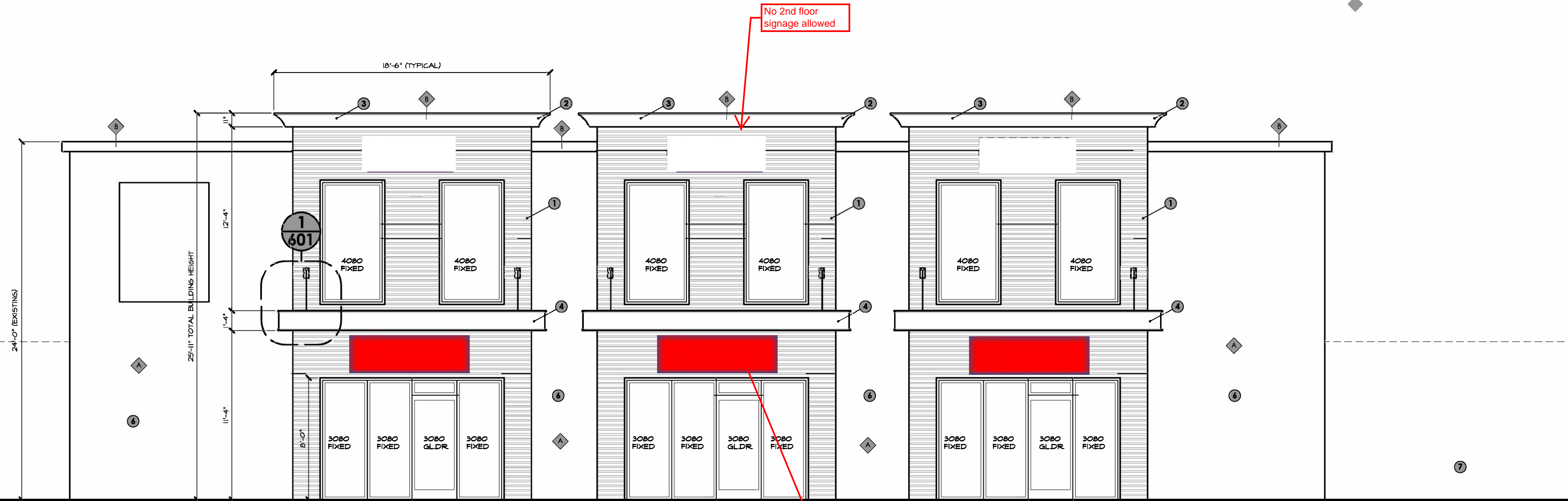
2128-2130 Arnold Way, Alpine CA



2 SOUTH ELEVATION 1/4" = 1'-0" 

Allowable area of signage on the 1st floor is a maximum of 10.0 square feet per sign. The maximum number of signs allowed on the first floor level is six (6)

IF



1 NORTH ELEVATION 1/4" = 1'-0" 

Allowable area of signage on the 1st floor is a maximum of 10.0 square feet per sign. The maximum number of signs allowed on the first floor level is six (6)

Existing signs located on North, South, East and West building elevations shall be removed prior to installation of new signage.