

# Alpine Design Review Board Minutes

January 6, 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 November 4, 2024, as emailed. Moved by Carol Morrison. Seconded by: Kippy Thomas. Ayes: 4-0-0.
- III Public Comment  
None
- IV 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 Sasha Kizinkiewicz. (Discussion and Vote). There was a MOTION: To approve of the preliminary project plans as presented with conditions

Moved by Kippy Thomas. Seconded by Dan Wasson  
Vote Results: Yes: 4 No: 0 Abstain: 0 Vacant/Absent: 0

Comments below made by the Alpine Design Review Board (ADRB), based on a preliminary set of plans:

- A final set of plans shall be presented to the ADRB for approval. The final set of plans shall include landscaping, site lighting, site plan showing location of waste bin, air conditioner location and new signage.
- The preliminary plans show a new proposed metal building 26'-4" tall that is lacking shadow relief per ADRB Guidelines, section 3 (Architectural Character), paragraph A and is not acceptable. The applicant displayed various options including wood siding and stone veneer to improve the aesthetics of the building. Exterior building materials and colors shall be provided on the final set of plans for review by the ADRB.
- The applicant has removed some large trees on the property to clear an area for the new building. New landscaping around the project site shall be provided.
- Existing buildings on the site are in poor condition. The applicant indicated the existing buildings shall undergo exterior / interior improvements.

VII Next meeting – February 3, 2024 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