

# Alpine Design Review Board Minutes

November 4, 2024  
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: Dan Wasson.
- II Approval of Minutes  
There was a MOTION: to approve the minutes of April 1, 2024, as emailed. Moved by Carol Morrison. Seconded by: Kippy Thomas. Ayes: 3-0-0.
- III Public Comment  
None
- IV Review – Addition of three (3) County standard retaining walls at 1329 Marshall Road #1 - 15. Applicant TJ Kichoff. (Discussion and Vote). There was a MOTION: To approve of the project as presented.  
  
Moved by Kippy Thomas. Seconded by Carol Morrison.  
Vote Results: Yes: 3 No: 0 Abstain: 0 Vacant/Absent: 1
- V Review – EuroPro Custom Cabinetry. Construction of a new single story, 3,822 square foot steel building to be used for retail / specialty production at 2812 Alpine Blvd. Site plan and elevations. Applicant Tsaki Demirdjian. (Discussion and Vote). There was a MOTION: To table the project until the December ADRB meeting. The applicant was not available to present the project to the Board.  
  
Moved by Carol Morrison. Seconded by Kippy Thomas.  
Vote Results: Yes: 3 No: 0 Abstain: 0 Vacant/Absent: 1
- VI Review – O'Reilly Auto Parts Store. Construction of a new single story, 6,972 square retail store at 1902 Alpine Blvd. Site plan and elevations. Applicant Thomas Lundberg. (Discussion and Vote). There was a MOTION: To approve of the project as presented with conditions.  
  
Comments below made by the Alpine Design Review Board (ADRB):
- Proposed light poles in parking lot are 27'-6" tall and are not acceptable. The ADRB Guidelines, section 6 (Site Lighting), paragraph B, limits overhead luminaires to a maximum of 15'-0" tall.
  - Signage shall require separate approval from the ADRB. Inadequate signage information is included in presented plans. Signage information shall include size and style.
  - The buildings West elevation will be viewable from Alpine Blvd. and is lacking shadow relief per ADRB Guidelines, section 3 (Architectural Character), paragraph A. Provide additional stone veneer similar to East elevation to break-up blank stucco wall or 24" box Juniperus Scopulorum "Moonglow" along the West elevation of the building. 5 gallon plants are proposed on current landscape plans along the West elevation.

- The buildings North elevation is lacking shadow relief per ADRB Guidelines, section 3 (Architectural Character), paragraph A. Provide additional stone veneer similar to South elevation to break-up blank stucco wall or 24" box Juniperus Scopulorum "Moonglow" along the North elevation of the building. 5 gallon plants are proposed on current landscape plans along the North elevation.
- Concrete retaining wall shall be tan in color.

Moved by Curt Dean. Seconded by Carol Morrison.

Vote Results: Yes: 3 No: 0 Abstain: 0 Vacant/Absent: 1

VII Next meeting – December 2, 2024 at 7:00pm at the Alpine Community Center.

VIII Adjournment – The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Curt Dean

Alpine Design Review Board