

# Alpine Design Review Board

## Minutes

March 6, 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, Kippy Thomas, and Carol Morrison. Absent: Peggy Easterling and Dan Wasson.
- II Approval of Minutes  
There was a MOTION: to approve the minutes of January 24, 2023, as emailed. Moved by Carol Morrison. Seconded by: Kippy Thomas. Ayes: 3-0-0.
- III Public Comment  
None
- IV Review – Alpine Smoke and Vape retail signage addition. 2130 Arnold Way. Applicant Della Miller (Discussion and Vote). There was a MOTION: To approve the sign as presented noting the following conditions:
- New signage shall use “Halo / Reverse Channel” backlit letters / signage, there will be no neon signs or accents.
  - Removal of the existing off-premises “Al Pancho” signs on the west and east elevations of the building. (including banners).
  - Removal of existing internally illuminated plastic Smoke and Vap shop signage located on the North and South side of building.
  - Internal Strip window lighting currently in place has not been approved by the Alpine Design Review Board and shall be removed.
- Moved by Kippy Thomas. Seconded by Carol Morrison. Ayes:3-0-0. There was a MOTION: to request the County waive the site review fee for this sign. Moved by Kippy Thomas. Seconded by Carol Morrison. Ayes: 3-0-0.
- V Review – Honey Hill Condominiums, 3087 Honey Hill Ranch Road. Review of site plan for a seventeen (17) unit condominium complex on 4.2 acres. Applicant Chris Clark. (Discussion and Vote). There was a MOTION: To approve the project as presented. Moved by Kippy Thomas. Seconded by Carol Morrison. Ayes: 3-0-0.
- VI Review – Alpine Investment Partners - Site Storage, 3324 Alpine Blvd. Site Plan Review. Applicant Richard Saldano. (Discussion). The board reviewed the preliminary plans presented and had the following comments:
- A minimum 6’-0” high privacy fence shall be installed along Alpine Boulevard property frontage. Fence returns shall be installed at driveway.
  - Oleanders shall be planted in front of privacy fence to shield view of fence and property. Plant minimum 15 gallon Oleanders.

- All high profile vehicles shall be moved to the rear of the property, so they are not visible from Alpine Boulevard.
- Applicant shall return at a later date with finalized plans.

VII Next meeting – April 3, 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