



PLACER COUNTY  
COMMUNITY DEVELOPMENT RESOURCE AGENCY

**TAHOE BASIN DESIGN REVIEW COMMITTEE  
AGENDA  
TUESDAY, September 26, 2023  
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**

**The hearing may also be observed online through the means provided at:**  
[https://placer-ca-  
gov.zoom.us/j/98831710358?pwd=NWswMml1VXAzZ21TR0QybjNXSC8rUT09](https://placer-ca.gov.zoom.us/j/98831710358?pwd=NWswMml1VXAzZ21TR0QybjNXSC8rUT09)

**Public comment during the meeting will be offered in-person and virtually through the Zoom meeting webinar utilizing the "raise hand" function;  
or by calling:**

US: +1 669 900 6833 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

**Webinar ID: 988 3171 0358 Passcode: 425371. There will be no reservation line.**

**Members: Todd Mather (Chair), Jonathon Chorey, Jim Williamson, Jennifer Stoll, Clare Walton, Hanni Walsh, Robb Olson**

**1. Call to Order**

- A) Tahoe Basin Design Review Committee Member Introductions
- B) Approval of Agenda
- C) **Approval of Minutes** – [August 22, 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) [Voltaix Phase II – Design Review \(PLN23-00334\)](#)

The Tahoe Basin Design Review Committee will review and provide recommendation on the colors, materials, lighting, parking and onsite circulation of the Voltaix Phase II proposal to construct the second phase of the previously entitled Voltaix project. The current proposal includes two commercial buildings (3,854 square feet of commercial floor area) with two residential units above (3,444 square feet) at 8414 Speckled in Kings Beach. Although Voltaix Phase II is part of a previously approved and entitled project, this is a reduced version of the original proposal. A previous design site review agreement was reviewed and given a recommendation of approval by the TBDRC on January 20, 2020. That approval has since expired and seeking reapproval. The design presented with this application is the same as in 2020 but now includes a perimeter fence.

Owner: Voltaix LLC  
Applicant: Andrew Ryan  
APN: 090-092-050-000  
Zoning: Kings Beach Industrial  
Planner: Heather Beckman, Senior Planner | (530) 388-6484  
| [hbeckman@placer.ca.gov](mailto:hbeckman@placer.ca.gov)

#### B) [Pepper Tree Inn \(Modification\) – Cellular Violation; Swimming Pool In-Fill; Exterior Façade and Covered Entry \(PLN21-00252\)](#)

The Tahoe Basin Design Review Committee will review and provide recommendation on a project modification to the previously approved Design Review Agreement (PLN21-00252). This modification consists of three primary components which were last reviewed on February 28, 2023:

1. Cellular Violation – With the exception of a proposed color change, this component of the project remains unchanged from the 2021 design review approval and includes, but is not limited to, the installation of a ‘barn door’ screening the 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 – The previously approved seating/path coverage elements that were previously considered with the project are no longer part of the proposal. There are no proposed changes to the mulch and installation of plantings in the former pool area and the lowering of the exterior perimeter fence to three feet in height. While these components were approved as part of the 2021 approval and remain unchanged, Staff is requesting that the Committee consider the removal of the seating/path coverage elements as it relates to the approved pool area components.

3. Exterior Façade – Exterior façade changes were not part of the original 2021 design review approval and were first proposed at the February 28, 2023, TBDRC meeting. The committee reviewed the new components of the project, including new exterior colors and a mountain ‘mural’ on the tower, new covered entry stair connecting parking lot to new second level lobby/lounge and spa addition. The committee requested that the applicant return to the TBDRC with a material board and removal or redesign of the covered front entry. The current proposal for the committee to review includes the aforementioned components with the exception that the proposed covered entry is no longer included.

Owner: Tahoe City Tower LLC  
Applicant: Christian Strobel  
APN: 094-110-009-000  
Zoning: Greater Tahoe City – Mixed Use Town Center  
Planner: Heather Beckman, Senior Planner | (530) 388-6484  
[|hbeckman@placer.ca.gov](mailto:hbeckman@placer.ca.gov)

C) [Old Range Steakhouse – Design Review \(PLN23-00303\)](#)

The Tahoe Basin Design Review Committee will review and provide recommendation on the following, including but not limited to, exterior colors, materials and finishes for the residing and reroofing of the commercial building,



window changes, lighting, and refuse enclosure for the exterior modifications and improvements to the Old Range Steakhouse restaurant building in Tahoe Vista.

Owner: 7081 North Lake BLVD, LLC  
Applicant: Jennifer Loving  
APN: 117-100-026-000  
Zoning: Mixed Use – North Tahoe West  
Planner: Steve Buelna, Supervising Planner | (530) 388-6481  
[| sbuelna@placer.ca.gov](mailto:sbuelna@placer.ca.gov)

4. Information Items – None.
5. Staff Update Reports
6. Date and Time of Next Meeting – October 24, 2023 at 4:00 p.m.
7. Adjournment

**County Contact:** Stacy Wydra, Principal Planner | (530) 388-6482 |  
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