

PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY
**TAHOE BASIN DESIGN REVIEW COMMITTEE
AGENDA
TUESDAY , February 28, 2023
4:00 P.M.**

**MEETING LOCATION: (WEBINAR ONLY)
PLACER COUNTY ADMINISTRATIVE CENTER
TAHOE COMMUNITY DEVELOPMENT RESOURCE AGENCY CONFERENCE ROOM
775 NORTH LAKE BOULEVARD, TAHOE CITY, CA 96145**

The Tahoe Community Development Resources Agency Conference Room will not be open to the public; however, the public may observe the meeting by accessing the web link below.

Public Comment for the Tahoe Basin Design Review Committee meeting will be offered virtually through a Zoom meeting webinar; utilizing the “raise hand” function for Public Comment, or by phone.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/86453843712?pwd=RIZ0V0IRNWtBekRUOGF5SMFMzUG1iZz09>

Or Telephone:

US: +1 669 900 6833 or +1 346 248 7799 or (Toll Free) 877 853 5257

Webinar ID: 864 5384 3712 **Passcode:** 439139

Members: Todd Mather (Chair), Shannon Barter, Jonathon Chorey, Jim Williamson, Jennifer Stoll, Clare Walton, Vacant

1. Call to Order

A) Tahoe Basin Design Review Committee Member Introductions

B) Approval of Agenda

C) **Approval of Minutes - [January 24, 2023](#)**

2. Public Comment - Any member of the public may address the Tahoe Basin Design Review Committee on any matter that is NOT listed on the agenda. Comments will normally be limited to 3 minutes at the discretion of the chairperson.

3. Action Items

A) **[Tahoe City Public Utility District Signage and Wayfinding Project](#)**

Description : The proposed project is to place, replace, and/or upgrade wayfinding/informational signs at five TCPUD properties. There will be three new signs at Kilner Park, one new sign at the Lake Forest Boat Ramp, one new sign at Lake Forest Campground, one new sign at the Aspen Street Parking Lot, and two new signs at the Tahoe City Community Center. This item was presented at the November 2022 DRC meeting, and was continued based on comments. This item is the revised sign plan.

Owner: Tahoe City Public Utility District

Applicant: Anna Klovstad, TCPUD

APNs & Zoning:

-084-160-001, Tahoe Park/Pineland Residential Subdistrict (Kilner)

-094-140-014, Fish Hatchery Recreation Subdistrict (Boat Ramp)

-093-020-026, Fish Hatchery Recreation Subdistrict (Campground)

-093-043-004, Lake Forest Residential Subdistrict (Aspen St.)

-094-200-051, Greater Tahoe City Mixed-Use Neighborhood Subdistrict (Community Center)

Planner: Amy Cornelius, Associate Planner |(530) 906-5787 jacornelius@placer.ca.gov

B) **Pepper Tree Inn (Modification) - Cellular Violation; Swimming Pool In-Fill; Exterior Façade and Covered Entry**

Description: This project is a modification to a previously approved Design Review Agreement (PLN21-00252) and has three primary components:

1. Cellular Violation - With the exception of a proposed color change, this component of the project remains unchanged and includes, but is not limited to, 'barn door' screening of cellular equipment on the rear of the building, dumpster enclosure and relocation of electrical panel to a screened location on the building.
2. Swimming Pool In-Fill - At the requirement of Placer County Environmental Health, the former swimming pool has been decommissioned and filled. With the exception of removing any seating/path coverage elements, this component of the project remains unchanged and includes, but is not limited to, mulch and plantings in the pool area, and lowering the exterior perimeter fence
3. Exterior **Façade** and Proposed Covered Entry - The new components of the project include new exterior color including a mountain 'mural' on the tower, new covered entry stair connecting parking lot to new second level lobby/lounge and spa addition.

Owner: Christian Strobel

Applicant: Christian Strobel

APN: 094-110-009-000

Zoning: Tahoe Basin Area Plan; Greater Tahoe City Mixed Use Town Center (MU-TC); Core Overly

Planner: Heather Beckman, Senior Planner |(530) 388-6484 |hbeckman@placer.ca.gov

C) **Homewood Mountain Resort Phase 1B- Lot 5 (PLN22-00534)**
Homewood HMR Ski Area Master Plan
Homewood West Shore General Plan

Description: The applicant proposes development for the second phase of the "Homewood Mountain Resort Ski Area Master Plan" on Lot 5, which comprises of thirty-two (32) residential units dispersed between two buildings connected and

anchored by ground level parking garages, storage facilities, skier services and back of house mechanical, electrical and plumbing infrastructure in the North Base area.

Owner: Homewood Lot 5 DevCo. LLC

Applicant: Jaqueline Braver

APN: 097-060-038

Zoning: Homewood/Tahoe Ski Bowl Master Plan Subdistrict; **Recreation**

Planner: Stacy Wydra, Principal Planner|(530) 388-6482|swydra@placer.ca.gov

4. **Information Items : None**
5. **Past Project Update Reports**
6. **Date and Time of Next Meeting - March 28 , 2023 at 4:00 p.m.**
7. **Adjournment**

County Contact: Stacy Wydra, Principal Planner | (530) 388-6482 | swydra@placer.ca.gov