

Alpine Design Review Board Minutes

April 6, 2026
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 Dan Wasson.
- II Approval of Minutes
There was a MOTION: to approve the minutes of May 5, 2025, as emailed. Moved by Kippy Thomas Wasson Seconded by: Dan Wasson. Ayes: 3-0-0.
- III Public Comment
See below.
- IV Review – Chocolate Summit tentative parcel map at 9509 Chocolate Summit Drive. Includes preliminary site plan, preliminary building plans and preliminary landscape plan. Applicant Jeff Edinger. (Discussion and Vote). There was a MOTION: To approve of the Preliminary project plans as presented with conditions.

Moved by Curt Dean. Seconded by Kippy Thomas
Vote Results: Yes: 3 No: 0 Abstain: 0 Vacant/Absent: 2

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

- ADRB recommends an 8'-0" high wall with landscaping on each side between the new project site and adjacent residence. Minimum 15 gallon Indian Laurel, Oleander or similar along the residence side of wall. 6'-0 high wall shown on plans is not sufficient.
- Landscaping island breaks are required in the parking lot per ADRB guidelines (8.5 page 31).
- Provide concrete sidewalk/curb along Dunbar Lane and Chocolate Summit Drive at exterior of commercial property.
- Provide landscaping at retaining walls.
- Concrete walls and retaining walls shall be colored and textured block.
- Add stone and wood to exterior building elevations to provide country / mountain village character to buildings (photo examples were provided).
- Some of the elevations have a large blank stucco wall that shall be revised to match other elevations.
- Buildings height seems excessive for single story commercial buildings. ADRB recommends decreasing building height.
- Monument signs are limited to 18 square feet per ADRB guidelines (11.C page 37). There seems to be a lot of signage on this project. One monument sign along Dunbar and two along Chocolate Summit are allowed. Signage information was not complete and shall be reviewed during future submittal.
- Provide 15 gallon screening shrubs along parking lot and street, rather than 5 gallon indicated on plans.
- No temporary signage will be allowed.
- Applicant shall provide business operating hours.
- Site lighting was not complete and shall be reviewed during future submittal.
- ADRB expressed concern about increased traffic near the project area and safety of children crossing Chocolate Summit Drive from the adjacent school.

Comments below made by the public, based on plans presented:

- Proximity of diesel / waste station to adjacent residence and potential health risk.
- Requested the gas station be located on the West side of the property and the drive through business located on the East side of the property.
- There is concern about large trailers and motor homes accessing the new site off Chocolate Summit Drive, which is a small two lane road.

VIII Next meeting – May 4, 2026 at 7:00pm at the Alpine Community Center.

IX Adjournment – The meeting was adjourned at 8:05 pm.

Respectfully submitted,
Curt Dean
Alpine Design Review Board