

Alpine Design Review Board Minutes

November 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, Dan Wasson, Kippy Thomas and Carol Morrison. Absent: Peggy Easterling.
- II Approval of Minutes
There was a MOTION: to approve the minutes of May 1, 2023, as emailed. Moved by Carol Morrison. Seconded by: Dan Wasson. Ayes: 4-0-0.
- III Public Comment
None
- IV Review – Enersmart Battery Energy Storage system. 2424 Alpine Blvd. Applicant Skyler Tennis (Not Present at Meeting) (Discussion and Vote). There was a MOTION: To deny approval of the project as presented.

Comments below made by the Alpine Design Review Board (ADRB):

- The project location is not acceptable in the Alpine community, adjacent to a residential development and the Alpine Creek. ADRB Guidelines state: “Every project should begin with a thorough analysis of existing conditions on and adjacent to the site. The analysis requires the developer to carefully examine a site's physical properties, amenities, special problems, character and neighboring environment BEFORE planning and design begins. The analysis will also assist the Design Review Board in evaluating the proposed development's relationship to existing conditions and neighboring properties.” Site Analysis, Page 10.
- ADRB does not agree property zoned C34 / C36 is appropriate for a battery storage facility.
- Wrought iron fence is not acceptable around the project perimeter. Provide textured split face 8’-0” high concrete wall.
- New landscaping around wall shall include sprinklers and be a minimum of 8’-0” tall.
- Spill protection shall be provided around the property perimeter in case of battery fire.
- The project should be located remote from the Alpine town center area and away from residential or commercial businesses. Noise and health impacts to the adjacent residential properties are a concern.

Moved by Kippy Thomas. Seconded by Carol Morrison.
Vote Results: Yes: 0 No: 4 Abstain: 0 Vacant/Absent: 1

- VII Next meeting – December 4, 2023 at 7:00pm at the Alpine Community Center.
- VIII Adjournment – The meeting was adjourned at 7:45 pm.

Respectfully submitted,
Curt Dean
Alpine Design Review Board