

# Alpine Design Review Board Minutes

May 5, 2025  
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, Dan Wasson and Carol Morrison.
- II Approval of Minutes  
There was a MOTION: to approve the minutes of March 3, 2025, as emailed. Moved by Dan Wasson Seconded by: Carol Morrison. Ayes: 4-0-0.
- III Public Comment  
None.
- IV Review - Wells Fargo Bank, Alpine Village Center 1522 Highlands View Rd. Review upgrade of existing signage. Applicant Steve Therriault.. (Discussion and Vote). There was a MOTION: To approve the new signs as presented. The new signs shall have back lit “Halo” lighting with similar dimensions as the existing sign being replaced. Provide dimmers on sign E04 and E06 that face residents across the street.  
  
Moved by Kippy Thomas. Seconded by Carol Morrison  
Vote Results: Yes: 4 No: 0 Abstain: 0 Vacant/Absent: 1
- V Review – Domino’s, Alpine Creek Shopping Center 1347 Tavern Rd., Suite B1. Review upgrade of existing signage. Applicant Sevada Gharabaihi. (Discussion and Vote). There was a MOTION: No action taken, applicant was not present.  
  
Comments below made by the Alpine Design Review Board (ADRB), based on plans received:
- Carol Morrison noted that the sign has been installed without ADRB approval. The proposed sign exceeds 27 sq.ft. per previously approved center signage plan. Most signs within the shopping center use downlighting for the signs and are not internally lit, If the sign is internally lit, “halo” type lighting is required.
- VI Review – A&D Logistics, Taberna Vista Road and Tavern Road. New shade cover review. Project previously approved by ADRB on June 14, 2021. Applicant Richard Saldano. (Discussion and Vote). There was a MOTION: To approve of the project plans as presented with conditions.  
  
Moved by Kippy Thomas. Seconded by Carol Morrison  
Vote Results: Yes: 4 No: 0 Abstain: 0 Vacant/Absent: 1  
  
Comments below made by the Alpine Design Review Board (ADRB), based on plans presented:
- Slats shall be added to the perimeter fencing to obscure the parcel.
  - The addition of landscaping vegetation shall be planted to further obscure the fence’s visual impact.

VII Review – Alpine Investment Partners, LLC, 3224 Alpine Boulevard. Site plan review. Project previously approved by ADRB on March 6, 2023. Applicant Richard Saldano. (Discussion and Vote). There was a MOTION: To approve of the project plans as presented with conditions.

Moved by Curt Dean. Seconded by Kippy Thomas

Vote Results: Yes: 4 No: 0 Abstain: 0 Vacant/Absent: 1

Comments below made by the Alpine Design Review Board (ADRB), based on plans presented:

- A minimum 10'-0" high privacy fence shall be installed along Alpine Boulevard property frontage. If high profile vehicles are moved to the rear of the property, so they are not visible from Alpine Boulevard, the privacy fence shall be a minimum of 6'-0" high. Fence returns shall be installed at driveway.
- Oleanders, Indian laurel or similar height plants 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.

VIII Next meeting – June 2, 2025 at 7:00pm at the Alpine Community Center.

IX Adjournment – The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Curt Dean

Alpine Design Review Board