



**PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY**

**TAHOE BASIN DESIGN REVIEW COMMITTEE  
AGENDA  
TUESDAY, JUNE 22, 2021  
4:00 P.M.**

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

Pursuant to Executive Order N-29-20 and because social distancing measures have been implemented in the State of California and Placer County in response to the threat of COVID-19, members of this Committee and agency staff will not be required to attend this meeting in person. Committee and staff may participate in this meeting by teleconference.

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://zoom.us/j/97040984433?pwd=aDJWdzFpWG5PRGErOXovZStUckhXdz09>

Or Telephone:

US: +1 669 900 6833 or +1 888 475 4499 (Toll Free)

Webinar ID: 970 4098 4433

Passcode: 790108

1. **Call to Order**
  - A) Tahoe Basin Design Review Committee Member Introductions
  - B) Approval of Agenda
  - C) Approval of Minutes - May 25, 2021
  
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. Information Items

A) None

### 4. Action Items

#### A) **Brown Bear Studios – PLN21-00223**

This project was first heard by the Tahoe Basin Design Review Committee (TBDRC) at the May 25, 2021 meeting. As there were technical difficulties with the Zoom call, and because there was not TBDRC quorum at the May 25, 2021 meeting, the applicant requested to have the item reheard so as to allow for full public engagement. The TBDRC will receive a presentation and take action on exterior improvements to an existing commercial building, formerly known as the existing Seven Pines hotel. The hotel will be converted to permanent supportive housing and renamed the Brown Bear Studios. As part of this change, exterior upgrades are proposed including the reconstruction of a stair enclosure, repaving, and sidewalk.

Owner: Advocates for the Mentally Ill, Inc  
Applicant: Andrew Ryan, PR Design  
APN: 090-074-008-000  
Zoning: North Tahoe East Mixed Use; Mixed Use Town Center (MU-MTC)  
Planner: Heather Beckman (530) 388-6484 [hbeckman@placer.ca.gov](mailto:hbeckman@placer.ca.gov)

#### B) **Pepper Tree Inn Rear Façade Screening – PLN21-00252**

The Pepper Tree Inn has an active violation on the property related to unscreened cellular equipment on the building, as well as cellular equipment and hotel dumpster in the Bliss Court right of way. This design review package is intended to address the issue areas related to the violation. The Tahoe Basin Design Review Committee (TBDRC) first heard this item in 2016 when the property was under different ownership. The 2021 design review package is similar to what was presented in 2016, but has several variations. The TBDRC will review and provide recommendations on relocating the electrical panel that is currently in the Right of Way to the rear of the of Pepper Tree Inn, screening of cellular equipment and AC units on the rear of the building and a dumpster enclosure. In addition, and separate from the applicant proposes to fill in the existing swimming pool and convert to an outdoor patio area, including a lowered fence, grass area and seating.

Owner: Christian Strobel  
Applicant: Bruce Lyon  
APN: 094-110-009  
Zoning: Greater Tahoe Mixed Use; Mixed Use Town Center (MU-TC)  
Planner: Heather Beckman (530) 388-6484 [hbeckman@placer.ca.gov](mailto:hbeckman@placer.ca.gov)

C) **Tahoe City Public Utility District 401 West Lake Blvd– Parking Lighting - PLN21-00235**

The Tahoe Basin Design Review Committee will receive a presentation and take action on the installation of five (5) solar LED streetlights proposed within the existing parking lot located at 401 West Lake Boulevard. The lights are proposed to provide dusk, dawn, and reduced nighttime lighting for the parking lot.

Owner: Tahoe City Public Utility District  
Applicant: Auerbach Engineering Corporation c/o: Lydia Altick  
APN: 094-200-051-000  
Zoning: Greater Tahoe City: Mixed-Use Neighborhood (MU-N) Town Center Overlay Transition  
Planner: Stacy Wydra (530) 388-6482 [swydra@placer.ca.gov](mailto:swydra@placer.ca.gov)

D) **Homewood Mountain Resort Master Plan, Lot 3 – 7-unit Residential Units PLN21-00105**

Tahoe Basin Design Review Committee will review and provide recommendations for the second residential unit design (Unit B) on the previously reviewed project proposal that seeks to construct 7 two-story residential units on a 1.48 acre vacant parcel at the North Base area located at the corner of Fawn Street and Sacramento Street. The Unit B design applies to two of the seven residential units whereas the previously approved Unit A is applicable to the other five residential units.

This project was approved at a project level as part of the Homewood Mountain Master Plan. This project would be the first phase of the Homewood Master Plan permit implementation. This is an opportunity to review the design proposal for Unit B and provide recommendations on that project component.

Owner: Homewood Village Resorts LLC  
Applicant: David Tirman on behalf of Homewood Village Resorts LLC  
APN: 097-140-003-000  
Zoning: Placer County Tahoe Basin Area Plan – Residential – McKinney  
Planner: Steve Buelna, Supervising Planner (530) 581-6285 [sbuelna@placer.ca.gov](mailto:sbuelna@placer.ca.gov)

5. Past Project Update Reports
6. Date and Time of Next Meeting – **July 27, 2021 at 4:00 p.m.**
7. Adjournment

**County Contact:** Heather Beckman (530) 388-6484